



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
TUESDAY, SEPTEMBER 7, 2004  
Time: 4:00 p.m.

#### Present:

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

#### Absent:

Councillor Higginbotham

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance, Technology & HR  
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

#### FLEETWOOD/GUILDFORD

1. **7904-0150-00**  
**10588 - 160 Street**  
**Ding Torrijos, Parks, Recreation & Culture Department**  
**Jean Lamontagne, Parks, Recreation & Culture Department/City of Surrey**  
Development Permit  
*To permit a 1,440 sq. m. (15,500 sq. ft.) complex for the Fraser Heights multi-purpose centre.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10588 - 160 Street.

The applicant is proposing:

- a Development Permit

in order to permit the development of a 1,440 square metre (15,500 sq.ft.) complex as the Fraser Heights multi-purpose 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 Villeneuve  
Seconded by Councillor Tymoschuk  
That Council approve the attached  
Development Permit No. 7904-0150-00 (Appendix VI), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R04-2268 Carried

- 2. **7904-0141-00**  
**15235 Fraser Highway**  
**Andy Costello, Galaxie Signs/D.D. Price & Associates Ltd.**  
Development Permit  
*To install a replacement free-standing sign on a commercial site.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 15235 Fraser Highway.

The applicant is proposing:

- a Development Permit

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

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 Watts  
That:

1. Council authorize staff to draft Development Permit No. 7904-0141-00 in accordance with the attached drawings (Appendix IV).
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) registration of a Section 219 Restrictive Covenant that the owner agrees to the removal or relocation of the free-standing sign, at the owner's expense, at the time when the City proceeds to widen Fraser Highway in the future.

RES.R04-2269 Carried

NEWTON

3. **7904-0081-00**  
**8363 - 128 Street**  
**Solutions Consultants, c/o Bill Reid/All Canadian Shopping Centre Ltd.**  
Rezoning  
*From IL to CD to permit light impact industrial uses and limited commercial uses.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 8363 - 128 Street.

The applicant is proposing:

- a rezoning from IL to CD

in order to allow light impact industrial uses and limited commercial uses.

The General Manager of Planning & Development was recommending that to implement Council's previous decision granting approval to proceed to this project, the application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.
3. Council pass a resolution to amend the Newton Local Area Plan to redesignate the land from High Impact Industrial to General Industrial when the project is considered for final adoption.

RES.R04-2270

Carried with Councillor Bose against.

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 approve the attached

Development Permit No. 7903-0446-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

RES.R04-2278

Carried

**6. 7902-0222-00**

**11156, 11164 - 128 Street; 12808 King George Highway, 12816 and Portion of 12820 - 112 Avenue, and Portion of King George Highway**

**Graham Farstad, Arlington Group/659686 B.C. Ltd., Inc. No. 659686**

Rezoning/Development Permit

*Rezone from CHI and RF to CD. Development Permit to permit a combined gasoline service station and convenience store.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 11156, 11164 - 128 Street; 12808 King George Highway, 12816 and Portion of 12820 - 112 Avenue, and Portion of King George Highway.

The applicant is proposing:

- a rezoning from CHI and RF to CD; and
- a Development Permit

in order to permit the development of a combined gasoline service station and convenience store.

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 "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7902-0222-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including 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 a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) registration of two reciprocal access agreements; one between the subject property and the proposed property to the south; and the other between the subject property and the adjacent property to the east; and
  - (e) approval of a road closure by-law for a portion of King George Highway.

RES.R04-2279

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15482" pass its first reading.

RES.R04-2280

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15482" pass its second reading.

RES.R04-2281

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15482" be held at the  
 City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2282

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

7. **7904-0050-00**  
**6673, 6685 and 6711 - 196 Street**  
**W. Friesen, Points West Architecture/Hilton Wing Chong Sue, Ting Chang**  
**Becky Luk, Ken Kam Shing Ng, May Yee Mui Ng, and Colleen Soo; Barry**  
**John and Helen Louise French; Stanley Gordon and Anne Theresa Lewis**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RA to RM-30; Development Permit and Development Variance*  
*Permit to vary building setbacks to allow construction of approximately*  
*120 townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and Development Variance Permit on properties located at 6673, 6685 and 6711 - 196 Street.

The applicant is proposing:

- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary the building setbacks from:
  - 7.5 metres (25 ft.) to 4.0 metres (13 ft.) along the north and west property lines;
  - 7.5 metres (25 ft.) to 5.5 metres (18 ft.) along the east property line; and
  - 7.5 metres (25 ft.) to 2.2 metres (7.2 ft.) along the south property line

in order to allow construction of approximately 120 townhouse units.

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 site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0050-00 in accordance with the attached drawings (Appendix II).

3. Council approve Development Variance Permit No. 7904-0050-00 (Appendix III), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard and west side yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
  - (b) to reduce the east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
  - (c) to reduce the south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.2 metres (7.2 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 lot consolidation plan to the satisfaction of the Approving Officer;
  - (c) approval from the Department of Fisheries and Oceans;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (g) dedication of the creek area, including the area within the 30-metre (100 ft.) wide setback from the top-of-bank at no cost to the City; and
  - (h) conveyance to the City of the required 20-metre (65 ft.) wide area as an open space under a purchase agreement.

RES.R04-2283

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. 15483" pass its first reading.

RES.R04-2284

Carried with Councillor Bose against.

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

It was  
RES.R04-2285

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15483" pass its second reading.  
Carried with Councillor Bose against.

It was then  
RES.R04-2286

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. 15483" be held at the  
City Hall on September 27, 2004, at 7:00 p.m.  
Carried

### FLEETWOOD/GUILDFORD

8. **7904-0117-00**  
**16625 - 77 Avenue**  
**Gurinder Grewal, Sand Box Designs/Jagdeep Singh Johal and**  
**Baljinder Kaur Johal**  
Development Variance Permit  
*To reduce the rear yard setback to permit construction of a single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 16625 - 77 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
  - to relax the minimum rear yard setback in the RH-G Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.)

in order to permit the development of a single family dwelling.

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

It was  
RES.R04-2286

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. Council approve Development Variance Permit No. 7904-0117-00 (Appendix IV), varying the following, to proceed to Public Notification:



- (a) to reduce the minimum rear yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.).
2. Council issue Development Variance Permit No. 7904-0117-00 after the Building Scheme (BG 325955) registered on titles of the original subdivision has been amended.

RES.R04-2287

Carried with Councillor Bose against.**NEWTON**

9. **7904-0243-00**  
**15115 - 68 Avenue**  
**Dwight Heintz, McElhanney Consulting Services Ltd./Walter and Annie Pacula**  
 Rezoning  
*From RA to RF to permit subdivision into five single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 15115 - 68 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into five single family lots.

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor 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) 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.R04-2288 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. 15484" pass its first reading.

RES.R04-2289 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. 15484" pass its second reading.

RES.R04-2290 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. 15484" be held at the  
City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2291 Carried

**10. 7904-0034-00**

**5761 - 146 Street**

**Clarence Arychuk, Hunter Laird Engineering Ltd./James and  
Martha Armstrong**

Development Variance Permit

*To relax the north side yard setback of the CD Zone to 1.8 m (6.0 ft.) to retain the  
existing house.*

The General Manager of Planning & Development submitted a report concerning  
an application for a Development Variance Permit on property located at  
5761 - 146 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - relax the minimum north side yard setback from 3.0 m (10 ft.) to 1.8 m (6.0 ft.)

in order to allow subdivision into 2 suburban single family lots and retain the  
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 Hunt  
Seconded by Councillor Tymoschuk  
That:

1. Council approve Development Variance Permit No. 7904-0034-00 (Appendix IV) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the CD Zone from 3.0 metres (10 ft.) to 1.8 metres (6.0 ft.).
2. Council instruct staff to resolve the following issue prior to Approval:
  - (a) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R04-2292

Carried

11. **7904-0008-00**  
**6081 - 147 Street; 6144 and 6162 - 146 Street**  
**Sohan Dhesa/648744 B.C. Ltd.; Jasbir Singh Dhesa and Gurinder Singh Dhesa; Ramandeep Kaur Dhesa, Tirath Singh Khattrra and Jaswinder Kaur Khattrra; Harjot Kaur Dhesa and Navneet Kaur Dhesa**  
NCP Amendment/Rezoning  
*NCP amendment for a portion of the site from Single Family Residential to Single Family Residential Small Lots; and rezone from RA to RF-12 to allow subdivision into approximately 54 single family lots.*

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 6081 - 147 Street, 6144 and 6162 - 146 Street.

The applicant is proposing:

- an NCP amendment of the properties located at 6162 and 6144 from "Single Family Residential" to "Single Family Residential Small Lots"; and
- a rezoning from RA to RF-12

in order to allow subdivision into approximately 54 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:

1. Council file Zoning Amendment By-law No. 15103 (Application No. 7902-0264-00).
2. a By-law be introduced to rezone the properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the portion of the site outlined by a solid line in Appendix IX from "Single Family Residential" to "Single Family Residential Small Lots" when the project is considered for final adoption.

RES.R04-2293

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15103" be filed.

RES.R04-2294

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15485" pass its first reading.

RES.R04-2295

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. 15485" pass its second reading.  
 RES.R04-2296 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. 15485" be held at the  
 City Hall on September 27, 2004, at 7:00 p.m.  
 RES.R04-2297 Carried

### SOUTH SURREY

12. **7904-0235-00**  
**3502 - 150A Street**  
**Ranjit Rai/684693 B.C. Ltd.**  
 Development Variance Permit  
*To vary side yard setbacks for two detached townhouse units.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3502 - 150A Street.

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - the west side yard setback for Unit #1 is reduced from 6 metres (20 ft.) to 2.4 metres (8 ft.); and the west side yard setback for Unit #14 is reduced from 3.7 metres (12 ft.) to 2.4 metres (8 ft.) as shown on the site plan attached as Appendix II.

in order to permit the development of two detached strata units, in a 21-unit detached strata townhouse development.

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

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

1. Council approve Development Variance Permit No. 7904-0235-00, varying the following, to proceed to Public Notification:

- to reduce the required west side yard setback of the "Comprehensive Development Zone (CD)"(By-law No. 14673), for Unit #1 from 6 metres (20 ft.) to 2.4 metres (8 ft.); and
- to reduce the required west side yard setback of the "Comprehensive Development Zone (CD)"(By-law No. 15087A) for Unit #14 from 3.7 metres (12 ft.) to 2.4 metres (8 ft.), as shown on the site plan attached as Appendix II.

RES.R04-2298

Carried

**13. 7904-0233-00**

**3505 - 156 Street**

**Johanna Mordhorst**

Development Variance Permit

*To reduce the northern side yard setback for a proposed addition to a single family dwelling.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 3505 - 156 Street.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - to reduce the side yard setback of the RA Zone from 4.5 metres (15 ft.) to 1.4 metres (4 ft. 8 inches) along the north property line

in order to permit the development of a two-storey addition to the 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 Hunt  
Seconded by Councillor Steele  
That:

1. Council approve Development Variance Permit No. 7904-0233-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the RA Zone from 4.5 metres (15 ft.) to 1.4 metres (4 ft. 8 inches).

RES.R04-2299

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY**14. 7903-0194-00****410 and 456 - 176 Street****Khevin Development Services Ltd., c/o Kabel Alwall/Lyle D. Longstaff**

OCP Amendment/Rezoning/ALR

*To exclude from the ALR; to amend the OCP from Agricultural to Industrial; and to rezone from A-1 to IB to allow for a future business park development.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an ALR exclusion on properties located at 410 and 456 - 176 Street.

The applicant is proposing:

- an OCP amendment from Agricultural to Industrial;
- a rezoning from A-1 to IB; and
- an ALR exclusion under Section 30(1) of the ALC Act

to allow future business park developments.

Delegation

The representative for the property owners was in attendance and commented that he wished to comment on both Items 14 and 15 together, although they are not contiguous. He noted an agrologist was also in attendance to answer any questions and stated that the properties are adjacent to the second busiest U.S./Canada border crossing in Canada, next to Windsor, Ontario. He added that there is a large economic core associated with the subject properties, a lack of facilities adjacent to the border at this particular crossing, which may indicate some loss of economic opportunities. He continued that agricultural use of the properties is strongly affected by traffic generated and agricultural viability is diminished.

He noted that the properties on Zero Avenue were surrounded by the U.S. border to the north, a right-of-way on 4<sup>th</sup> Avenue, Campbell River, golf course lands to the east and lands outside the ALR. He added that one dairy farm owner is in the process of making application for exclusion from the ALR, and cannot operate any longer due to constraints imposed by traffic. He stated that there are also properties adjacent to the subject lands that have been excluded from the land reserve and are zoned for light industrial, business use, and residential use. He added that the properties located on 176 Street to the north are bounded by the East Campbell River and are quite isolated with no commercially viable agricultural use. He noted that the area is becoming more urban in nature and referenced a detailed soils report which revealed findings indicating the agricultural potential on the properties is quite low, given the location of the

properties relative to access to traffic and non-agricultural uses adjacent to the properties.

He added that the proposal addresses the issues; meets and exceeds the criteria for a business park development, and could result in direct and indirect benefits to the city with respect to employment, development, and an increased tax base. He referenced correspondence regarding the contested use of lands for light industrial purposes, and correspondence from a Canadian company forced to locate to Blaine, as there were no opportunities to develop their business adjacent to the border crossing due to the unavailability of business parks. He added that Canada Customs and Revenue had indicated the proposal would bring customs and related businesses to the border crossing area.

He commented that he had spoken to members of the agricultural community and noted there are no mitigation packages in exchange for these properties. He added that more work has to be done by Surrey and the Agricultural Land Commission (ALC) and requested that Council refer the application to the ALC for further discussions. He stated that the land is ideally suited for light industrial use, which would bring increased employment and tax base. He noted that there is a low potential for agricultural use and the lands are not adjacent to agricultural land.

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

It was

Moved by Councillor Watts

Seconded by Councillor Steele

That Application 7903-0194-00 be referred

to the Agricultural Land Commission without comment from City Council.

RES.R04-2300

Defeated with Mayor McCallum, Councillors Priddy, Tymoschuk, Villeneuve, Hunt, and Bose against.

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That Application 7903-0194-00 be denied.

RES.R04-2301

Carried with Councillors Watts and Steele against.

**15. 7903-0155-00**

**17911 and 17951 - 0 Avenue**

**Khevin Development Services Ltd., c/o Kabel Alwall/George B. Breaks and Blanche M.L.E. Breaks; Bernd Flessa and Lesley Flessa**

**OCP Amendment/Rezoning/ALR**

*To exclude from the ALR; to amend the OCP from Agricultural to Industrial; and to rezone from A-1 to IB to allow for a future business park development.*



The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and an application to exclude from the ALR on properties located at 17911 and 17951 - 0 Avenue.

The applicant is proposing:

- an OCP amendment from Agricultural to Industrial;
- a rezoning from A-1 to IB; and
- an ALR exclusion under Section 30(1) of the ALC Act

to allow future business park development.

#### Delegation

The Mayor noted that the comments made by the previous speaker would also be considered pertinent to this application.

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

RES.R04-2302	<p>It was</p> <p>Moved by Councillor Hunt          Seconded by Councillor Villeneuve          That Application 7903-0155-00 be denied.  <u>Carried</u> with Councillors Watts and Steele          against.</p>
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RES.R04-2303	<p>It was</p> <p>Moved by Councillor Bose          Seconded by Councillor Tymoschuk          That the City of Surrey undertake a          thorough analysis of the needs for additional capacity for industrial land uses in          this quadrant adjacent to the existing industrially zoned lands, and report further          on the merits of minor exclusions from agricultural lands based on land use.  <u>Carried</u></p>
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### SURREY CITY CENTRE/WHALLEY

- 16. 7904-0219-00**  
**13598 - 88 Avenue**  
**Nagina Property**  
 Development Variance Permit  
*Development Variance Permit to relax the sign setback from 88 Avenue.*

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

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - to relax the setbacks for the proposed free-standing signs facing 88 Avenue from 2.3 metres (7.5 ft.) to 1.8 metres (5 ft.)

in order to allow the installation of a free-standing sign.

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

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

1. Council approve Development Variance Permit No. 7904-0219-00 (Appendix V) for Lot A, varying the following, to proceed to Public Notification:
  - (a) to reduce the required 2.3-metre setback from the property for free-standing signs to 1.8 metres (5 ft.).

RES.R04-2304

Carried

**17. 7904-0219-01  
13578 - 88 Avenue  
Nagina Property**

Development Permit/Development Variance Permit

*Development Permit to allow an additional free-standing sign. Development Variance Permit to relax the sign setback from 88 Avenue.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 13578 - 88 Avenue.

The applicant is proposing:

- a Development Permit for an additional free-standing sign
- a Development Variance Permit to relax the following by-law regulations:
  - to relax the setback for the proposed free-standing sign facing 88 Avenue from 2.0 metres (6.6 ft.) to 1.74 metres (5.7 ft.).

in order to allow the installation of a free-standing sign.

Delegation

The applicant's representative was in attendance and commented that the proposal is for combined signage for the oil company and tenants on 88<sup>th</sup> Avenue. He noted that originally there were only two signs and after a year of operation, the draw of the gas station and oil company has resulted in the proposal to install a free-standing sign just advertising the oil company. He added there is also a need for tenant signage. He added there is more clutter on the site, and that the property owner has decided to accommodate that by having one additional sign installed dedicated to the tenants on site. He commented that the majority of the traffic comes into the site off 88<sup>th</sup> Avenue and that the proposed sign would fit in with the existing architectural design. He added that test signs had been placed to ensure visibility and no obstruction to line of sight for exiting vehicles.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Priddy  
That Application 7904-0219-01 be denied.  
Carried

RES.R04-2305

**18. 7904-0103-00**

**13718/32/48 - 94A Avenue**

**Richard Coulter/South Fraser Health Care Foundation**

Rezoning/Development Permit

*Rezone from RA to CD and Development Permit to permit the construction of two office buildings which will include a Withdrawal Management Centre.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 13718/32/48 - 94A Avenue.

The applicant is proposing:

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

to permit the development of a Withdrawal Management Centre and offices for health care related uses at 13718/32/48 - 94A Avenue across the street from Surrey Memorial Hospital, at the southern edge of 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 Hunt  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0103-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) input from the Department of Fisheries & Oceans, Canada;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation; and
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R04-2306 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15487" pass its first reading.

RES.R04-2307 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15487" pass its second reading.

RES.R04-2308 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15487" be held at the  
 City Hall on September 27, 2004, at 7:00 p.m.  
 RES.R04-2309 Carried

## RESIDENTIAL/AGRICULTURAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

#### 19. 7904-0179-00

##### **Portion of 6820 - 188 Street**

##### **Simira Zomparelli/Maria and Ezio Faiola**

Rezoning/Zoning Text Amendment

*Rezone of a portion from RA to RF-9C and RF-9S to permit subdivision into approximately 42 small single family lots and one remainder lot.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a zoning text amendment on property located at portion of 6820 - 188 Street.

The applicant is proposing:

- a rezoning of a portion from RA to RF-9C and RF-9S

in order to allow subdivision into 42 small single family lots (19 RF-9C and 23 RF-9S) and one remainder parcel zoned RA.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) 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. a By-law be introduced to amend Zoning By-law No. 12000, as described in Appendix VII.
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; and
- (d) adoption of the Zoning By-law amendments described in Recommendation 2 above.

RES.R04-2310

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15488" pass its first reading.

RES.R04-2311

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15488" pass its second reading.

RES.R04-2312

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15488" be held at the  
City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2313

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2004, No. 15489" pass its first reading.

RES.R04-2314

Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2004, No. 15489" pass its second reading.  
 RES.R04-2315 Carried

It was then Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Text Amendment By-law, 2004, No. 15489" be held at  
 the City Hall on September 27, 2004, at 7:00 p.m.  
 RES.R04-2316 Carried

### FLEETWOOD/GUILDFORD

- 20. 7903-0440-00**  
**16574, 16586, 16548 Fraser Highway**  
**Maciej Dembek/Jerry and Jane Hong; Jack Im**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezoned from RA to RM-30. Development Variance Permit to relax setbacks; and  
 Development Permit to allow the development of approximately 52 townhouse  
 units.*

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 16574, 16586, 16548 Fraser Highway.

The applicant is proposing:

- a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
- a Development Permit; and
- a Development Variance Permit to relax the following RM-30 Zone regulations:
  - to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 6.1 m (20 ft);
  - to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 4.27 m (14 ft); and
  - to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 3.0 m (20 ft);

in order to permit the development of approximately 52 townhouse units.

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 "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7903-0440-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7903-0440-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 6.1 m (20 ft);
  - (b) to reduce the minimum south front yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 4.27 m (14 ft); and
  - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 3.0 m (20 ft);
5. 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 an acceptable tree survey and a statement regarding tree preservation;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (e) the applicant adequately addresses the impact of no indoor amenity space;



- (f) registration of statutory right-of-way for public passage on the proposed walkway; and
- (g) removal of the existing single family dwellings on the site to the satisfaction of the Approving Officer.

RES.R04-2317

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15490" pass its first reading.

RES.R04-2318

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15490" pass its second reading.

RES.R04-2319

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15490" be held at the  
 City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2320

Carried

- 21. 7903-0111-00**  
**8980/9010/9080 - 158 Street, 8987/9055 - 160 Street,**  
**Portions of 15869/81/89/97-15907/13/21/27/45 - 89A Avenue**  
**Marten Van Huizen, Field & Marten/Elim Housing Society; Minh Huu**  
**Nguyen; Balhar Singh Basra and Jasbinder Singh Basra; Avtar Khatkar and**  
**Parmjeet Kaur Khatkar; Dung Hung Trinh; Parmajit Singh Minhas and**  
**Tejinder Kaur Minhas; Sebinder Singh Sehra and Parmjit Kaur Sehra;**  
**Mohinder Johal and Paramjit Johal; Ranjit Singh Lehal; Shalinder Singh**  
**Lehal, Ravinder Pal Bhullar and Arvind Bhullar**  
 OCP Amendment/Rezoning/Housing Agreement Amendment  
 Development Permit  
*OCP Amendment for a portion from Urban to Multiple Residential. Rezone from*  
*RA, RF and CD (By-law No. 13757) to a new CD By-law and a Development*  
*Permit to permit the construction of two, 3-storey apartment buildings*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, a Housing Agreement Amendment, and an application for a Development Permit

on properties located at 8980/9010/9080 - 158 Street, 8987/9055 - 160 Street, Portions of 15869/81/89/97-15907/13/21/27/45 - 89A Avenue.

The applicant is proposing:

- an OCP amendment for a portion from Urban to Multiple Residential;
- a rezoning from RA, RF and CD (By-law No. 13757) to a new CD By-law; and
- a Development Permit

in order to permit the development of two, three-storey apartment buildings and an amenity building that form part of the Elim Housing Society seniors'-oriented housing complex in Fleetwood.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to redesignate portions of the site as described in Appendix VI from Urban to Multiple Residential and a date for Public Hearing be set;
2. Council determine the opportunities for consultation with persons, organizations and authorities that area 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 the site from "One-Acre Residential Zone (RA)", "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (Bylaw No. 13737) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing;
4. a By-law be introduced to amend Housing Agreement By-law No. 13964.
5. Council authorize staff to draft Development Permit No. 7903-0111-00 in accordance with the attached drawings (Appendix II); and

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 landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) amending Housing Agreement By-law No. 13964 to include the property at 8980 - 158 Street to ensure that only individuals 60 years of age or older may occupy the proposed buildings.

RES.R04-2321

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 102 Amendment By-law, 2004, No. 15491" pass  
 its first reading.

RES.R04-2322

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 102 Amendment By-law, 2004, No. 15491" pass  
 its second reading.

RES.R04-2323

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 102 Amendment By-law, 2004,  
 No. 15491" be held at the City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2324

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15492" pass its first reading.  
RES.R04-2325 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15492" pass its second reading.  
RES.R04-2326 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15492" be held at the  
City Hall on September 27, 2004, at 7:00 p.m.  
RES.R04-2327 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Elim Housing Agreement  
Authorization By-law, 2000, No. 13964", Amendment By-law, 2004, No. 15493.  
pass its first reading.  
RES.R04-2328 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Elim Housing Agreement  
Authorization By-law, 2000, No. 13964", Amendment By-law, 2004, No. 15493.  
pass its second reading.  
RES.R04-2329 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Elim Housing Agreement  
Authorization By-law, 2000, No. 13964", Amendment By-law, 2004, No. 15493.  
pass its third reading.  
RES.R04-2330 Carried

NEWTON**22. 7904-0266-00****14245 - 56 Avenue****Brian Wakelin, Busby & Associates/City of Surrey**

Development Permit

*Development Permit to permit the construction of an addition to City Hall and renovation of existing building.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 14245 - 56 Avenue.

The applicant is proposing:

- a Development Permit

in order to permit the construction of an addition to City Hall and renovation of existing building.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7904-0266-00 in accordance with the attached drawings (Appendix II).
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.R04-2331

Carried

**23. 7904-0054-00****5936 and 5916 - 124A Street****CitiWest Consulting Ltd./Constantine John Makrigiannis and****Amy Elizabeth Makrigiannis; Kulbir Singh Athwal, Surinder Kaur Athwal****and Jasdeep Kaur Athwal**

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban. Rezone from RA to RF to allow subdivision into five single family 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 5936 and 5916 - 124A Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF

in order to allow subdivision into five (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 Hunt  
Seconded by Councillor Tymoschuk  
That:

1. A By-law be introduced to redesignate the property in the Official Community Plan from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council determine the opportunity for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
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; and
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation.

RES.R04-2332

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 103 Amendment By-law 2004, No. 15494" pass its  
first reading.  
RES.R04-2333 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 103 Amendment By-law 2004, No. 15494" pass its  
second reading.  
RES.R04-2334 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 103 Amendment By-law 2004,  
No. 15494" be held at the City Hall on September 27, 2004, at 7:00 p.m.  
RES.R04-2335 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15495" pass its first reading.  
RES.R04-2336 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. 15495" pass its second reading.  
RES.R04-2337 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. 15495" be held at the  
City Hall on September 27, 2004, at 7:00 p.m.  
RES.R04-2338 Carried

24. **7904-0091-00**  
**12941 and 12995 - 58 Avenue**  
**McElhanney Consulting Services Ltd. and Pattar Roofing Ltd./Swaran Singh**  
**Pattar and Amarjit Kaur Pattar**  
 OCP Amendment/Rezoning  
*OCP amendment from Suburban to Urban. Rezone from RA to RF-12 and RF-9*  
*Zones in order to create 27 RF-9 and 45 RF-12 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 12941 and 12995 - 58 Avenue.

The applicant is proposing:

- an OCP amendment Suburban to Urban; and
- a rezoning from RA to RF-9 and RF-12

in order to allow subdivision into 27 RF-9 and 45 RF-12 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 Steele  
 That:

1. a By-law be introduced to redesignate the property in the OCP from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
3. 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*.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation;
- (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.R04-2339

Carried with Councillor Bose against.

It was

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

By-law, 1996, No. 12900, No. 104 Amendment By-law 2004, No. 15496" pass its first reading.

RES.R04-2340

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 Official Community Plan

By-law, 1996, No. 12900, No. 104 Amendment By-law 2004, No. 15496" pass its second reading.

RES.R04-2341

Carried with Councillor Bose against.

It was then

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

Community Plan By-law, 1996, No. 12900, No. 104 Amendment By-law 2004, No. 15496" be held at the City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2342

Carried

It was

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

No. 12000, Amendment By-law, 2004, No. 15497" pass its first reading.

RES.R04-2343

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. 15497" pass its second reading.  
 RES.R04-2344 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. 15497" be held at the  
 City Hall on September 27, 2004, at 7:00 p.m.  
 RES.R04-2345 Carried

### SOUTH SURREY

25. **7903-0237-00**  
**13136 - 16 Avenue**  
**Don Kroeker/Donald Mathew Kroeker and Laurena Catherine Kroeker**  
 Rezoning/Development Permit  
*Rezoned from RF to RM-D and Development Permit to permit the development of a two-storey duplex.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 13136 - 16 Avenue.

The applicant is proposing:

- a rezoning from RF to RM-D; and
- a Development Permit

in order to permit the development of a two-storey duplex.

#### Delegation

Don Kroeker, property owner, was in attendance and commented that the design is for an attractive duplex dwelling, but out-of-scale with the existing neighbourhood. He added that neighbourhood meetings had been held and that the neighbours appear to be in favour of the project except for the proposed building height. He commented that if the project were denied, he would build a single family dwelling with a full basement and set of stairs leading to the outside. He added the lot is slightly oversized and encroaches on the proposed 16<sup>th</sup> Avenue street widening. He noted that he had asked for a road dedication which would be required as part of the development application. He stated that there may be a lost opportunity for increased taxes and that the road dedication would be more significant loss in the future, as the City would have to approach the property owner and pay full market value for the road dedication. He noted that the

proposed development falls within the maximum height allowable but that the main floor is higher than the neighbours.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That Application 7903-0237-00 be referred

back to the applicant to work more with the community.

RES.R04-2346

Carried

### APPLICATIONS REFERRED BY COUNCIL

**26. 7904-0007-00**

**9161 - 140 Street**

**Yong Cho, Ankenman Associates Architects Inc./B & J Homes Ltd.**

Rezoning/Development Permit

*Rezoned from RF to CD and Development Permit to permit a local commercial building with two dwelling units above.*

This item was not in order for consideration at this time, as it had been deferred at the July 19, 2004 Regular Council Land Use for consideration by full Council.

**27. 7903-0288-00**

**16328 – 88 Avenue**

**Coastland Engineering & Surveying Ltd./Beeru Singh Mannan and Satinderjit Kaur Mannan**

Rezoning/Development Variance Permit

*Rezoned from RA to RF in order to allow subdivision with 2 adjacent lots into approximately 10 single family lots. DVP to reduce the minimum lot width requirement of the RF Zone for proposed Lots 2, 3 and 4.*

This item was not in order for consideration at this time, as it had been deferred at the July 19, 2004 Regular Council Land Use for consideration by full Council.

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****28. 7904-0246-00****18669, 18687, 18717 and 18735 Fraser Highway****Gerry Olma, Avondale Development Corp./Triangle Holdings Ltd.****Rezoning/Development Permit***Rezone from RA to CD; and Development Permit to allow the development of a range of commercial uses including retail stores, drive-through establishments, neighbourhood pub, liquor store, gas station and offices.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on properties located at 18669, 18687, 18717 and 18735 Fraser Highway.

The applicant is proposing:

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

in order to permit the development of a range of commercial uses including retail stores, drive-through establishments, neighbourhood pub, liquor store, gas station and offices.

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That:

1. Council file Rezoning By-law No. 14138.
2. a By-law be introduced to rezone the site from "One-Acre Residential Zone (RA)" (By-law 12000) to "Comprehensive Development Zone (CD)" (By-law 12000) and a date be set for Public Hearing (Appendix II).
3. Council authorize staff to draft Development Permit No. 7904-0246-00 generally in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Department of Fisheries and Oceans of the required compensatory habitat plan in conjunction with the elimination of the existing watercourse at 68 Avenue;
- (d) resolution of landscaping issues to the satisfaction of the General Manager, Planning and Development;
- (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (f) registration of reciprocal access and parking easement agreement between the proposed lots; and
- (g) registration of a Section 219 Restrictive Covenant restricting driveway access at Fraser Highway and 68 Avenue to right-in/right-out with a left-in on the easterly driveway at Fraser Highway.

5. Council pass a resolution to amend Clayton General Land Use Plan to redesignate the land from Multiple Residential to Commercial when the project is considered for final adoption.

RES.R04-2347

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14138" be filed.

RES.R04-2348

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15498" pass its first reading.

RES.R04-2349

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 Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15498" pass its second reading.

RES.R04-2350

Carried with Councillor Bose against.

It was then

Moved by Councillor Hunt

Seconded by Councillor Watts

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15498" be held at the City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2351

Carried

## NEWTON

### 29. 7904-0271-00

12905 – 80 Avenue

**Joe Dhaliwal/Mainland Demo Contracting Ltd.**

Development Permit/Development Variance Permit

*Development Permit to permit the construction of Phase II of an industrial/business park and commercial project. Development Variance Permit to reduce rear and side yard setback requirements.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12905 – 80 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - rear yard (north) setback requirement from 7.5 metres (25 ft.) to a minimum of 0 m for proposed Building D/E/F;
  - side yard (east) setback required from 3.6 m (12 ft.) to a minimum of 0 m for proposed Buildings D/E/F/J/N; and
  - side yard (west) setback required from 7.5 m (25 ft.) to a minimum of 1.5 m (5 ft.) for proposed Building M

in order to permit the development of Phase II of a mixed use industrial, commercial retail project.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That:

1. Council authorize staff to draft Development Permit No. 7904-0271-00 in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7904-0271-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of CD By-law No. 15344 from 7.5 metres (25 ft.) to a minimum of 0 metre;
  - (b) to reduce the minimum side yard (east) setback of CD By-law No. 15344 from 3.6 metres (12 ft.) to a minimum of 0 metre; and
  - (c) to reduce the minimum side yard (west) setback of CD By-law No. 15344 from 7.5 m (25 ft.) to a minimum of 1.5 m (5 ft.).
  
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (c) address any outstanding design comments to the satisfaction of the City Architect; and
  - (d) ensure the security for the installation of a gate between Building J/N and the building to the east is established.

RES.R04-2352

Carried with Councillor Bose against.

### APPLICATIONS REFERRED BY COUNCIL

- 30. 7904-0130-00**  
**13438 – 72 Avenue**  
**Adam Tobias, Common Exchange Ltd. 448271/**  
**Common Exchange Ltd. 448271**  
 Rezoning  
*From C-8 and CD to permit a limited area for the retail and storage of goods from an adjacent existing pawnshop operation.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 13438 – 72 Avenue.

The applicant is proposing:

- a rezoning from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)"

in order to permit a limited area for the retail and storage of goods from an adjacent existing pawnshop operation.

To implement Council's previous decision granting approval to proceed to this project, the General Manager Planning & Development Department recommends that the application be approved, subject to the conditions outlined in the report.

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

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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.

RES.R04-2353 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15499" pass its first reading.

RES.R04-2354 Carried

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2004, No. 15499" pass its second reading.

RES.R04-2355 Carried

It was then  
 Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15499" be held at the  
 City Hall on September 27, 2004, at 7:00 p.m.

RES.R04-2356 Carried

## C. CORPORATE REPORTS



**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**TO BE FILED**

- 1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 54 Amendment By-law, 2001, No. 14542"

Vladimer and Marian Ferancik, and William and Gwendolyn Ferancik, c/o Coastland Engineering & Surveying Ltd.

To authorize the redesignation of the property located at 18998 – 54 Avenue from Suburban (SUB) to Industrial (IND).

Approved by Council: November 5, 2001

This by-law is proceeding in conjunction with By-law 14543.

- \* Planning & Development advise that (see memorandum dated July 29, 2004 in by-law back-up) By-laws 14542 and 14543 should be filed as the application is inactive and a registered letter was sent to the applicant on July 6 advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant has advised that the property has been sold and requested the application be closed.

It was

Moved by Councillor Hunt  
Seconded by Councillor Watts

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 54 Amendment By-law, 2001, No. 14542" be filed.

RES.R04-2357

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14543"

7901-0112-00 - Vladimer and Marian Ferancik, and William and Gwendolyn Ferancik, c/o Coastland Engineering & Surveying Ltd.

A-1 (BL 12000) to IL (BL 12000) – 18998 – 54 Avenue – to facilitate future industrial development.

Approved by Council: November 5, 2001

This by-law is proceeding in conjunction with By-law 14542.

- \* Planning & Development advise that (see memorandum dated July 29, 2004 in by-law back-up) By-laws 14542 and 14543 should be filed as the application is inactive and a registered letter was sent to the applicant on July 6 advising that unless outstanding requirements were addressed within 30 days the file would be closed. The applicant has advised that the property has been sold and requested the application be closed.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14543" be filed.

RES.R04-2358

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15103"

7902-0264-00 – City of Surrey, Bert and Lewis Todd, c/o Sohan Dhesa

RA (BL 12000) to RF and RF-12 (BL 12000) – 6162 – 146 Street, Portions of 6090, 6110 and 6132 – 146 Street – to allow subdivision into approximately 30 single family residential lots, which range in size from 562 square metres (6,050 sq. ft.) to 665 square metres (7,160 sq. ft.) and approximately 8 single family residential small lots, which range in size from 350 square metres (3,770 sq. ft.) to 404 square metres (4,350 sq. ft.).

Approved by Council: July 21, 2003

**Note:** This By-law will be in order for consideration to be Filed, should Council approve new Land Use Application 7904-0008-00, Item B.11 of the Regular Council Land Use Agenda.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15103" be filed.  
 RES.R04-2359 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14138"  
 7900-0226-00 - In Soo Park and Soon Hee Park, Theodorus & Cornelia Geetruda  
 Van Tunen, Kathleen J. Harvey and Andrew Raaen,  
 c/o Amar Sandhu, Triangle Holdings Ltd./Jan Developments Ltd.

RA (BL 12000) to CD (BL 12000) – 18669, 18687, 18717 and  
 18735 Fraser Highway – to permit the development of a range of retail  
 commercial uses, restaurants, offices, personal service uses and drive-  
 through establishments at 188 Street and Fraser Highway in Clayton.

Approved by Council: October 2, 2000

**Note:** This By-law will be in order for consideration to be Filed, should Council  
 approve new Land Use Application 7904-0246-00, Item B.28 of the  
 Regular Council Land Use Addendum Agenda No. 2.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2000, No. 14138" be filed.  
 RES.R04-2360 Carried

#### FINAL ADOPTIONS

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 70 Amendment  
 By-law, 2003, No. 14912"

7900-0358-00 - Hendrik and Hendrika Visscher, Edwin John and Jay Petursson,  
 c/o Teck Construction

To authorize the redesignation of the property located at 17525 – 64 Avenue from  
 Urban (URB) and Suburban (SUB) to Industrial (IND).

Approved by Council: February 3, 2003

This by-law is proceeding in conjunction with By-law 14913 and 14914.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 70 Amendment By-law, 2003, No. 14912" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R04-2361

Carried with Councillor Bose against.

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 71 Amendment  
By-law, 2003, No. 14913"

7900-0358-00 - Hendrik and Hendrika Visscher, Edwin John and Jay Petursson,  
c/o Teck Construction

To authorize the redesignation of the west portion of the property located at  
6455 – 176 Street from Suburban (SUB) to Industrial (IND).

Approved by Council: February 3, 2003

This by-law is proceeding in conjunction with By-law 14912 and 14914.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 71 Amendment By-law, 2003, No. 14913" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R04-2362

Carried with Councillor Bose against.

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14914"

7900-0358-00 - Hendrik and Hendrika Visscher, Edwin John and Jay Petursson,  
c/o Teck Construction

RA (BL 12000) to CD (BL 12000) – 17525 – 64 Avenue – to permit the  
construction of an industrial multi-tenant warehouse which will include  
the sale of new and used building materials.

Approved by Council: February 3, 2003

This by-law is proceeding in conjunction with By-law 14912 and 14913.

**Note:** A Development Permit (7900-0358-00) on the site is to be considered for  
Final Approval under Item I.1(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 14914" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R04-2363 Carried with Councillor Bose against.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 99 Amendment  
 By-law, 2004, No. 15381"

7903-0467-00 - Progressive Construction Ltd., Benchmark Management Ltd.,  
 c/o Barnett Dembek Architects Inc. (Dave Walls)

To authorize the redesignation of the site located at 6920, 6970 – 188 Street, and  
 Portion of 6990 – 188 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: May 17, 2004

This by-law is proceeding in conjunction with By-law 15382.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 99 Amendment By-law, 2004, No. 15381" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.  
 RES.R04-2364 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15382"

7903-0467-00 - Progressive Construction Ltd., Benchmark Management Ltd.,  
 c/o Barnett Dembek Architects Inc. (Dave Walls)

RA & RF-12C (BL 12000) to RM-30 (BL 12000) – 6920, 6970 –  
 188 Street, Portion of 6990 – 188 Street – to permit the development of  
 57 townhouse units in East Clayton.

Approved by Council: May 17, 2004

This by-law is proceeding in conjunction with By-law 15381.

**Note:** A Development Permit (7903-0467-00) on the site is to be considered for  
 Final Approval under Item I.1(b).

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15382" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2365

Carried

- 10. "Surrey Land Use Contract No. 8 Authorization By-law, 1973, No. 3923,  
Discharge By-law, 2003, No. 15074"

7903-0181-00 – Hilton Villa Care Centre Ltd., c/o Scott Gordon

To discharge Land Use Contract No. 8 from the property located at 13525 Hilton  
Road to allow the underlying "Multiple Residential 70 Zone (RM-70)" to come  
into effect.

Approved by Council: July 7, 2003

This by-law is proceeding in conjunction with By-law 15075.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Land Use Contract No. 8  
Authorization By-law, 1973, No. 3923, Discharge By-law, 2003, No. 15074" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R04-2366

Carried

- 11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15075"

7903-0181-00 – Hilton Villa Care Centre Ltd., c/o Scott Gordon

RM-70 (BL 12000) and RF (BL 12000) to RMS-2 (BL 12000) –  
13525 and 13543 Hilton Road, 13554 – 110 Avenue – to allow a 30 bed  
expansion to the existing care facility in Surrey City Centre.

Approved by Council: July 7, 2003

**Note:** A Development Permit (7903-0181-00) on the site is to be considered for  
Final Approval under Item I.1©.

\* Planning & Development advise that (see memorandum dated August 31, 2004 in  
by-law back-up) the applicant proceeded directly to Land Title Office and  
consolidated the three lots involved in this application into one large lot through  
an interior lot line cancellation. As a result the legal description of the subject site  
has changed. It is therefore in order for Council to rescind third reading of

By-law 15075, revise the legal description, approve third reading as amended and consider the by-law for final adoption.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Council rescind Resolution R03-2042  
 of the July 21, 2003 Regular Council-Public Hearing Minutes passing Third  
 Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003,  
 No. 15075".

RES.R04-2367

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Council amend "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15075" in Section 1 by  
 deleting the legal descriptions and civic addresses and inserting the following new  
 legal description and address:

"Parcel Identifier: 025-709-755  
 Parcel A Section 15 Block 5 North Range 2 West New Westminster District Plan  
 BCP6671

(13525 Hilton Road)"

RES.R04-2368

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15075" pass its third reading, as  
 amended.

RES.R04-2369

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2003, No. 15075" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-2370

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0358-00**  
**Teck Construction/John Petursson et al**  
 17525 – 64 Avenue

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

"That Development Permit No. 7900-0358-00 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. 14914, Items H.7 of this agenda.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7900-0358-00 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.R04-2371

Carried with Councillor Bose against.

- (b) **Development Permit No. 7903-0467-00**  
**Dave Walls per Barnett Dembek Architects Inc./Benchmark Management Ltd. And Progressive Construction Ltd.**  
6920, 6970 and 6990 – 188 Street

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

"That Development Permit No. 7903-0467-00 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 15382, Item H.9 of this agenda.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7903-0467-00 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.R04-2372

Carried



- (c) **Development Permit No. 7903-0181-00**  
**Scott Gordon/Hilton Villa Care Centre Ltd.**  
 13525 Hilton Road

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

"That Development Permit No. 7903-0181-00 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 15075, Item H.11 of this agenda.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Development Permit  
 No. 7903-0181-00 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.R04-2373

Carried

## J. OTHER BUSINESS

### 1. Review of Zoning By-law Related to "Community Service" Use File: 3900-30

See memorandum from the General Manager, Planning & Development seeking direction on "community service" use in the Zoning By-law.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Council authorize staff to undertake a review of the "community service" definition and other relevant aspects of the Surrey Zoning By-law with a view to providing a report to Council complete with recommendations, as necessary to ensure that the City is in a position to exercise reasonable control over the establishment of the various uses that are currently permitted under the "community service" use.

RES.R04-2374

Carried

2. Regular Council Land Use Minutes – July 19, 2004

File: 7904-0007-00

Councillor Villeneuve requested that the minutes of the Regular Council Land Use meeting of July 19, 2004 be amended under Item B.20 by deleting the word "denied" from the motion and inserting the word "approved".

K. ADJOURNMENT

It was

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

meeting do now adjourn.


RES.R04-2375

Carried

The Regular Council- Land Use meeting adjourned at 5:31 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor