



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, APRIL 4, 2005  
Time: 4:48 p.m.

**Present:**

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

**Absent:**

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
Manager, Long Range Planning & Policy  
Development  
General Manager, Parks, Recreation &  
Culture  
Manager, Area Planning & Development,  
North Division  
Manager, Area Planning & Development,  
South Division  
Land Development Engineer  
City Solicitor

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**CLOVERDALE/CLAYTON**

**1. 7904-0444-00**

**19459 Langley By-pass**

**Ed Dubuc/Richmond Holdings Ltd.**

Development Permit/Development Variance Permit

*Development Permit to permit renovations and an addition to an existing car dealership. Development Variance Permit to increase the number of fascia signs.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 19459 Langley By-pass.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following Sign By-law regulation:
  - to increase the number of fascia signs from 1 to 5

in order to permit renovations and an addition to an existing car dealership 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 Tymoschuk  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7904-0444-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7904-0444-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the maximum number of fascia signs for one business on the site from 1 to 5.
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; and
  - (b) approval of Development Variance Permit No. 7904-0444-00.

RES.R05-726

Carried

### NEWTON

2. **7904-0211-00**  
**12045 and 12057 - 82 Avenue**  
**Ankenman Associates Architects /(Mark Ankenman & Darrin Collie)/Toor and Patar Enterprises Ltd., Inc. No. 342689, Wadala Enterprises Limited, Inc. No. 651220 and Narmendhar Srih**  
Development Permit/Development Variance Permit  
*Development Permit to permit development of a 2-storey commercial/office building. Development Variance Permit to vary the west and south setbacks from 7.5 metres (25 ft.) to 2 metres (6.5 ft.).*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on properties located at 12045 and 12057 - 82 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance permit to vary the following by-law regulations:
  - to vary the west and south setbacks from 7.5 metres (25 ft.) to 2 metres (6.5 ft.)

in order to permit the development of a 2-storey commercial/office building.

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

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

1. Council authorize staff to draft Development Permit No. 7904-0211-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7904-0211-00 (Appendix VIII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west and south yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2 metres (6.5 ft.).
3. 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;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) registration of an access easement to secure development options for the adjacent northern property, to the satisfaction of the City; and
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-727

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON3. **7904-0262-00****6783 - 196 Street****Julio Gomberoff/Clayton Ridge Developments Ltd.**

NCP Amendment/Rezoning/Development Permit/

Development Variance Permit

*Amend NCP for south portion. Rezone from RA to RM-30. Development Permit to allow construction of approximately 54 townhouse units. Development Variance Permit to vary building setbacks and parking location.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on property located at 6783 - 196 Street.

The applicant is proposing:

- an NCP amendment for a portion of the site from Storm Water Pond (100-Year Flood Event) to Medium-High density (15 - 25 upa);
- a rezoning from RA to RM-30;
- a Development Permit; and
- a Development Variance Permit to vary requirements of the RM-30 Zone as follows:
  - reduce the rear yard setback along the west property line abutting the proposed greenway from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10.0 ft.) to the porch; and to 1.0 metre (3.0 ft.) to the first stair riser;
  - reduce the front yard setback along the east property line abutting 196 Street from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
  - reduce the side yard setback along the east property line abutting Lot 45 at 6765 - 196 Street from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
  - reduce the side yard setback along the south property line abutting Lot 45 at 6765 - 196 Street from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;

- reduce the side yard setback along the north property line (68 Avenue) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10 ft.) to the porch and to 1.0 metre (3 ft.) to the first stair riser; and
- allow 9 of the 11 visitor parking spaces to be located within the required setbacks.

in order to allow the construction of approximately 54 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 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 "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. 7904-0262-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7904-0262-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10.0 ft.) to the porch; and to 1.0 metre (3.0 ft.) to the first stair riser;
  - (b) to reduce the minimum east front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
  - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
  - (d) to reduce the minimum south-east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
  - (e) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10 ft.) to the porch; and to 1.0 metre (3 ft.) to the first stair riser; and

- (f) to vary the RM-30 Zone to allow 9 of the 11 parking spaces to be located within the required setbacks.
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) resolution of purchase agreement involving the western portion of the site for a greenway, to the satisfaction of the General Manager, Engineering Department;
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Covenant securing the environmental protection area to the satisfaction of the Department of Fisheries and Oceans;
  - (e) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of the tandem parking spaces into livable space;
  - (f) the applicant adequately address the impact of no indoor amenity space;
  - (g) registration of an easement agreement granting access to the owners of Lot 45, Plan 63826 (6765 - 196 Street) from 68 Avenue through the subject site; and
  - (h) removal of any existing buildings and structures on the subject site.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate the South-West portion of the site from Stormwater Pond (100-Year Flood Event) to Medium-High Density (15 - 25 upa) when the project is considered for final adoption (Appendix V).

RES.R05-728

Carried

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15694" pass its first reading.  
 RES.R05-729 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, 2005, No. 15694" pass its second reading.  
 RES.R05-730 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, 2005, No. 15694" be held at the  
 City Hall on April 18, 2005, at 7:00 p.m.  
 RES.R05-731 Carried

#### **FLEETWOOD/GUILDFORD**

- 4. 7904-0370-00**  
**9435 - 162A Street**  
**Roger Jawanda, CitiWest Consulting Ltd./Joseph and Maurine Garbauski**  
 Rezoning/Development Variance Permit  
*Rezone from RA to RF to permit subdivision into 2 single family lots and one remainder lot. Development Variance Permit to relax the setbacks for the existing principal and accessory buildings.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Variance Permit application on property located at 9435 - 162A Street.

The applicant is proposing:

- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following RF Zone regulations:
  - to vary the rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the existing dwelling on proposed Lot 3; and
  - to vary the front yard setback from 18 metres (60 ft.) to 9.68 metres (32 ft.) for the existing accessory building on proposed Lot 3

in order to allow subdivision into 2 single family lots and one remainder lot.

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

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

1. a By-law be introduced to rezone the property from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7904-0370-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone for the existing principal building on proposed Lot 3 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
  - (b) to reduce the minimum front yard setback of the RF Zone for the existing accessory building on proposed Lot 3 from 18 metres (60 ft.) to 9.68 metres (32 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; and
  - (c) submission of an acceptable finalized tree survey and a statement regarding tree preservation.

RES.R05-732 Carried

It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15695" pass its first reading.

RES.R05-733 Carried

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



RES.R05-734 It was Moved by Councillor Watts  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15695" pass its second reading.  
Carried

RES.R05-735 It was then Moved by Councillor Watts  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15695" be held at the  
City Hall on April 18, 2005, at 7:00 p.m.  
Carried

5. **7904-0237-00**

**7766, 7788, 7799 and 7819 - 156 Street**

**Dwight Heintz/Eastwest Construction; Jasdev Randhawa and Kamaljeet  
Kaur Randhawa; Kashmiro Kaur Khaira; Dick Yem Yeu Mah and  
Cindy Lai Oi Kwong**

OCP Amendment/Rezoning

*Amend OCP from Suburban to Urban. Rezone from RA and A-1 to RF to allow  
subdivision into approximately 41 single family 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 7766, 7788, 7799, and 7819 - 156 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA and A-1 to RF

in order to allow subdivision into 41 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 Villeneuve  
Seconded by Councillor Tymoschuk  
That:

1. a By-law be introduced to redesignate the site from Suburban to Urban  
and a date for Public Hearing be set (Appendix III).
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 the site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
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 finalized tree survey and a statement regarding tree preservation; and
  - (d) resolution of community benefit contributions in compliance with OCP policy, to the satisfaction of the General Manager, Planning and Development.

RES.R05-736

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. 113 Amendment By-law 2005, No. 15696" pass its first reading.

RES.R05-737

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 Steele  
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 113 Amendment By-law 2005, No. 15696" pass its second reading.

RES.R05-738

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. 113 Amendment By-law 2005,  
 No. 15696" be held at the City Hall on April 18, 2005, at 7:00 p.m.  
 RES.R05-739 Carried

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15697" pass its first reading.  
 RES.R05-740 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, 2005, No. 15697" pass its second reading.  
 RES.R05-741 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, 2005, No. 15697" be held at the  
 City Hall on April 18, 2005, at 7:00 p.m.  
 RES.R05-742 Carried

## NEWTON

6. **7903-0259-00**  
**6175 and 6209 - 146 Street**  
**Coastland Engineering & Surveying Ltd. (Greg Sewell), Modar/Martinique**  
**Developments (Ken Radom)/674709 B.C. Ltd., Inc. No. 674709**  
 Rezoning  
*Rezone from RA and A-1 to RF-12 to allow subdivision into 52 single family residential small lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on properties located at 6175 and 6209 - 146 Street.

The applicant is proposing:

- a rezoning from RA and A-1 to RF-12

in order to allow subdivision into 52 single family small lots.

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

It was Moved by Councillor 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) and "General Agriculture Zone (A-1)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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 final tree survey and a statement regarding tree preservation; and
  - (d) confirmation of compliance with riparian area setback guidelines.

RES.R05-743

Carried with Councillors Bose and Villeneuve against.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15698" pass its first reading.

RES.R05-744

Carried with Councillors Bose and Villeneuve 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, 2005, No. 15698" pass its second reading.

RES.R05-745

Carried with Councillors Bose and Villeneuve 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, 2005, No. 15698" be held at the City Hall on April 18, 2005, at 7:00 p.m.

RES.R05-746

Carried

### SOUTH SURREY

**7. 7903-0444-00**

**3926 - 156 Street**

**Michael Helle, Coastland Engineering & Surveying Ltd., 595697 B.C. Ltd./  
Siegfried and Christine Schiffmacher**

Rezoning

*Rezone from A-1 to RH-G to permit the development of 10 suburban residential lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 3926 - 156 Street.

The applicant is proposing:

- a rezoning from A-1 to RH-G

in order to allow subdivision into 10 RH-G 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 "General Agriculture Zone (A-1)" (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 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 Senior Government Environmental Agencies;

- (d) submission of an acceptable finalized tree survey and a statement regarding tree preservation;
- (e) registration of a Section 219 Restrictive Covenant to ensure that the existing house will be upgraded with improvements consistent with the Rosemary Heights and Morgan Creek design guidelines; and
- (f) registration of a Section 219 Restrictive Covenant to advise property owners of active agricultural practices in the area.

RES.R05-747

Carried

It was

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

No. 12000, Amendment By-law, 2005, No. 15699" pass its first reading.

RES.R05-748

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, 2005, No. 15699" pass its second reading.

RES.R05-749

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, 2005, No. 15699" be held at the City Hall on April 18, 2005, at 7:00 p.m.

RES.R05-750

Carried

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**FLEETWOOD/GUILDFORD**

8. **7905-0015**  
**15389 Guildford Drive**  
**Rick Johnson, Rimark Consulting/Pattison Surrey Auto Mall Ltd., Inc.**  
**No. 693563**  
 Development Permit/Development Variance Permit  
*DP to permit an automobile dealership. DVP to vary the building height to permit an architectural element and to vary the number of fascia and free-standing signs on the lot.*

Councillor Tymoschuk left the meeting at 4:50 p.m. due to a potential conflict of interest as he is employed by the Jim Pattison Group of Companies.

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 15389 Guildford Drive.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to increase the maximum building height in the CD Zone (By-law No. 15229) for the entrance architectural element from 9.0 metres (30 ft.) to 12.2 metres (40 ft.);
  - to increase the maximum number of fascia signs permitted on the lot by the Sign By-law from 2 to 4; and
  - to increase the maximum number of free-standing signs permitted by the Sign By-law on the lot from 1 to 2.

in order to permit the development of the first automobile dealership at the Surrey Auto Mall in Guildford.

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

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

1. Council authorize staff to draft Development Permit No. 7905-0015-00 in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7905-0015-00 (Appendix VII), varying the following, to proceed to Public Notification:
  - (a) to increase the maximum building height in the CD Zone (By-law No. 15229) for the entrance architectural element from 9 metres (30 ft.) to 12.2 metres (40 ft.);
  - (b) to increase the maximum number of fascia signs permitted within the lot by the Sign By-law from 2 to 4; and
  - (c) to increase the maximum number of free-standing signs permitted by the Sign By-law within the lot from 1 to 2.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) approval of Development Variance Permit No. 7905-0015-00;

- (b) resolution of outstanding internal landscaping issues and lighting standards to the satisfaction of the City Architect and City Landscape Architect;
- (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
- (d) resolution of means to ensure the applicant's commitment to reduce the lot lighting by 50% after business hours and to ensure that loudspeakers will not be used on site; and
- (e) approval by the Ministry of Transportation.

RES.R05-751

Carried

Councillor Tymoschuk returned to the meeting at 4:42 p.m.

NEWTON

9. **7905-0023-00**  
**15055 - 54A Avenue**  
**Kassem Aghtai, Fama Management/Steels Holdings (BTC) Ltd., Inc.**  
**No. 698506**  
Development Variance Permit  
*Development Variance Permit to vary the rear yard setback.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Variance Permit on property located at 15055 - 54A Avenue.

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - minimum rear yard setback to be varied from 7.5 metres (25 ft.) to 3.6 metres (12 ft.)

in order to allow a subdivision into 2 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. Council approve Development Variance Permit No. 7905-0023-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (north) yard setback of the IB Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).

RES.R05-752

Carried

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

10. **7905-0029-00**  
**13441 - 58 Avenue**  
**Evershine Development/Coastland Engineering & Surveying Ltd./Gene Wayne Nimetz and Aline Anna Maie Nimetz**  
OCP Amendment/Rezoning/Development Variance Permit  
*OCP amendment from Suburban to Urban. Rezone from RA to RF in order to create 21 single family lots. Development Variance Permit to vary the depths of Lots 5 and 21.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, a rezoning application, and a Development Variance Permit application on property located at 13441 - 58 Avenue.

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RA to RF; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary the depths of Lots 5 and 21 from 28 metres (90 ft.) to 11 m (36.10 ft.) and 11.56 metres (37.93 ft.) respectively

in order to allow subdivision into 21 urban 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 Steele  
That:

1. a By-law be introduced to redesignate a portion of the property in the OCP 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 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.
4. Council approve Development Variance Permit No. 7905-0029-00 (Appendix XI), varying the following, to proceed to Public Notification:
  - (a) to vary the maximum depths of Lots 5 and 21 from 28 metres (90 ft.) to 11 metres (36.10 ft.) and 11.56 metres (37.93 ft.) respectively.
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 a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable final 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; and
  - (e) approval from the Ministry of Transportation.

RES.R05-753

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. 114 Amendment By-law 2005, No. 15700" pass its  
first reading.  
RES.R05-754 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 Higginbotham  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 114 Amendment By-law 2005, No. 15700" pass its  
second reading.  
RES.R05-755 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 114 Amendment By-law 2005,  
No. 15700" be held at the City Hall on April 18, 2005, at 7:00 p.m.  
RES.R05-756 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15701" pass its first reading.  
RES.R05-757 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 Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15701" pass its second reading.  
RES.R05-758 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15701" be held at the  
City Hall on April 18, 2005, at 7:00 p.m.  
RES.R05-759 Carried

11. **7904-0307-00**  
**14486 - 76 Avenue**  
**Mike Helle, Coastland Engineering & Surveying Ltd./Barinderjit Johal,**  
**Nirbhai Johal, Joginder Hayer, Sarwen Veriah, Munjit Veriah and Harjit**  
**Grewal**  
Rezoning  
*Rezone from RA to RF in order to allow subdivision into approximately 9 single family lots.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning on property located at 14486 - 76 Avenue.

The applicant is proposing:

- a rezoning from RA to RF

in order to allow subdivision into approximately 9 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 an acceptable subdivision layout;
  - (c) ensure that appropriate "no-build" Restrictive Covenants are registered on proposed Lots 3 and 11; and
  - (d) submission of an acceptable final tree preservation and replacement plan.

RES.R05-760

Carried

RES.R05-761 It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15702" pass its first reading.  
Carried

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

RES.R05-762 It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15702" pass its second reading.  
Carried

RES.R05-763 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, 2005, No. 15702" be held at the  
 City Hall on April 18, 2005, at 7:00 p.m.  
Carried

**12. 7904-0278-00**

**7515 - 140 Street**

**Lakewood Group Developments Ltd. (Harald Trepke)/Luge Holdings Ltd.,  
 Inc. No. 663896**

Rezoning/Development Permit

*To rezone from RA to CD; Development Permit to permit development of 69  
 ground oriented townhouse units.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning, and a Development Permit application on property  
 located at 7515 - 140 Street.

The applicant is proposing:

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

in order to permit the development of 69 ground oriented 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 "Comprehensive Development Zone (CD)" (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. 7904-0278-00 generally in accordance with the attached drawings.
4. 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;
  - (b) submission of an acceptable finalized 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; and
  - (d) the applicant adequately address the impact of no indoor amenity space.

RES.R05-764

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15703" pass its first reading.

RES.R05-765

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, 2005, No. 15703" pass its second reading.

RES.R05-766

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, 2005, No. 15703" be held at the  
 City Hall on April 18, 2005, at 7:00 p.m.

RES.R05-767

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON****13. 7905-0006-00****8268 - 128 Street****BFW Developments Ltd./282783 B.C. Ltd., Inc. No. 282783**

Rezoning

*Rezoned from IL to CD in order to allow a maximum of 186 m<sup>2</sup> (2,000 sq.ft.) of  
 retail use related to a light impact industrial use on the site.*

The General Manager of Planning & Development submitted a report concerning  
 an application for rezoning on property located at 8268 - 128 Street.

The applicant is proposing:

- a rezoning from IL to CD

in order to allow for a maximum of 186 m<sup>2</sup> (2,000 sq.ft.) of retail use related to a  
 light impact industrial use.

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 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.

RES.R05-768

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15704" pass its first reading.

RES.R05-769

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, 2005, No. 15704" pass its second reading.  
RES.R05-770 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15704" be held at the  
City Hall on April 18, 2005, at 7:00 p.m.  
RES.R05-771 Carried

### SOUTH SURREY

- 14. 7904-0428-00**  
**1122 - 184 Street**  
**Pay and Save Contracting Ltd./Lil Dude Ranch Ltd.**  
OCP Amendment/Temporary Use Permit  
*OCP Amendment to declare the property a Temporary Industrial Use Permit area  
and a Temporary Use Permit to permit a topsoil screening operation.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Official Community Plan, and a Temporary Use Permit application on property located at 1122 - 184 Street.

The applicant is proposing:

- an OCP amendment to declare the property a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to permit a soil processing operation for a period not to exceed two years.

Representative, Pay and Save Contracting Ltd./Lil Dude Ranch, was in attendance and stated that the proposal is to rebuild the horse paddocks on the subject site. He continued that it is most important to take valuable compost and top soil and recycle it, whether for commerce or to give away. He noted that to dump the top soil into a landfill is unreasonable. He added that he has applied for a Temporary Use Permit to follow up on the direction from the Agricultural Land Commission so as not to dump on ALR land. He commented that it is obvious that the soil should be screened and taken off site. He continued that he has applied for a two year Temporary Use Permit, when in actual fact, in regard to neighbours' concerns, and more than anything else, take care of the 10,000 meters of excavation and take out and screen the compost and top soil from the horse paddocks.



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

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Application 7904-0428-00 be denied.  
Carried

RES.R05-772

## RESIDENTIAL/INSTITUTIONAL

### NEWTON

**15. 7903-0454-00**

**14350/42 - 64 Avenue and 6339/77 - 144 Street**

**McElhanney Consulting Services Ltd., c/o James Pernu/686967 B.C. Ltd.;  
Thomas and Frieda Hepworth**

NCP Amendment/Rezoning/Development Permit/Development Variance Permit  
*NCP amendment on a portion of the site from "Townhouses" (15 upa max) to  
"Commercial"; rezoning from RA to CD and RM-30; and DP's to allow the  
development of a commercial plaza and a 66-unit ground-oriented multiple unit  
residential complex. DVP to vary setbacks for the residential development.*

The General Manager of Planning & Development submitted a report concerning an application to amend the Neighbourhood Concept Plan, a rezoning application, and applications for a Development Permit and a Development Variance Permit on properties located at 14350/42 - 64 Avenue and 6339/77 - 144 Street.

The applicant is proposing:

- an NCP amendment on the portion of the site outlined in dark lines on the plan attached as Appendix IX from Townhouses (15 upa max.) to Commercial;
- a rezoning from RA to CD and RM-30;
- a Development Permit for a master design of the commercial area;
- a Development Permit for the multiple unit residential development; and
- a Development Variance Permit to vary the following by-law regulations of the RM-30 Zone:
  - to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for the south yard of the units;
  - to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.6 metres (21.6 ft.) for the east yard of the units adjacent to 144 Street; and

- to reduce the minimum side yard setback on a flanking street of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the units adjacent to 63A Avenue

in order to permit the development of a commercial plaza with approximately 3,750 m<sup>2</sup> (40,352 sq.ft.) floor area including a medium format retail store, office space and two drive-through restaurants, and a 66-unit multiple unit residential complex.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That:

1. a By-law be introduced to rezone the portion of the site identified as Block A on the plan attached as Appendix XII 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. a By-law be introduced to rezone the portion of the site identified as Block B on the plan attached as Appendix XIII 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.
3. Council approve the applicant's request to eliminate the required indoor amenity space.
4. Council authorize staff to draft Development Permit No. 7903-0454-00 generally in accordance with the attached drawings for the commercial area (Appendix III).
5. Council authorize staff to draft Development Permit No. 7903-0454-01, generally in accordance with the attached drawings for the residential area (Appendix IV).
6. Council approve Development Variance Permit No. 7903-0454-01 (Appendix XI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for the south yard of the units;
  - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.6 metres (21.6 ft.) for the east yard of the units adjacent to 144 Street; and

- (c) to reduce the minimum side yard setback on a flanking street of the RM-30 Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the units adjacent to 63A Avenue.
7. 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 finalized 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 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;
  - (f) registration of an appropriate easement with a Section 219 Restrictive Covenant to provide access to all the properties to the east, west and south; and
  - (g) the applicant adequately address the impact of no indoor amenity space.
8. Council pass a resolution to amend South Newton NCP to redesignate the portion of the outlined in dark lines on the Plan attached as Appendix X from Townhouses (15 upa maximum) to Commercial when the project is considered for final adoption.

RES.R05-773

Carried with Councillor Bose against.

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2005, No. 15705A" pass its first reading.

RES.R05-774

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 Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2005, No. 15705A" pass its second reading.  
 RES.R05-775 Carried with Councillor Bose against.

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 2005, No. 15705A" be held at the  
 City Hall on April 18, 2005, at 7:00 p.m.  
 RES.R05-776 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15705B" pass its first reading.  
 RES.R05-777 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 Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15705B" pass its second reading.  
 RES.R05-778 Carried with Councillor Bose against.

It was then Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15705B" be held at the  
 City Hall on April 18, 2005, at 7:00 p.m.  
 RES.R05-779 Carried

**16. 7903-0054-00**

**Area West of 152 Street/ South of 62 Avenue**

**Hunter Laird Engineering Ltd./Morningstar Homes Ltd. Inc. No. 652312**

**Development Variance Permit**

*Development Variance Permit to vary setback requirements for Lots 18, 19, 30,  
 58-65, 70-73 & to permit construction of a 1.8m (6 ft.) high fence within the side  
 yard flanking a street for Lots 17, 18 & 57.*

The General Manager of Planning & Development submitted a report concerning  
 an application for a Development Variance Permit on properties located on the  
 area west of 152 Street, south of 62 Avenue.

The applicant is proposing:

- a Development Variance Permit to vary:
  - the requirements of the RF-9 Zone that any detached garage or carport are not permitted within 6 m (20 ft.) of the principal building in order to permit a deck and stairs within 3 m (10 ft.) of the principal building on Lots 18, 19, 30, 58-65, 70-73 (Appendix II);
  - the requirement that a fence located within a side yard flanking a street be limited to a height of 1.2 metres (4 ft.) to permit construction of a 1.8 metre (6 ft.) high fence within the side yard flanking a street for Lots 17, 18 and 57 (Appendix II)

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That:

1. Council approve Development Variance Permit No. 7903-0054-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the requirement of the RF-9 Zone, By-law Section F(1) that any detached garage or carport, regardless of the building height are not permitted within 6 m (20 ft.) of the principal building in order to permit a deck and stairs within 3 m (10 ft.) of the principal building on Lots 18, 19, 30, 58-65 and 70-73; and
  - (b) to vary the requirement of General Provisions Part 4 Section E.8 that maximum fence height within a side yard flanking a street be increased from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) for Lots 17, 18 and 57.

RES.R05-780

Carried

## C. CORPORATE REPORTS

## D. ITEMS TABLED BY COUNCIL

**E. DELEGATIONS****1. Jim Hughson  
Chantrell Park Estates  
File: 7905-0007-00; 0550-20-10**

Jim Hughson, Chantrell Park Estates was in attendance to discuss the proposed through-lane of Chantrell Park Drive through the greenspace/parkland to 20 Avenue.

Jim Hughson provided the following comments:

- He represents a delegation from Semiahmoo Peninsula who are opposed to the proposed expansion to Chantrell Park Drive to connect with 20th Avenue.
- He had submitted a petition the previous week with over 300 people signed u, and he noted that is in the process of gathering more names
- The neighbours are against the proposal because the road would cut through the park that is a jewel in the neighbourhood.
- Area residents use the park on a daily basis to stroll, walk their dogs, and ride bikes.
- Most people who signed the petition are from all over the Semiahmoo Peninsula and would like the park to remain as it is would like the park enhanced, not destroyed.
- He stated that Chantrell Park could be a poster park for the City of Parks, and noted there are environmental concerns around the salmon-bearing Chantrell Creek and increased traffic.
- The park winds over 12 km and features an off-leash dog park, old and new growth, a marsh, walking and bike trails, a salmon stream, eagles and herons and is one connected park without one road to cross.
- Children from Chantrell Creek raise salmon fry to stock the creek.
- He noted that the recommendation to build a connecting road came from a planning report dated September 14, 1993 – almost 12 years ago.
- In 1993, there was a different Council, different Planning Department and development was just beginning.
- The current residents have moved to the area in the last 12 years since the planning report was done.
- He stated that the area has a clear, efficient network connector already.
- Staff had expressed concern about external traffic through local roads in the report without development, and if this proposal was questionable in 1993, surely in 2005 with development, it is almost completely unthinkable.
- The residents do not think the road is necessary but it would be heavily used and do not want it.
- He asked Council to stop the proposal for the road extension as surely a move must be based on more up-to-date studies and environmental assessments than a report from a consultant more than 12 years ago.
- If the road is built, it would be a significant negative impact on a wonderful park in the middle of the City of Parks and would have significant negative impacts on the salmon-bearing stream, and the neighbourhood.

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

## TO BE FILED

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 43 Amendment By-law, 2004, No. 15339"

7903-0471-00 - 627988 B.C. Ltd.

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding a new heading "Temporary Commercial Use Permit Area No. 11". This amendment will permit parking and storage of new and used vehicles on the property located at 6039 - 196 Street for a period not to exceed two years.

Approved by Council: April 5, 2004

**Note:** This by-law is proceeding in conjunction with Item I.2(a) of this agenda.

- \* Planning & Development advise that (see memorandum dated March 11, 2005 in by-law back-up) By-law No. 15339 should be filed as the applicant has advised that the property has been sold, and the property is now subject to a Development Permit application, as a result the applicant has requested that the Temporary Commercial Use Permit application be closed.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 43 Amendment By-law, 2004, No. 15339" be filed.

RES.R05-781

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12155"

5693-0159-00 - Robert & Linda McLennan

RS (BL 5942) to RH (BL 12000) - 3140 - 140 Street - to permit subdivision into 2 single family lots.

Approved by Council: May 9, 1994

- \* Planning & Development advise that (see memorandum dated March 22, 2005 in by-law back-up) By-law No. 12155 should be filed as the application has been inactive since April 22, 1996 and the applicant has not responded to a registered letter sent on February 21, 2005 advising that unless outstanding requirements were addressed within 30 days the file would be closed.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1994, No. 12155" be filed.

RES.R05-782

Carried

#### FINAL ADOPTIONS

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 96 Amendment By-law, 2004, No. 15347"

7900-0305-00 - Imperial Oil Limited, c/o Mr. Ed Citton

To authorize the redesignation of the property located at 10376 - 152 Street from Town Centre (TC) to Commercial (COM).

Approved by Council: April 19, 2004

This by-law is proceeding in conjunction with By-law 15348.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 96 Amendment By-law, 2004, No. 15347" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-783

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15348"

7900-0305-00 - Imperial Oil Limited, c/o Mr. Ed Citton

CG-1 (BL 12000) to CD (BL 12000) - 10376 - 152 Street - to allow the redevelopment of the site to accommodate a gas station, a convenience store with a drive-through restaurant and a car wash facility.



Approved by Council: April 19, 2004

This by-law is proceeding in conjunction with By-law 15347.

**Note:** A Development Permit (7900-0305-00) 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, 2004, No. 15348" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-784

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15527"

7903-0127-00 - Sereno Homes Ltd., c/o Dave Walls, Barnett Dembeck Architects

RS (BL 5942) and RA (BL 12000) to RM-30 (BL 12000) -  
15151 - 34 Avenue - to permit the development of a 79-unit multiple  
residential project.

Approved by Council: October 18, 2004

**Note:** A Development Permit (7903-0127-00) on the site is to be considered for Final Approval under Item I.1(c).

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15527" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-785

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15462"

7904-0076-00 - Baljit Singh and Nirmal Kaur Chehal, c/o CitiWest Consulting  
Ltd., (Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 14919 - 68 Avenue - to allow  
subdivision into two single family residential lots.

Approved by Council: July 19, 2004

- \* Planning & Development advise that (see memorandum dated March 30, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the

surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15462" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-786 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15567"

7904-0352-00 - City of Surrey, c/o S.J.M.A. Holdings Ltd./521592 BC Ltd.

RA (BL 12000) to RF-12 (BL 12000) - Portion of 6651 - 186 Street - to  
allow subdivision into two single family lots and parkland with the  
adjacent lot to the south at 6599 - 186A Street.

Approved by Council: November 15, 2004

\* Planning & Development advise that (see memorandum dated March 31, 2005 in  
by-law back-up) the building scheme and the 219 Restrictive Covenant are  
already registered on the subject property through a previous application that  
received Final Adoption on July 19, 2004 (By-law 15135).

In addition, Planning & Development advise that it is now in order for Council to  
pass a resolution amending the North Cloverdale East Neighbourhood Concept  
Plan to redesignate a portion of the land from School and Park to Single Family  
Residential.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council amend the North Cloverdale  
East Neighbourhood Concept Plan to redesignate a portion of the land from  
School and Park to Single Family Residential.  
RES.R05-787 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15567" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R05-788 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15322"

7903-0415-00 - Rempy Rupinder Lidder & Chimney Ridge Investments Ltd., c/o Coastland Engineering & Surveying Ltd. (Mike Helle) and Chimney Ridge Investments Ltd.

RA (BL 12000) to RF (BL 12000) - 7090 - 150 Street - to allow subdivision into 12 single family residential lots.

Approved by Council: March 22, 2004

- \* Planning & Development advise that (see memorandum dated March 29, 2005 in by-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15322" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-789

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15226"

7903-0313-00 - Hingley Enterprises Ltd., c/o Hans Holdings Ltd.

RF (BL 12000) to CD (BL 12000) - 10287 and 10303 - 133 Street - to permit the development of a 4-storey, 50-unit apartment building in Surrey City Centre.

Approved by Council: December 1, 2003

- \* Planning & Development advise that (see memorandum dated April 1, 2005 in by-law backup) following Third Reading, Staff were informally requested to report back prior to Final Reading of the Rezoning By-law about the need for the applicant to provide a 4.0-metre wide walkway along the northerly property line.

The blocks in many areas of City Centre are quite long and it is essential these blocks be broken by vehicle and/or pedestrian routes in order to provide easier and better pedestrian circulation within City Centre. In the case of the subject site, a pedestrian walkway was proposed to be constructed from 132 Street to 133 Street as shown on attached Appendix I (in by-law backup). It was anticipated that this walkway would be provided when the adjoining single family properties to the north and west redeveloped for higher density, multiple residential uses.

Unfortunately, new single family dwellings have recently been constructed on the

lots of 10294 and 10304-132 Street which precludes obtaining the alignment of the proposed walkway for the foreseeable future.

If the lots at 10316/26/34/46-132 Street and at 10315/27/35-133 Street are redeveloped for multiple residential projects, it is still possible to attain a walkway by curving the alignment slightly to the north as shown in appendix II (in by-law backup). As the construction of the required walkway is still possible, the applicant has to provided a 4.0-metre wide right-of-way along the northern edge of the subject property to accommodate this walkway in accordance with the original Conditions of Approval.

**Note:** A Development Permit (7903-0313-00) on the site is to be considered for Final Approval under Item I.1(d).

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2003, No. 15226" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-790

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0305-00**  
**Tim Ankenman/Imperial Oil Ltd.**  
 10376 - 152 Street

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

"That Development Permit No. 7900-0305-00 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 15348 under H.4 of this agenda.

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

No. 7900-0305-00 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.R05-791

Carried

- (b) **Development Permit No. 7900-0305-01**  
**Ed Citton/172965 Canada Ltd.**  
15196 - 104 Avenue

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

"That Development Permit No. 7900-0305-01 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7900-0305-01 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.R05-792

Carried

- (c) **Development Permit No. 7903-0127-00**  
**Bill Jenkins, Tristar Consulting**  
**Sereno Homes Ltd., Inc. No. 668213**  
15151 - 34 Avenue

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

"That Development Permit No. 7903-0127-00 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 15527 under H.5 of this agenda.

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

No. 7903-0127-00 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.R05-793

Carried

(d) **Development Permit No. 7903-0313-00**  
**Manjit Hans/Hingley Enterprises**  
10287/10303 - 133 Street

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

"That Development Permit No. 7903-0313-00 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 15226 under H.9 of this agenda.

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

No. 7903-0313-00 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.R05-794

Carried

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

(a) **Temporary Commercial Use Permit No. 7903-0471-00**  
**627988 B.C. Ltd., c/o Ed Dubuc**  
6039 - 196 Street

Memo from the Manager, Area Planning & Development Division, Planning & Development Department, advising that the property has been sold and is now subject to a Development Permit application, and that the applicant has requested that the Temporary Commercial Use Permit application be closed.

Planning & Development are recommending to Council that Temporary Commercial Use Permit No. 7903-0471-00 be filed.

**Note:** See By-law 15339 under H.1 of this agenda.

It was  
No. 7903-0471-00 be filed.

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Temporary Commercial Use Permit

RES.R05-795

Carried

**J. OTHER BUSINESS**

**1. Northridge Elementary School Enrollment**

Councillor Villeneuve requested further information regarding enrollment at Northridge Elementary School prior to Public Hearing.

**K. ADJOURNMENT**

It was  
meeting do now adjourn.

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

RES.R05-796

Carried

The Regular Council- Land Use meeting adjourned at 5:53 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor