



# City of Surrey

## Regular Council - Land Use

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C  
MONDAY, FEBRUARY 23, 2009  
Time: 5:13 p.m.

#### Present:

Mayor Watts  
Councillor Villeneuve  
Councillor Steele  
Councillor Gill  
Councillor Martin  
Councillor Rasode  
Councillor Hunt  
Councillor Hepner

#### Absent:

Councillor Bose

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources  
General Manager, Finance & Technology  
Deputy City Manager  
Manager, Area Planning & Development,  
North Division  
Manager, Area Planning & Development,  
South Division  
Land Development Engineer  
City Solicitor

The agenda was varied to with item E.1 prior to dealing with land use applications.

#### **E. DELEGATIONS**

- 1. Bob Campbell on behalf of the  
West Panorama Ridge Ratepayers Association (WPRRA)**  
File: 7908-0146-00; 0550-20-10

To appear before Council to express their opposition to proposed  
Development Variance Permit No. 7908-0146-00.

**Note:** See Items Tabled by Council, Item D.1.

Mr. Campbell was in attendance and provided the following comments during his  
presentation:

- He is representing two groups:
  - West Panorama Ridge Ratepayers Association, representing 950  
homes in Panorama Ridge; and
  - A group of residents on 53 Avenue.
- A petition was put forward

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the petition submitted from

Mr. Bob Campbell, be received.

RES.R09-219

Carried

- 53 Avenue is a dead end quiet street.
- There are no panhandle lots to the north or south side of Panorama Ridge, and the residents are concerned with the precedents that this development will set.
- This is an undesirable form of development in the area.
- Heavily treed area and there is concern for blow down in the area.
- We believe this lot can be developed in a conventional way.
- We see the panhandle development as the bargain basement type of development.
- There will be little net profit in the development of this lot.
- We see this as a dangerous precedent being set in our area.
- We have never said no to conventional development, we are not standing here saying we don't want development in the future. We want good development on the ridge.
- We would like to see the subject property of development 7908-0146-00 stay as it is and not be developed as a panhandled lot.

**A. ADOPTION OF MINUTES**

**B. LAND USE APPLICATIONS**

**COMMERCIAL/INDUSTRIAL/AGRICULTURAL**

**NEWTON**

**1. 7908-0247-00**

**12048 - 80 Avenue and 12030 - 80 Avenue**

**(Legal Address: 7948 - 120 Street)**

**Aaron Vornbrock, Urban Design Group Architects Ltd.**

**Siddoo Kashmir Holdings Ltd., Inc. No. 107524**

Development Permit

*in order to permit the development of two commercial buildings comprising 2,853 m<sup>2</sup> (30,700 sq.ft.) of retail commercial space in an existing shopping centre.*

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That Council approve the attached

Development Permit No. 7908-0247-00 (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.R09-220

Carried

2. **7908-0037-00**  
**7867 - 128 Street**  
**Ray Mand**  
**Director Information:**  
**Amritpal Gill**  
**Ragbir Ray Mand**  
**Amarjit Samra**  
**Officer Information: (as at March 12, 2008)**  
**Amritpal Gill (Secretary)**  
**Amarjit Samra (President)**  
Rezoning from RA to IL / Development Permit  
*in order to permit the development of a 1,510 square metre (16,250 sq. ft.)  
multi-tenanted industrial building.*

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

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0037-00 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) registration of an access easement with the neighbouring property to the south (7843 - 128 Street).

RES.R09-221

Carried



2. the Development Variance Permit only be executed upon registration of a Restrictive Covenant on title to prevent the installation of fascia signs on premise in the future.

RES.R09-225

Carried**SURREY CITY CENTRE/WHALLEY****4. 7908-0013-00****12811 - 96 Avenue****Adrian Tuck, Alpha Neon Ltd. / Broadway Properties Ltd.****(Incorporation No. 90626)**

Development Variance Permit

*in order to permit one (1) replacement free-standing sign on a commercial site.*

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Council approve Development

Variance Permit No. 7908-0013-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary Land Use Contract No. 118 to permit a replacement free-standing sign.

RES.R09-226

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****5. 7908-0094-00****19038 - 68 Avenue****Darren Braun, McElhanney Consulting Services Ltd. / Peter Mario****Banicevic**

NCP Amendment of a portion of the subject site from Business Park to Special Residential 10-15 upa / Rezoning of a portion of the subject site from RA to RF-9S

*in order to allow subdivision into 14 special single family lots and one remnant portion for future business park.*

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That:

1. a By-law be introduced to rezone a portion of the subject site as shown on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lot 11 to protect the required buffer area;
  - (g) registration of a Section 219 Restrictive Covenant notifying future owners of the more stringent Building Code requirements that have to be complied within constructing or upgrading an existing house to operate a business as permitted under the RF-9S Zone; and
  - (h) registration of a Section 219 Restrictive Covenant to secure a "no build" on portions of proposed Lots 11 and 14 to ensure future consolidation with adjacent parcels and to protect a portion of Lot 11 for future development based on the Business Park designation in the NCP.
  
3. Council pass a resolution to amend East Clayton Neighbourhood Concept Plan to redesignate a portion of the land from "Business Park" to "Special Residential 10-15 upa" when the project is considered for final adoption.

RES.R09-227

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law 2009, No. 16884" pass its first reading.

RES.R09-228

Carried



2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone a portion of the subject site shown as Block "A" in Appendix IX from "One-Acre Residential Zone (RA)" and "Assembly Hall 1 Zone (PA-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone a portion of the subject site shown as Block "B" on Appendix VIII from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and the portion of the subject site shown as Block "C" on Appendix VIII 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.
5. Council approve Development Variance Permit No. 7908-0099-00, (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to vary Section H.1 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit driveway accesses along the front of the lot where there is a lane up to or along the rear or side lot lines on Lots 59, 63, 64, 71, 72, 73 and 81.
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) final approval from the Ministry of Transportation and Infrastructure;
  - (d) submission of a finalized tree survey and arborist report to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant on the consolidated church property to ensure that the site planning and



urban design of any future additions, renovations or expansions on the future church site are reviewed by the City;

- (g) submission of detailed house designs for proposed Lots 2, 3 and 36 to confirm that double car garages can be accommodated on these lots; and if double car garages cannot be accommodated, then Section 219 Restrictive Covenants will need to be registered on these properties advising future homeowners that double car garages cannot be accommodated;
- (h) applicant to address the shortfall in tree replacement; and
- (i) registration of a Section 219 Restrictive Covenant to ensure tree retention and protection.

7. Council pass a resolution to amend the West Newton/Highway No. 10 Neighbourhood Concept Plan to redesignate a portion of the lands from "Small Lot (10 upa)" and "Small Lot with Lane (13 upa)" to "Institutional" and to make a minor adjustment to the proposed road layout when the project is considered for final adoption.

RES.R09-231 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 236 Amendment By-law 2009, No. 16885" pass its first reading.

RES.R09-232 Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 236 Amendment By-law 2009, No. 16885" pass its second reading.

RES.R09-233 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 236 Amendment By-law 2009,  
No. 16885" be held at the City Hall on March 9, 2009, at 7:00 p.m.

RES.R09-234 Carried



**SOUTH SURREY**

7. **7908-0082-00**  
**3396 King George Highway**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / Jaspinder Ghuman and Ravinder Ghuman**  
 Rezoning from RA to RF-12  
*in order to allow subdivision into six (6) single family small lots and dedication of open space for creek preservation.*

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

1. a By-law be introduced to rezone the subject site 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.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (b) approval from the Ministry of Transportation and Infrastructure;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) final endorsement from the Department of Fisheries & Oceans (DFO);
  - (e) the applicant satisfactorily address the concern from Parks, Recreation & Culture Department regarding the impact of development on recreational facilities in the area; and
  - (f) the applicant satisfactory address the shortfall on tree replacement.

RES.R09-241 Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law 2009, No. 16887" pass its first reading.

RES.R09-242 Carried

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

It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 2009, No. 16887" pass its second reading.  
RES.R09-243 Carried

It was then Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2009, No. 16887" be held at the  
City Hall on March 9, 2009, at 7:00 p.m.  
RES.R09-244 Carried

### C. CORPORATE REPORTS

### D. ITEMS TABLED BY COUNCIL

1. **7908-0146-00**  
**12501 - 53 Avenue**  
**Mike Helle, Coastland Engineering & Surveying Ltd. / Avtar Singh Sendher**  
**and Amarjit Kaur Sendher**  
Development Variance Permit  
*in order to permit a reduced lot frontage to allow subdivision into two half-acre  
single family lots.*

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7908-0146-00, be filed.  
RES.R09-245 Defeated with Councillors Hepner, Gill,  
Martin, Rasode, Hunt against.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council defer consideration of  
Development Variance Permit No. 7908-0146-00 and request staff to petition the  
owners of properties in the subject area to determine their interest in rezoning  
their properties from the current RH "Half Acre Residential" Zone to the RA  
"One Acre Residential" Zone so as to eliminate the potential for subdivision to  
half acre lots, including panhandle lots in the area and that staff provide a report  
to Council on the results of the petition complete with recommendations.  
RES.R09-246 Carried with Councillor Villeneuve against.

**Note:** See Delegations, Item E.1.

**E. DELEGATIONS**

- 1. Bob Campbell on behalf of the West Panorama Ridge Ratepayers Association (WPRRA)**  
File: 7908-0146-00; 0550-20-10

This item was dealt with earlier in the meeting.

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

FINAL ADOPTION

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 207 Amendment By-law, 2008, No. 16600"

7907-0209-00 - Hayre Development Inc., Pacific Ocean Development Inc.,  
Mohinder Dhaliwal, Dilbagh Dhaliwal, Iqbal Gill,  
Amarjit Hayre, City of Surrey  
c/o H.Y. Engineering Ltd. (Theresa Rawle)

To authorize the redesignation of a portion of the property located at  
18993 - 72 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: March 10, 2008

This by-law is proceeding in conjunction with By-law 16601.

It was  
Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 207 Amendment By-law, 2008, No. 16600" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R09-247

Carried

## 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 16601"

7907-0209-00 - Hayre Development Inc., Pacific Ocean Development Inc.,  
Mohinder Dhaliwal, Dilbagh Dhaliwal, Iqbal Gill,  
Amarjit Hayre, City of Surrey  
c/o H.Y. Engineering Ltd. (Theresa Rawle)

RA (BL 12000) to RF-SD and RF-9C (BL 12000) - 18993 - 72 Avenue -  
to allow subdivision into 5 semi-detached residential buildings on 10 small  
single family lots and one remainder parcel.

Approved by Council: March 10, 2008

This by-law is proceeding in conjunction with By-law 16600.

\* Planning & Development advise that (see memorandum dated February 18, 2009 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 Section 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

\* In addition, Planning and Development advise that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan - North Extension to redesignate a portion of the subject site from Special Residential (10-15 upa) and Medium-High Density (15-25 upa) to Medium Density (10-15 upa).

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That Council amend the East Clayton  
Neighbourhood Concept Plan – North Extension to redesignate a portion of the  
subject site from Special Residential (10-15 upa) and Medium-High Density  
(15-25 upa) to Medium Density (10-15 upa).

RES.R09-248

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law 16601" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.

RES.R09-249

Carried

MISCELLANEOUS

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 223 Amendment By-law, 2008, No. 16748"

7906-0317-00 - Angus Properties Ltd., Delta Golf Course Ltd., Gurjeet and Surinder Dhindsa, 0781096 B.C. Ltd., Surrey Golf Course Ltd., c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

To authorize the redesignation of portions of the site located at 16944, 16982, 17032 and 17076 Fraser Highway, Portion of 7700 - 168 Street from Suburban (SUB) and Agricultural (AGR) to Urban (URB) and from Suburban (SUB) to Agricultural (AGR).

The by-law is proceeding in conjunction with By-law 16749.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Rasode  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 223 Amendment By-law, 2008,  
No. 16748" be held at the City Hall on March 9, 2009, at 7:00 p.m.

RES.R09-250

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16749"

7906-0317-00 - Angus Properties Ltd., Delta Golf Course Ltd., Gurjeet and Surinder Dhindsa, 0781096 B.C. Ltd., Surrey Golf Course Ltd. c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA and CPG to RF-12, RM-15 and CPG (BL 12000) - located at 16944, 16982, 17032 and 17076 Fraser Highway, Portion of 7700 - 168 Street - to permit the development of approximately 91 small lot single family dwellings and 83 townhouse units.

The by-law is proceeding in conjunction with By-law 16748.

- \* Planning & Development advise that (see memorandum dated February 17, 2009 in by-law backup) Council approved 1st and 2nd readings of By-laws 16748 and 16749 at the July 28, 2008 Regular Council-Land Use meeting and approved the recommendation to authorize referral of the application to the Agricultural Land Commission for the exclusion and inclusion. Further, at the January 26, 2009 Agricultural Land Commission (ALC) meeting, the applicant's proposed adjustments to the Agriculture Land Reserve boundary were considered and allowed subject to the conditions described in the ALC minutes attached in the by-law backup. It is therefore requested that Council approve the application to proceed to Public Hearing.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Rasode  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16749" be held at the  
City Hall on March 9, 2009, at 7:00 p.m.

RES.R09-251

Carried

**I. CLERK'S REPORT**

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Rasode  
That the Regular Council - Land Use

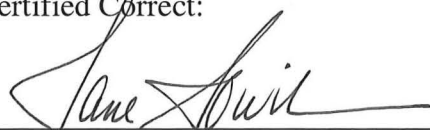
meeting do now adjourn.


RES.R09-252

Carried

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

Certified Correct:

  
\_\_\_\_\_  
Jane Sowik, City Clerk

  
\_\_\_\_\_  
Mayor Dianne Watts