
Tuesday, June 25, 1996

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.

Tuesday, June 25, 1996

Time: 3:13 p.m.

Present: Absent: Staff Present:

Chairperson - Mayor Bose Councillor Watkins City Manager
Councillor Robinson Councillor McKinnon City Clerk
Councillor McCallum Councillor Villeneuve J. Turner, Administrative Assistant
Councillor Lewin
Councillor Higginbotham **Councillors Entering**

Meeting_____

During Progress:

Councillor Huot

ORDER OF AGENDA

The Mayor declared that the Agenda will be varied to deal with Item B.2 - Corporate Report R935 - Fleetwood Sports Complex, as the second item.

A. CORPORATE REPORTS

1. The following Corporate Reports were considered and dealt with as follows:

Item No. C304 North Cloverdale West Neighbourhood Concept Plan (NCP): Stage 2 - Final Report
File: 2350-002/2

The General Manager, Planning & Development submitted a report on the North Cloverdale West Neighbourhood Concept Plan (NCP) Stage 2 - Final Report.

The General Manager, Planning & Development was recommending that Council:

1. Approve the final and complete Neighbourhood Concept Plan (NCP) for the west neighbourhood of North Cloverdale (Appendix I).
2. Approve the arrangements, terms and conditions specified in the North Cloverdale West Neighbourhood Concept Plan (Appendix I) as a means of managing the development and general provision of services, amenities and facilities for the new neighbourhood.
3. Amend the Local Area Plan for North Cloverdale to reflect the recommendations contained in the

North Cloverdale West Neighbourhood Concept Plan.

4. Authorize staff to draft the following by-laws to implement the provisions of the Neighbourhood Concept Plan:

- (1) An amendment to the Official Community Plan By-law 1996, No. 12900 to adopt the North Cloverdale West Neighbourhood Concept Plan (NCP);
- (2) An amendment to Zoning By-law, 1993, No. 12000, to enact the approved bonus density provision for the North Cloverdale West NCP area; and
- (3) An amendment to the City of Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631 as amended to require the payment of additional application fees to recover the costs of preparing the Neighbourhood Concept Plan.

Wendy Whelen, Senior Planner, noted Stage 2 contains the engineering, financing, and servicing strategies. Components of Stage 1 were outlined. Owners were noted to be in support of the plan. A population of about 500 people is projected.

The Senior Planner proposed deletion of the second paragraph of Page 33 of Appendix 1 and its replacement.

One of the directions of the NCP process is to achieve amenities without further burdening taxpayers.

In response to questions from Councillor Higginbotham, the Senior Planner confirmed the school design allows for a maximum of 500 students. With respect to the question concerning location of the community centre, it was noted there is no specific community facility. Provision has been made for a partnership with the School Board to provide this function within a school. Councillor Higginbotham suggested each community should have the opportunity of a facility.

Mayor Bose enquired into the merits of the plan from a planning perspective. The Senior Planner noted the plan meets all the objectives currently and of the 1992/93 local area plan. Residents feel the ravine forms a significant amenity and has become a focus of the community. It is a well organized and comprehensive neighbourhood which works well with the neighbourhood to the east.

The General Manager of Engineering confirmed for Councillor Lewin that Council has not seen the flood control plan for the area. Although the overall plan is not yet finalized, there are no changes expected to it.

It was confirmed for Councillor Lewin that the City will have responsibility for managing the pump stations. A second pump station will be required with the development of Clayton area. Both stations will be required to service the overall area.

It was confirmed for Councillor Higginbotham, that the City will take ownership of the watershed. With respect to infilling timing and phasing, the Senior Planner stated no time frame is available, however availability of services is a controlling factor. Ten years was suggested as the time frame for the area to mature in terms of density.

Mayor Bose clarified densities for different areas. He enquired into how the plan meets the goals of the

GVRD strategic plan. The General Manager of Planning and Development stated the plans compliment one another.

Councillor Robinson noted engineering requirements remain to be finalized. He asked how extra servicing costs will be paid, referencing a former plan for developers to undertake these costs. The Senior Planner advised that specifically required services have been identified with stakeholders and will be paid through Development Cost Charges and rebated, or through levies by which there will be additional monies up front to open the area. She added that costs will be phased over a period of time.

With respect to questions concerning realignment of intersections and relocation of businesses, Councillor Robinson was advised the NCP is conceptual, thus looking at long term development. Improvements are some time away. However, options will be examined to address the needs of existing businesses. Costs for reconfiguring the intersection and compensating the existing service station would be through DCCs. This would include land acquisition.

Councillor Robinson asked whether school accesses and pathways will precede construction of residences and suggested this level of detail should be addressed early in the process. He noted neighbours are opposed to living in proximity to such paths. The Senior Planner noted walkways are identified in the plan and this information is available to potential homeowners.

The Senior Planner stated no response has yet been received to the City's application to the Agricultural Land Commission. It is expected to take up to six months. Mayor Bose questioned the propriety of proceeding with this plan in that the Land Commission position is not available. The Senior Planner agreed to follow up on the Land Commission position prior to proceeding to Public Hearing. She noted communications are under way and they have been involved in this plan from the beginning.

Mayor Bose noted the costs of this plan are significant. He asked when engineering works can expect to be completed and was advised the report assumes a certain phasing of development with costs tied to the phasing. In response to a question concerning net costs to the City and a financial model, the Senior Planner advised the City have identified where costs will come from. Mayor Bose asked that a comprehensive business case be made for this project and provided to Council. He was advised a summary sheet is provided for each of the utilities.

The Senior Planner advised a series of six public meetings were held. She concluded the participants were satisfied with the plan.

It was Moved by Councillor McCallum
Seconded by Councillor Higginbotham
That City Council:

1. Approve the final and complete Neighbourhood Concept Plan (NCP) for the west neighbourhood of North Cloverdale (Appendix I).
2. Approve the arrangements, terms and conditions specified in the North Cloverdale West Neighbourhood Concept Plan (Appendix I) as a means of managing the development and general provision of services, amenities and facilities for the new neighbourhood.
3. Amend the Local Area Plan for North Cloverdale to reflect the recommendations contained in the North Cloverdale West Neighbourhood Concept Plan.

4. Authorize staff to draft the following by-laws to implement the provisions of the Neighbourhood Concept Plan:

- (1) An amendment to the Official Community Plan By-law 1996, No. 12900 to adopt the North Cloverdale West Neighbourhood Concept Plan (NCP);
- (2) An amendment to Zoning By-law, 1993, No. 12000, to enact the approved bonus density provision for the North Cloverdale West NCP area; and
- (3) An amendment to the City of Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631 as amended to require the payment of additional application fees to recover the costs of preparing the Neighbourhood Concept Plan.

Carried with Councillor Robinson and Mayor Bose against.

It was Moved by Councillor McCallum

Seconded by Councillor Lewin

That the second paragraph of Page 33 of Appendix I (North Cloverdale West NCP) of Corporate Report C304 be deleted and replaced with the following:

"The densities identified on the Land Use Plan & Subdivision Concept (Page 26, and Figure 1) refer to the net density over the developable portion of the site. The Land Use Plan & Subdivision Concept indicates the approximate boundaries of the developable areas of each multi-family (townhouse, cluster and single family cluster) designation."

Carried

Item No. C307 North Cloverdale Neighbourhood Concept Plan - West Neighbourhood, West of 184 Street

File: 2350-002/2

The General Manager, Engineering submitted a report concerning the North Cloverdale Neighbourhood Concept Plan - West Neighbourhood, West of 184 Street.

The General Manager, Engineering was recommending the Stage 2 Report for the North Cloverdale West NCP is now complete from an Engineering and Financing perspective and can be adopted subject to the following:

- That financing of the NCP infrastructure will be provided by the developers with no funds being provided by the City other than those outlined below.
- That funding be handled as proposed in the Stage 2 Report including:
 1. Full payment of Drainage and Sanitary Sewer DCCs at the time of servicing agreement.
 2. Use of levies as proposed by the proponents to assist in funding drainage improvements.
- That developments follow the phasing, servicing and road layouts as proposed in the Stage 2 Report or as revised to meet with the City's approval.
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- Council include the proposed new items in the revised 10 Year Servicing Plan to be completed in the fall of 1996.

- All developments must comply with all City By-laws, Standards, Specifications and Policies.

Councillor Lewin expressed appreciation for the clarity of the report.

It was Moved by Councillor Robinson

Seconded by Councillor Lewin

That:

- Financing of the NCP infrastructure will be provided by the developers with no funds being provided by the City other than those outlined below.
- That funding be handled as proposed in the Stage 2 Report including:
 1. Full payment of Drainage and Sanitary Sewer DCCs at the time of servicing agreement.
 2. Use of levies as proposed by the proponents to assist in funding drainage improvements.
- That developments follow the phasing, servicing and road layouts as proposed in the Stage 2 Report or as revised to meet with the City's approval.
- Council include the proposed new items in the revised 10 Year Servicing Plan to be completed in the fall of 1996.
- All developments must comply with all City By-laws, Standards, Specifications and Policies.

Carried

The General Manager of Engineering referred Council to a utility-by-utility breakdown of costs available for perusal.

B. ITEMS REFERRED BY COUNCIL

2. At the June 17, 1996 Special (Regular) Council meeting, Council referred the following Corporate Report to Council-in-Committee for thorough discussion.

Item No. R935 Fleetwood Sports Complex

File: 8074-060; 8077-051; 8072-003

The General Manager, Parks & Recreation submitted a report in response to Council's motion at the May 13, 1996 Regular Council meeting for a report on cost estimates, time lines, financial options and the scope of the project by June 15, 1996.

The General Manager, Parks & Recreation was recommending

1. That City Council authorize and instruct staff to proceed with development of a sports complex at Fleetwood, as envisioned in Concept Plan E providing amenities as outlined below with a total capital

cost estimated to range between \$30 - 35 million (order of magnitude) based upon **preliminary** concept estimates:

1. An 8 lane 50 metre pool with a depth adjustable floor at one end and 2 moveable bulkheads (no dive tank)
2. A leisure pool
3. 2 NHL ice surfaces
4. A leisure ice surface
5. Retail, food court, weight room, sauna areas
6. Restaurant (licensed)
7. Gymnasium
8. Child care area
9. Multi-purpose room
10. Physio, health areas
11. Fitness/Aerobics room

2. That the capital costs be funded by the City as follows:

(a) Borrow \$20 million from City Reserves, to be repaid over a term of 10 years, at an interest rate of 8.25%, on a serial borrowing basis. No voters assent required.

PLUS

(b) Borrow \$10 million under Section 344 of the *Municipal Act*, for a term of 5 years, at an interest rate of 8.00%, on a serial borrowing basis. No voters assent required, however approval of the Inspector of Municipalities would be required.

No referendum is required for either of the above.

Based upon certain assumptions outlined later in the report, the tax impact of this would be:

Debt (5 year)	1997 (only)	2.5%
Debt (10 year)	1998 (only)	3.2%
Operations	1998 (only)	0.6%

If project costs exceed \$30 million, those additional costs would be funded from a source to be determined in the future.

3. That the City use a fast track construction strategy (construction management or design/build) for development of the facility.

Councillor Robinson commented upon the usefulness and well-planned design of the recreation facility in Delta.

The General Manager of Parks and Recreation reviewed the report noting Option E will result in a true multipurpose facility. He reviewed the financing plan, noting operating costs will begin in 1998. Alternatives to tax increases such as public/private partnerships were briefly mentioned. It has been recommended in a report from the General Manager of Finance that funding of the project be through tax increases.

Councillor Higginbotham asked that Council be kept aware of the impact of any loans.

With respect to the cost of other facilities constructed in British Columbia, the report includes information about 20 and 50 metre pools built elsewhere as well as an Abbotsford facility. Councillor Higginbotham expressed interest in the Fort St. John facility which projects a very favourable operating cost picture. Life cycle costs were also addressed in the report. Existing designs were not thought to be suitable for a number of reasons.

Councillor Robinson reinforced the notion of taking existing successful designs, such as in South Surrey and Abbotsford, and adjusting them by adding the two additional pools. Councillor Lewin referred to the money savings potential of looking at what is available and paying royalties for the use of such designs.

The General Manager of Parks and Recreation went on to review the costs of the plan.

Expansion of the facility has also been contemplated in the report. Phasing has not been recommended.

In view of the deficiency outlined in the report, the General Manager of Parks and Recreation pointed out the necessity to have sufficient funding available to meet the Capital Program, perhaps from other sources than the City's.

In response to Councillor Higginbotham's enquiry concerning whether the Capital Program includes facilities such as libraries, the General Manager confirmed that major facilities have been contemplated in the Plan.

Councillor McCallum suggested borrowing \$30 million from reserves with a repayment plan of \$3 million per year, at no interest. He pointed out that interest has been underestimated by about \$2 million per year over the last ten years. The General Manager of Finance responded that this scheme would hamper other operations. He stated the purpose of his report is to provide a thorough understanding and offered to review the report with Council.

The Council-in-Committee meeting recessed at 4:36 p.m. and reconvened at 4:44 p.m.

The General Manager of Finance outlined the reserve positions and their impact in Report C306. In response to a question whether reserves vary substantially over the year, he advised they do vary, but not substantially. The report suggests amounts which can be taken for the Fleetwood project. Reserve lists were pointed out noting those items which cannot be used for General Revenue purposes. Depreciation and building maintenance/replacement costs would be affected, if additional funds are taken.

Councillor Robinson asked about impacts of this report on other operations of the City. He pointed out the absence of tax increases over the last three years have caused dips into the reserves. Councillor McCallum stated reserves have not been encroached into but are, rather, increasing. The General Manager of Finance agreed to review the details of the report extensively with Council.

Councillor McCallum noted a similar report was before Council four years ago. He suggested an additional Council-in-Committee meeting be planned within a week to deal only with this item. Mayor Bose suggested that Council be polled to determine the ability to plan such a meeting.

LATE ITEM

Item No. C306 Status of Reserves and Other Financing Issues

File: 0270-096

The General Manager, Finance submitted a follow up to the June 12, 1996 report, attached as Appendix 4 to the June 17 report from the General Manager, Parks and Recreation on the Fleetwood Sports Complex, regarding the status of reserves and other financing issues.

Discussion on this report took place under Corporate Report Item No. R935.

C. DELEGATIONS

1. Frank Huber for Concerned Citizens

File: 0065-012; 4505-003; 2152-19000

Frank Huber was in attendance to express ongoing concerns with respect to Money's Mushrooms Ltd. Industrial Compost Manufacturing Plant.

Mr. Huber stated he has received a letter from the City insisting he cease writing to the City. He distributed packages to Council and displayed aerial photographs of Moneys Mushrooms. He spoke of the recycling of water which Moneys conducts noting this is an additional source of odours. Air and ground water pollution is a serious concerns. Mr. Huber believes that Moneys is a polluter for both air and ground water. A moat was pointed out which he believes is used for storage, however, he is concerned that water proceeds from the moat and into Ross Creek. As well, he believes a dam is being employed. The Ministry of Environment was notified but their response was minimal. He expressed concern over this lack of response.

Mr. Huber refuted an air quality report which claims there are only 131 hours of odour.

Mr. Huber stated Moneys is processing chicken manure. His complaints to the City over this have not been dealt with. Mr. Huber urged the creation of a Nuisance By-law. It was confirmed by the Manager that a directive has been issued on this matter and that it is being pursued.

Mr. Huber asked why it takes a full year for a complaint to be investigated. Mr. Huber asked Council to write to the Environmental Appeal Board on behalf of the community to ask about the delay. Councillor Robinson noted a hearing was conducted with the Environmental Appeal Board on February 1, 1996 and offered to telephone the Chair of the Board to inquire into a response arising from that meeting.

Mr. Huber stated the GVRD has received 1,620 complaints about Moneys Mushrooms since June 1995. He asked that Council consult with Boundary Health Unit on behalf of the community. Mayor Bose spoke of former enabling legislation for Council to sit as a Board of Health and how this might have helped in this situation. Administration is hampered in failing to have the technical tools to deal with the problem.

Councillor Lewin asked whether Legal Services has reviewed this matter with Langley. The Manager

confirmed this has occurred and agreed to provide information to Council concerning these discussions and concerning Langleys court case.

Councillor Lewin asked if Moneys can be zoned industrial and taxed as industrial. The Manager suggested this may be possible, however, questioned whether a substantial tax increase would occur. He agreed to provide information on this matter, as well. Mr. Huber pointed out the land at Moneys Mushrooms is within the Agricultural Land Reserve, therefore, rezoning is not an option.

Mr. Huber clarified that the City of Surrey is the only official body which does not see Moneys as an industrial operation. He referred to a motion put forward by former Councillor Bonnie Schrenk.

Councillor Lewin asked whether the Farm Practices regulations could help. The Manager noted these regulations are designed to protect farms; however, agreed to provide further information.

Mayor Bose thanked Mr. Huber for his presentation.

2. George Grunau on behalf of the Concerned Residents Group

File: 0065-0122; 4606-005; 4604-001

George Grunau on behalf of the Concerned Residents Group was in attendance to discuss their concerns with respect to the Port Mann Landfill closure, prior to implementation of the Work Plan referred to in Corporate Report C278.

Mr. Grunau presented a petition of 1500 signatures which calls for the closure of the Landfill in accordance with the Restrictive Covenant. The petition seeks designation of the site as park, as promised.

It was Moved by Councillor Lewin

Seconded by Councillor Huot

That the 1500 signature petition submitted by Mr. Grunau be received.

Carried

Russell Bond spoke of the embarrassment associated with living in the vicinity of the Landfill. He urged that the closure date not be changed. He spoke of the hardships associated with the Landfill in terms of truck traffic and dust and dirt. He opposed adjusting the site to a transfer site.

Councillor McCallum questioned the position of the community holding the closure until the 35 metre dimension is reached. Mr. Bond made it clear the community would not favour this.

Rick Hausen of 11333 - 153A Street was also present and suggested the Landfill is not an appropriate first impression of the City. It is objectionable in terms of noise and odour. He supports closure in April 1997 in accordance with the restrictive covenant. He asked whether there are financial benefits in continuing the operation and stated he opposed a transfer station scheme.

Mayor Bose confirmed the financial benefits from extension of the Landfill. The General Manager of Engineering confirmed there are monies set aside for restoration of the site and noted the covenant calls for closure at 35 metres or in April 1997, but does not state whichever comes first. Mr. Hausen clarified the covenant speaks firmly of closure in April 1997.

Joanne DeVries of 11399 Lauren Drive was present on behalf of Allondale and Port Mann communities, who are in support of closure in April 1997. These communities have borne the brunt over many years of its existence. She suggested the Landfill is not a suitable use of neighbourhood lands. She noted 50 students use the local streets without sidewalks, along streets used by trucks proceeding to and from the dump. An additional concern is vehicular disrespect of the stop sign. Furthermore, garbage is dumped onto local streets and lawns. This has worsened since the implementation of fees. As well roofs and lawns are littered with garbage and used personal products dropped by seagulls, etc.

The community has been patient with this situation as they have believed the covenant constituted a bargain for closure. She urged that the extra ten years during which the dump has been open has been enough for the community and called for its closure.

George Grunau stated the covenant is a sunset clause for use of this property. He expressed objections that Fleetwood was consulted as to the location of the Landfill, which does not directly affect them.

Mr. Grunau concluded by pointing out that the Landfill is a lucrative operation; however, the local community is reaping no benefits. He noted a serious shortage of parks in the area.

3. Mrs. Toni Belich

Coalition for Stable Neighbourhoods

File: 0065-012; 5692-0544-00

Toni Belich was in attendance to discuss her concerns with respect to Heritage Woods.

Ms. Belich spoke of the injustice to the people of Heritage Woods. She referred to a proposal to finish undeveloped land, and pointed out the community expressed their views on this. A covenant was undertaken. However, the developer sought changes to this. After some time, the garage was used for storage of inappropriate items and for garbage. The house was converted to permit suites in a no suite area. Trees which were to be retained have been removed. The owner and developer built a structure which was not built in accordance with agreements. Although stop work orders were posted, they were violated. The owners contractors license was revoked. Later the house which was still under construction was left unlocked. At a Public Hearing to reduce the FAR, the owner stated he would occupy the home, however the property is now for sale. A bobcat was recently used to excavate the neighbouring lot which resulted in danger to more trees. Damage has been done to curbing by excavating machines. She expressed concern that vandalism has diverted attention from the issue. The neighbourhood now is left to deal with the situation.

Ms. Belich noted the community has worked with staff in a give and take situation, however Councillor Watkins' motion has undermined this work. It had been supposed that construction would resemble existing development in Heritage Woods. Ms. Belich expressed concern that a dangerous precedent has been set in that the City will allow development which meets the Building Code, but does not have proper approvals.

Councillor Higginbotham asked about tree preservation and contacts made with the City. Ms. Belich confirmed staff has been contacted, but the community has had no satisfaction. Trimming of trees has occurred which now makes this construction visible to the community.

It was Moved by Councillor Higginbotham

Seconded by Councillor Lewin
That Ms. Belichs report be received and referred to staff.

Carried

4. Dorothy D. Barkley

Executive Director
Surrey Chamber of Commerce
File: 0065-012; 0031-005

The President of the Surrey Chamber of Commerce and the full Board of Directors and the Finance Committee were in attendance to present a letter identifying issues the Chamber thinks are important to the stewardship and long term viability of the City of Surrey.

Mr. Hayer introduced the Board noting they represent over 1,000 members. He invited Mr. David Dreyer to continue with the presentation.

Mr. Dreyer noted the Chamber is a significant voice in the City and a significant taxpayer.

Craig East was also present and noted that Surrey is reaching a size such that they will be spending vast sums in the operation of the City. He spoke of seven issues to be addressed in the presentation.

Mr. East supported the process undertaken with the OCP. He asked that the process include the business side of affairs and that non residential needs be met. This will enable residents to live and work in Surrey.

Councillor Robinson left the meeting at 6:03 p.m.

It is the Chambers observation that there is not a lot of work done on what is driving the costs of the City, and asked that the City take a lead in this inquiry. Performance ratios suggest other cities are in a better position than Surrey. He asked that Surrey undertake benchmarking in this regard.

Reference was made to cash sitting on balance sheets and a suggestion made that if it is not needed, it be left in the taxpayers pockets.

With respect to the tax ratio, Mr. East referred to tendencies to increase this ratio to balance the budget. He spoke of user fees used to cover Surrey overheads; however, this creates a sense of double taxation. He asked that Surrey address this.

Mr. East spoke in support of contracting out and encouraged continuing this. He asked that the City set policy in this endeavour and pursue this plan.

Mr. East asked for a review of financial statements of the City.

In conclusion, Mr. East expressed support for the zero tax increase and thanked Council.

Councillor Huot spoke of reserves which play an important part in the financial future of the City.

Councillor Higginbotham noted that municipalities should operate like banks with reserves. In response to her question regarding the presentation of information, Mr. East noted there is a lack of consistency and independent reporting to allow for proper comparisons of municipalities.

In response to Councillor McCallums question concerning models for financing from other regions, Mr. East observed there may be difficulties in looking to other countries for such information. He suggested there may be North American models which could be useful. Mr. Dreyer suggested the Chamber will examine this issue and report back to Council. Mr. East suggested a Provincial Municipality Forum and noted there may funds available from the Real Estate Board for research.

Mayor Bose spoke of the Municipal Finance Association, and asked if they would address such matters as raised by the Chamber. The Manager noted that discussions occur at conferences but that no guidelines exist within a wide range of variables. He noted that benchmarking was undertaken three years ago and that Surrey participated in a national benchmarking to set standards and evaluate performance across the country.

Mr. East confirmed for Councillor Lewin that the third party referred to would be the UBCM.

It was noted that Surrey has been recognized by the Canadian Chamber of Commerce.

Mayor Bose thanked the Chamber for their presentation and for their interest as well as for the stimulation of discussion their presentation will spark.

Councillor Lewin suggested this presentation would have been well received in the Regular Council forum.

A. CORPORATE REPORTS (CONT'D)

Item No. C305 Air Sampling: Money's Mushrooms

File: 2152-19200

The General Manager, Engineering submitted a report to update Council on the Ministry of Health report "Characterization of Air Within Money's Mushroom Composting Facility", and to respond to Council's request for City staff to examine the appropriateness of the City undertaking an air sampling program in the vicinity of the Money's Mushroom composting plant.

Due to time constraints, this item was not dealt with.

B. ITEMS REFERRED BY COUNCIL (CONT'D)

1. RC Cluster Residential Zone

OCP Amendment By-law, 1994, No. 12352

File: 0023-12352/2122-002

At the Monday, January 15, 1996 Regular Council meeting, Council postponed a motion for third reading and referred Official Community Plan By-law 12352 to Council-in-Committee for discussion.

On February 6, 1996, this item was not dealt with; however Planning & Development advised they would prepare a Corporate Report.

On March 5, 1996, Planning & Development submitted Corporate Report C282 to Council for consideration.

At the May 29, 1996 Council-in-Committee meeting, Council received the information in C282. The Planning & Development Department recommendation to lift By-law 12352 from the table and give it third reading was not dealt with.

At the June 11, 1996 Council-in-Committee meeting, Council postponed consideration of OCP By-law 12352 for two weeks.

The General Manager, Planning & Development submitted a report in response to questions raised concerning Zoning By-law Amendment By-law No. 12352 which was referred to Council-in-Committee at the Regular Council meeting of January 15, 1996 for discussion.

The General Manager, Planning & Development was recommending that Council:

1. Receive this information report; and
2. Lift Zoning By-law Amendment By-law, 1994, No. 12352 from the table and give it third reading.

Due to time constraints, this item was not dealt with.

D. DELEGATION REQUESTS

E. COUNCIL MEMBERS REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was Moved by Councillor Lewin
Seconded by Councillor Huot
That the Council-in-Committee meeting do now adjourn.

Carried

The Council-in-Committee adjourned at 6:20 p.m.