Monday, April 27, 1992
Municipal Hall
14245 - 56th Avenue
Surrey, B.C.
Monday, April 27, 1992
Time: 8:08 p.m.

Present: Mayor Bose, Alderman Schrenk, Alderman Watkins, Alderman Hunt, Alderman Ralston, Alderman Higginbotham, Alderman Villeneuve, and Alderman Fomich entered the meeting as indicated in the minutes.

Staff Present: Municipal Clerk, Assistant Clerk, and J. Turner - Administrative Assistant.


"Surrey Official Community Plan By-law, 1983, No. 7600, Text No. 91, Amendment By-law, 1988, No. 11204."

Application No. 0023-7600

Alderman Fomich entered the Public Hearing at 8:09 p.m.; Alderman Villeneuve entered the Public Hearing at 8:10 p.m.; Alderman Higginbotham entered the Public Hearing at 8:11 p.m.

LOCATION: All those properties in the area of the Campbell River Valley commonly known as the Hazelmere Valley and described on Schedule A set out below.

APPLICANT: Council Initiative

PROPOSAL: BY-LAW 11203

To amend Chapter 4, Section C of the Surrey Official Community Plan as contained in Surrey Official Plan By-law No. 7600 (as amended), to designate properties in the Campbell River Valley as Development Permit Area No. XLVIII (48).

This amendment to the Official Community Plan (O.C.P.) is to establish Development Permit Areas (D.P.A.) for the "protection of the natural environment" and "protection of development from hazardous conditions".

Bylaw 11203 designates properties within Development Permit Area No. XLVIII, and establishes generic watercourse Development Permit Area guidelines to provide requirements and conditions by which development will take place.

Concerns with the natural environment include fish and wildlife habitat, and water quality. The concerns with property include hazardous conditions that may be caused by erosion, flooding and other water related impacts.

The development permit area applies to those properties through which the Campbell River and its tributaries flow or abut. The bylaw will assist Municipal Council in implementing planning objectives for the maintenance of natural drainage patterns and fish and wildlife habitat protection. It will also
provide consistency in application of development guidelines and ensure that environmental preservation and property protection measures are taken into account in development planning.

Thus, By-law 11203 is intended to provide advance notice of requirements for environmental protection, consistency in application, with the objective of a better environment and land values for the benefit of everyone.

Once included in Development Permit Area No. XLVIII, any development of the said property (except as exempted by By-law 11204) shall be subject to a development permit issued under the guidelines for Development Permit Area XLVIII under Chapter 4, Section C, of the Surrey Official Community Plan By-law No. 7600 (as amended).

BY-LAW 11204

To amend Chapter 4, Section C of the Surrey Official Community Plan as contained in Surrey Official Community Plan By-law No. 7600 (as amended), by adding the following Sub-Section after the Sub-Section "Administrative Requirements and Effects":

"Exemption of Development Requirement for Environmentally Sensitive Areas."

This By-law is to amend the Official Community Plan to exempt developers from the requirements for a development permit in certain conditions, where it has been determined that the proposed development will have no adverse impact on environmentally sensitive areas. Such determination may involve written approval from the Approving Officer regarding a subdivision; the Chief Inspector regarding alterations not disturbing the land; the Ministry of Environment and Department of Fisheries; or an Environmental Impact Analysis.

The Mayor advised Council and the gallery that it is the recommendation of the Planning Department that By-law Nos. 11203 and 11204 be tabled to enable a community consultative process to be undertaken.

Dalton Jones of 17019 - 8 Avenue was present to speak in opposition to the proposal. Mr. Jones' family has owned and farmed their land since the 1920s. These lands were included in the Agricultural Land Reserve 20 years ago.

Mr. Jones expressed concern that the public appears to be conservation conscious at the expense of the farming community. He noted it has become more difficult and costly each year to acquire permits for the clearing of farm land, which is essential to a viable farming operation. He noted that developable lands upstream are not included in the Permit Area while his land, which is not a source of the problem, is included.

Mr. Jones concluded by stating that farming is valued second to wild life (non-native) and fish and asked Council to exclude his property from the Permit Area.

Mr. Jones read a brief which implied that a community group was in favour of the by-law. He clarified this is not a correct interpretation.

During the presentation, Alderman Watkins left the Public Hearing at 8:20 p.m. and returned at 8:24 p.m. The brief concluded by requesting that farm lands be excluded from the Development Area.

It was Moved by Alderman Watkins
Seconded by Alderman Higginbotham

That the brief submitted by Mr. Jones be received.

Carried

Dave Gray of 14567 Sunset Drive, White Rock, was present and advised Council he has farmed his lands for 40 years. He noted that run-off water from the subdivision north of 16 Avenue has caused flooding of his
farm. He stated this problem began about five years ago. He suggested this problem must be addressed prior to further development.

John Kammerer of 17877 - 12 Avenue was present and advised he has farmed his lands for 22 years. Mr. Kammerer stated his opposition to the inclusion of his lands in the Permit Area. He indicated that forbidding the spreading of manure will destroy farming operations.

Jean Turner of 1446 - 172 Street was present to speak in opposition to the proposal. Ms. Turner expressed concern with farming as it exists under the Agricultural Land Reserve. She noted the proposed by-law conflicts with other regulations. She commented upon the Agrarian and Water Course Legislation recently passed by the Province.

It was Moved by Alderman Villeneuve  
Seconded by Alderman Watkins

That a copy of the recent amendments to the Waste Management Act submitted by Ms. Turner be received.

Carried

Alderman Fomich left the Public Hearing at 8:36 p.m.

F. Turner of 1446 - 172 Street was present and stated the needs of the farmers are well looked after by other legislation suggesting the proposal is another unnecessary level of regulation.

Ruth Smallwood of 4325 - 192 Street was present and questioned the method of notification of residents of meetings. She spoke of by-law insurance recommending that farmers inquire into this type of protection and pointing out it will be needed if the proposal goes forward.

Alderman Fomich returned to the Public Hearing at 9:44 p.m.

Joe Cairns of 131 Water Street, Gastown, was present on behalf of the Hazelmere Golf and Country Club, which is opposed to the proposal. Mr. Cairns noted the Federal and Provincial controls which exist are adequate to control development in the area. He stated it was almost unanimous that Campbell River area residents were opposed to the proposal at the previous public information meeting. He also stated his opposition to adjournment of the Public Hearing.

Tony Wood of 636 - 171 Street was present and suggested that management meet with residents of Surrey to determine their views.

Blanche Breaks of 17911 - 0 Avenue was present to oppose the proposal. Ms. Breaks stated that ditch maintenance has been conducted in the area for years by residents, noting that sediment which has flowed into the river has produced no complaints to date over harming of fish. She referred to a Ministry of Environment paper entitled Agriculture Perspectives of the Hazelmere Valley which suggests drain tiling of farm lands for increased productivity. Ms. Breaks expressed concern that the proposal would forbid such activity thus affecting the farmers.

Roland Harvey of 19506 - 3A Avenue was present to oppose the proposal. Mr. Harvey has been a resident in the area for over 60 years. He stated drainage from his land flows into the Campbell River but that little degradation of the area has occurred from farming. Problems occur from pollution from development up the hill and from vehicles. He expressed concern over the unlimited power granted by the by-law, over the lack of definition of the word "impact" and how this would be assessed, and over the potential for prevention of development. He concluded by urging Council to deny the application.

Mr. Gray, speaking for the Hazelmere Farmers Institute, asked that the proposal be concluded noting the farmers find it difficult in summer to attend meetings.

Rezoning Application No. 5691-0388-00
ADDRESS: 15050 - 32 Avenue

LEGAL: Lot 3, Sec. 22, Tp. 1, NWD, Plan 10503

APPLICANT: Intrawest Development Corp.
c/o LDM Services Ltd.
11120 - 84 Avenue
Delta, B.C.
V4C 2L7

PROPOSAL: To rezone the above property from "Family Residential Zone (R-F)" to "General Industrial Zone (I-G)".

The rezoning is to permit the construction of a clean air vehicle inspection facility.

The Notice of Public Hearing, except the legal description, was read by the Municipal Clerk. The location of the property was indicated to the Public Hearing.

Alderman Ralston and Alderman Robinson left the Public Hearing at 9:05 p.m.; Alderman Schrenk left the Public Hearing at 9:06 p.m.

Barbara Paton of 3417 - 148 Street was present to speak to the rezoning. Ms. Paton inquired into the particulars of the development. She suggested the use is not appropriate for an industrial zone and questioned the lack of water and sewer.

John Myron of 15070 - 32 Avenue was present to express his support of the proposal. Mr. Myron expressed concern over why the lift station does not service the entire area. He observed that sewer lines exist nearby and suggested that it be accessed to open the whole area.

Rezoning Application No. 5691-0194-00

ADDRESS: 1881 - 160 Street

LEGAL: Lot 10, Sec. 14, Tp. 1, NWD, Plan 85404

APPLICANT: Rick Myers
1815 King George Highway
Surrey, B.C.
V4A 4Z9

PROPOSAL: To rezone the above property from "Family Residential Zone (R-F)" to "Family Residential - Duplex Zone (R-F(D))".

The rezoning is to permit the conversion of an existing single family home into a duplex.

The Notice of Public Hearing, except the legal description, was read by the Municipal Clerk. The location of the property was indicated to the Public Hearing.

There were no objections to the proposed rezoning.

Rezoning Application No. 5691-0029-00

ADDRESS: 10790 - 156 Street

LEGAL: Lot 526, Sec. 24, Tp. 4, NWD, Plan 72724

APPLICANT: Hunter Laird Engineering
#300 - 65 Richmond Street
New Westminster, B.C.
V3L 5P5
PROPOSAL: To rezone the above property from "Suburban Residential Zone (RS)" to "Restricted Single Family Residential Zone (R-F(R))".

The rezoning is to permit subdivision into approximately 3 single family lots.

The Notice of Public Hearing, except the legal description, was read by the Municipal Clerk. The location of the property was indicated to the Public Hearing.

Jim Christchuck of 15640 - 108 Avenue was present to speak to the rezoning. Mr. Christchuck inquired into the specifics of the application. He commented the finished grade of the lot has created problems with water run-off onto his property which is worsened by the design of the retaining wall.

During discussion, Alderman Ralston returned to the Public Hearing at 9:19 p.m.; Alderman Schrenk returned to the Public Hearing at 9:21 p.m.; Alderman Watkins left the Public Hearing at 9:21 p.m.

Application No. 2388-0230-02

ADDRESS: 15953 Fraser Highway
8585/67 - 160 Street

LEGAL: Lot 1, Sec. 26, Tp. 2, NWD, Plan 81868 (15953 Fraser Highway); Lot 2, Except: Pcl. A, (Bylaw Plan 84210), Sec. 26, Tp. 2, NWD, Plan 81868 (8585 - 160 Street); Lot 1, Sec. 26, Tp. 2, NWD, Plan 87182 (8567 - 160 Street)

APPLICANT: Chandler Kasian Kennedy Architects
#301, 1770 - 7th West Avenue
Vancouver, B.C.
V6J 4Y6

PROPOSAL: To authorize the redesignation of the above properties from "Urban (URB)" to "Commercial (COM)".

The OCP Amendment is to accommodate the rezoning of the above properties to include Retail Commercial uses in the C-D zone under By-law No. 11151.

The Notice of Public Hearing, except the legal description, was read by the Municipal Clerk. The location of the properties was indicated to the Public Hearing.

Alderman Watkins returned to the Public Hearing at 9:23 p.m.

There were no objections to the proposal.

Rezoning Application No. 5691-0400-00

ADDRESS: 8420 - 164 Street

LEGAL: Pcl. "A", (Explanatory Plan 13143), Lot 1, Sec. 25, Tp. 2, NWD, Plan 7897

APPLICANT: McElhanney Engineering Services Ltd.
13160 - 88 Avenue
Surrey, B.C.
V3W 3K3

PROPOSAL: To rezone the above property from "Suburban Residential Zone (RS)" to "Restricted Single Family Residential Zone (R-F(R))".

The rezoning is to allow subdivision into approximately (5) five single-family lots.

The Notice of Public Hearing, except the legal description, was read by the Municipal Clerk. The location of the property was indicated to the Public Hearing.
Alderman Robinson returned to the Public Hearing at 9:25 p.m.

There were no objections to the proposed rezoning.

Rezoning Application No. 5691-0037-00

"Surrey Official Community Plan By-law, 1983, No. 7600 No. 141 Amendment By-law, 1992, No. 11247"

Application No. 2391-0037-00

ADDRESS: 6238 - 192 Street

LEGAL: Lot 16, Sec. 10, Tp. 8, NWD, Plan 28472

APPLICANT: Siegfried W. Toews
#304 - 1200 West Pender
Vancouver, B.C.
V6E 2S9

PROPOSAL: By-law 11246

To rezone the above property from "Suburban Residential Zone (RS)" to "Comprehensive Development Zone (C-D)".

The rezoning is to permit the construction of 32 senior's units and 35 Personal Care Units.

By-law 11247

To authorize the redesignation of 6238 - 192 Street from "Urban (URB)" to "Multiple Residential (RM)".

The Notice of Public Hearing, except the legal description, was read by the Municipal Clerk. The location of the property was indicated to the Public Hearing.

Ann Devlin of 6169 Greenside Drive West was present and expressed concern with the final repository of materials taken from demolition sites. She suggested erection of a fence during the construction and that the existing well on-site be used to save city water.

It was moved by Alderman Fomich
Seconded by Alderman Villeneuve

That the Public Hearing do now adjourn.

Carried.

The Public Hearing adjourned at 9:30 p.m.

CLKMIN 2325