

**Present:**

Chairperson – Councillor Martin  
Councillor Bose  
Councillor Gill  
Councillor Hepner  
Councillor Hunt  
Councillor Rasode  
Councillor Steele  
Councillor Villeneuve  
Mayor Watts

**Absent:****Staff Present:**

City Manager  
City Clerk  
Deputy City Manager  
General Manager, Investment and Intergovernmental  
General Manager, Planning & Development  
City Solicitor  
General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Parks, Recreation & Culture  
General Manager, Human Resources

**A. DELEGATIONS****1. Ms. Alysen Cameron**  
File: 3760-15; 0550-20-10

Ms. Alysen Cameron was in attendance before Council regarding illegal suites in Surrey.

The following comments were made:

- She has not lived in Surrey for long, not even two years, yet she has had 5 residences. She was evicted out of one because it was found to be an illegal suite.
- Ms. Cameron is an artist, likes peace and quiet, unfortunately, due to illegal suites and the unacceptable construction practices involved with illegal suites, there is no sound barrier in her residence.
- Ms. Cameron stated that part of her rent should go toward paying amenities like other citizens but it currently does not.
- She stated that there are excellent amenities within the City of Surrey and there are a lot of people who are enjoying them and not paying for them as they should.
- Ms. Cameron currently pays \$500 per month and the City is not seeing any of it. It is unfortunate that the City of Surrey is not receiving its fair share of the taxes they are entitled to.
- One solution would be to register all suites in order for the tenants to be acknowledged as tax payers, although that would be a lot of work for the City.
- She requested that the City partner with non-profit agencies within the City who have the information on people who are living in subsidized housing and in illegal suites.
- She suggests that the City legalize suites and then some of the monies paid in rent can be put toward amenities.

2. **Mr. Steve Sawchuck**  
**Employer, Business Services Advisory, Citizen Services**  
**Service Canada**  
File: 6750-01; 0550-20-10

Mr. Steve Sawchuck was in attendance before Council to make a presentation regarding Service Canada Business programs.

The following comments were made:

- Mr. Sawchuck thanked the Mayor and Council.
- Referenced information folders he dropped off for inclusion in their packages.
- Discussed work sharing program designed to help businesses going through an economic downturn and are facing the unsavory task of having to lay-off employees. He stated it is a sad thing when people have to be laid off.
- The Federal Government has a Work Sharing Program. What it allows employers to do is rather than laying off staff, we can reduce their hours of work and the Federal Government will help to pay wages by the hours that they have been reduced out of their unemployment insurance benefit.
- An example of how the program might work is if there are 10 people in the shipping department, you need to lay 5 staff off, you can reduce their hours of work by 50%, and they would receive 50% of their unemployment benefits on top of that. It works out to 75% - 80% of what they would normally make with the business.
- When business picks up there is no delay in reinstating them on their regular work program with benefits.
- Full-time work is able to commence without re-training or upgrading.
- The Work Sharing Program can run to a maximum of 1 year. There is no cost to the business other than taxes.
- For the employee it is paid out of the EI fund but it is not processed like a regular a claim; therefore there is no two-week waiting period to serve.
- An employee would get paid, with no waiting period on the 1<sup>st</sup> day the job sharing agreement begins.
- If after a year is up, and the business has still not returned to its full potential, and they still have to lay the staff off, employees can still go on benefits and it would be assessed prior to the work sharing arrangement.
- They could potentially collect 52 weeks of work sharing plus regular EI benefits after that.
- The other program that goes hand-in-hand with the Work Sharing Program is the Record of Employment (ROE) Web.
- With ROE Web, when an employer lays someone off they have to complete a separation slip.
- It takes a company payroll department quite a bit of time to fill it out, there are a number of questions, and there is room for error.
- If an employer signs up for the Federal Government ROE Web Program the record can be done online.
- It will save time and trouble, the program prompts users if there is an error, and it helps to match up with the person's claim.

- Once the person submits it online, it is matched to the employee claim and ROE Web will do the calculation without the agency even having to see it (if it is straightforward).
- A claim could be then processed within 48 hours instead of the 3-4 weeks it normally takes with the paper forms.
- Councillor Hepner asked how are some of the businesses that may be affected in terms of layoff, how else are they being advised that they have some of these options available, because these are great options. How else is the message being delivered?
- Mr. Sawchuck explained that in addition to the signs in the advertisements as part of the Federal Government's Economic Action Plan, his service area as part of the Surrey office covers all the way out to Hope. He has been doing an active campaign and going to various association meetings, going to businesses and putting on seminars.
- Councillor Hepner wants to ensure this goes in front of the Boards of Trade and hopes the various Chambers are getting this out to their membership.

3. **Mr. George L. Zaklan**

File: 5250-20-17; 0550-20-10

Mr. George L. Zaklan was in attendance before Council regarding the proposed 84 Avenue highway system in Bear Creek Park.

**Note:** See Outstanding Corporate Report R167 of the Regular Council – Public Hearing agenda.

**Note:** See Supplemental Corporate Report R187 of the Regular Council – Public Hearing agenda.

The following comments were made:

- Mr. Zaklan introduced himself to Council, stated that he lives in Surrey.
- Believes it was an exercise in democracy to be here.
- This is the 20<sup>th</sup> year of this issue and this is the 4<sup>th</sup> time this has arisen.
- The Bear Creek Park was donated in 1937.
- This ¼ section of land was set aside as a park in perpetuity.
- It has become Surrey's flagship park.
- A rally was held in support of the park
- The concept of putting a highway through the park is abhorrent.
- 10's of millions of dollars will be needed.
- We do not need another highway.
- This is an important park to our ecosystem.
- This 132 square mile City had at one time some of the finest forests and freshwater streams, and what we have now, they are being threatened.
- There are signed petitions for submission.

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That reports provided by Mr. Zaklan and Ms.  
Lisa Fox on behalf of the Friends of Bear Creek be accepted as information.  
Carried

**Ms. Lisa Fox of 11478 Ferguson Street (aka 135 Street) introduced herself to the Mayor and Council**

- Ms. Fox opened her statement by saying that "*Friends of Bear Creek*" are opposed to the expansion of 84<sup>th</sup> Avenue.
- The road allowance is only 10 metres wide.
- She presented an information package that was received by Council as information.
- In the package she referenced a map that was presented to Council and stated that the value of the southern portions depicted are well over 1.5 million dollars.
- The map provided is from 1933 and is sectioned off in "chains"; Ms. Fox explained that chains are an old way of surveying; one chain is equal to 20.11 metres.
- Another map provided illustrated a road allowance from 1948; Ms. Fox stated the road allowance is only 10.0458 metres.
- According to the historical documents recovered, the road allowance needed for the expansion is insufficient; as a result, there should not be an increase in the road allowance because the City does not have the required width for the proposed road.
- The proposed road will go right through the hatched area shown on the map she provided to Council. Ms. Fox explained that the hatched area illustrates two fisheries, which are restrictive fisheries covenants in favour of the Province of BC for the protection of fish and fish habitat. They were placed on the Province in 1993.
- Ms. Fox read a section of the covenant to Council which stated:  
***"Schedule A: no building or structure, fencing or any part thereof, including any fixed equipment, fencing, mobile home, or modular home shall be constructed, reconstructed, moved or located. Nor shall any land fill, land clearing or any other disturbance take place within the said portions of land wholly outlined on Schedule A.***
- ***Schedule B - Shall not without prior written consent of the Crown, cut down, trim, prune, defoliate, alter, remove, tamper with or work on any trees, shrubs, plants, bushes, groundcover, vegetation, or any form of plant life, within that portion of said lands fully outlined in Schedule A, so that said trees, shrubs, plants, bushes, plant life and other forms of plant life remain in a naturally vegetative state in perpetuity.***
- Perpetuity means forever
- The other covenant provided says the same thing.
- It is important to note that the Province is on record with this covenant and it is highly unlikely that they will break the spirit of this covenant that is written so strongly.
- Ms. Fox has completed extensive research into restrictive fisheries covenants and she has never seen one that is so strongly worded.

- This covenant means no bridges through the area, no roads through there, don't touch it.
- The covenant runs with the land and not with the land owner and so it can't be dismissed.
- The pink hatched area is 999 metres of dedicated park that was removed in 2003 and paved by the City yet no record exists of the referendum or public meeting and no file can be found.
- There is no file or referendum regarding alternative uses being approved for the land.
- Ms. Fox demanded to see a referendum that approved the removal of the land.
- She stated that if one cannot be found, the "*Friends of Bear Creek*" expect the land to be returned to a naturally vegetative state and back into park land.
- She knows that the City has to go back into referendum to build the road and they are over 7,000 people who say you will not get this now or in the future.
- They have legal counsel and are looking into all their options.
- Ms. Fox stated that her group "*Friends of Bear Creek*" has engaged legal advice and has provided a copy of a letter from their lawyer in the package she provided City Council with.
- Mayor Watts addressed a question to Staff concerning a rendering that was in the package in terms of the alignment of the road. Mayor Watts requested to view it on screen.
- It was explained by Staff that the rendering was an air photo that showed potential alignment of the road, designed to maximize the use of BC Hydro right-of-way and was the first attempt at achieving the creek crossing.
- There were other renderings included in the package.
- Mayor Watts asked for clarification on the rendering of the road.
- Staff shared that there are some features that can be built into the road such as a pedestrian crossing, a bike path and parking for the park usage.
- The Chair thanked the delegation for their presentation.

4. **Vince Lalonde, General Manager  
Engineering**

File: 5225-60, 0550-20-10

Vince Lalonde, General Manager, Engineering was in attendance before Council to make a presentation regarding Corporate Report Co06 - Serpentine and Nicomekl Lowlands Flood Control Project Update.

Note: See Corporate Report Co06.

The following comments were made:

- Mr. Lalonde introduced Jeff Harrison, Manager of Special Projects to speak on the successes had on the project.
- Jeff provided Council with an overview of the Lowland Flood Control Project.

- In 1999 City embarked on an ambitious 10-year program to address lowland flooding. The intent of the program was to control flooding on the Serpentine and Nicomekl floodplain to set a standard.
- The Project involved property acquisition with over 200 land owners.
- For the Serpentine River, by the end of 2010 only minor dike construction activities will remain.
- As for the Nicomekl River, by the end of 2010 only minor dike activities will remain.
- Completed upgrades to old logging ditch pump station.
- Provided photo illustrating the Serpentine River dike.
- 10 pump stations were purchased at one time to bring significant savings to the City.
- Delegation discussed conveyance works and temporary spillways
- Spillways were constructed because there were a number of constraints in the system. There were a series of three culverts that were undersized on 88th Avenue.
- Discussed the Terasen Gas Crossing of Latimer Creek.
- The Southern railway of British Columbia has a track, last summer a sheet pile wall was constructed.
- The Fraser Highway Bridge was removed and replaced with new crossing.
- Other System constraints, had a number of minor dike failures, which resulted in taking a few years to reinstate which involved removal loading of material and building back in stages.
- City Engineering replaced bridges over 184<sup>th</sup> and 192 street Nicomekl River
- Looking to restrict flooding to a maximum of 5 days for the 10 year, 5 day winter storm event. And restrict flooding for the 10 year, 2-day growing season storm event.
- One unique area involves intermittent municipal drainage, it is the floodplain bounded by 84th Street by neighboring communities of 96th Street.
- As illustrated in a photo of 1968, the floodplain is very narrow as compared to those west of 184th Street.
- Consultation process has been initiated. Met with AAC last month. Will meet with Langley and Langley Township. Will bring a Corporate Report to Council in 2010.
- A project Steering Committee was formed early during the development and implementation of the plan. The Steering Committee is comprised of 8 property owners from various regions and represents various agricultural interests.
- Besides these stakeholders, the City has been active with the Surrey Diking District and has attended their monthly meetings and AGM.
- Have been in constant contact with the Agricultural Committee and the Agricultural Land Commission.
- To make all these works possible the City has needed property acquisitions.
- Since 1999 have been acquiring statutory rights-of-way as part of the project.
- To ensure compensation is equitable between owners, the City in consultation with the Steering Committee and external land appraisers has created a model to represent fair market value for right-of-way compensation.

- To date the City has obtained rights-of-way for approximately 75 KM of dike along the Serpentine and Nicomekl Rivers.
- There are 15 acquisitions still needed and the Reality Services Division is working on it. Should acquisitions fail, the Engineering Department will bring a further Corporate Report to Council.
- With all these works, although the project is not fully complete, we are starting to see benefits to the lowlands such as reducing the frequency of flooding and illuminating floods more quickly and are seeing intensification in farming activities with over 200 hectares of previously fallowed land now being used for active farming. Are seeing semi-dormant hay-fields now being actively farmed with crops such as vegetables and blueberries. With replacement of the Fraser Highway Bridge we are expecting to see even greater benefits to the areas in the upper Serpentine and Lower Serpentine River.
- Provided an aerial photo to illustrate how positive outcomes have yielded from drainage works put in place.
- Will be coming back to Council with a servicing plan report in the spring of 2010, are expecting there should be substantial completion of the works by next year. And total completion of the program by the summer of 2011.
- Councillor Bose asked that with rising sea-levels anticipated, what provisions are made within this program to respond to those contingencies, and what about the siltation of the lower reaches of the Nicomekl and Serpentine Rivers. He thinks the program that has been undertaken is fabulous and has received positive support in the farming community. But down the road, there will likely be challenges.
- Staff has looked at rising sea levels on this project, they are in areas downstream of the sea dams, i.e., Crescent Beach, and have presented strategies that can be implemented to deal with rising sea levels and will finalize the report shortly. Also looked at the dikes in the Mud Bay and Colebrook area. As far as siltation in the lower reaches of the river, have implemented a series of silt traps and are currently studying the issue on the Nicomekl River.
- Staff shared that they plan to have discussions with the Township and City of Langley to work on negotiating financial assistance/compensation to deal with the catchments that are in their districts that flow through Surrey; they also plan to discuss rights and how to pro-rate a share of the dike work.
- Councillor Hunt said north on Fry's Corner there is a triangle between the Serpentine River and 176 Street, there are fields that in living memory have never been farmed and today there is corn growing on it.
- Councillor Gill questioned how much excavated material is exported outside of Surrey and whether there was some value or strategy associated with the material of the top soil/structural fill that is exported.
- Staff explained that over the past few years, we have been receiving free fill from other sites as long as it meets the criteria for a dike. We have looked at receiving more top soil to dress the backside of the dikes to help the industry but have yet to find a successful partnership.

## B. ITEMS REFERRED BY COUNCIL

**C. CORPORATE REPORTS**

- 1. The Corporate Reports, under date of October 5, 2009, were considered and dealt with as follows:

**Item No. Coo6**      Serpentine and Nicomekl Lowlands Flood Control  
Project Update  
File: 5225-60

The General Manager, Engineering submitted a report to provide information about the status of construction of flood control works in the Serpentine and Nicomekl lowlands.

**Note:** See Delegations, Item A.4.

The General Manager, Engineering was recommending that the report be received for information.

It was

Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Corporate Report Coo6 be received for

information.

Carried

**D. DELEGATION REQUESTS**

**E. COUNCILLORS' REPORTS**

**F. OTHER COMPETENT BUSINESS**

**G. ADJOURNMENT**


It was

Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 4:51 p.m.

  
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Jane Sullivan, City Clerk

  
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Councillor Martin, Chairperson