



# City of Surrey

## Regular Council - Land Use

### Minutes

Multi-Purpose Rooms 1 & 2  
Surrey Sport & Leisure Complex  
16555 Fraser Highway  
Surrey, B.C.  
MONDAY, MAY 30, 2005  
Time: 3:34 p.m.

#### Present:

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

#### Absent:

Councillor Villeneuve  
Councillor Hunt

#### Councillors Entering Meeting as Indicated:

#### Staff Present:

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Finance, Technology and  
HR  
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

#### FLEETWOOD/GUILDFORD

##### 1. 7904-0267-00

18940 - 94 Avenue

**F. Pedersen Design Ltd. /Performance Mall Properties Inc.**

Development Permit/Development Variance Permit

*Development Permit to permit the construction of a second industrial building on the lot. Development Variance Permit to relax the west side yard setback.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 18940 - 94 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulation:

- to reduce the west side yard setback of the IL Zone from 7.5 metres (25 ft.) or 0 metre to 1.5 metres (5 ft.)

in order to permit the construction of a second industrial building on the 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 Higginbotham  
Seconded by Councillor Tymoschuk  
That:

1. Council authorize staff to draft Development Permit No. 7904-0267-00 in accordance with the attached drawings (Appendix II).
2. Council file Development Variance Permit Application No. 7903-0420-00.
3. Council approve Development Variance Permit No. 7904-0267-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west side yard setback of the "Light Impact Industrial Zone (IL)" Zone from 7.5 metres (25 ft.) or 0 metre to 1.5 metres (5 ft.).
4. Council instruct staff to resolve the following issues prior to approval
  - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (b) approval of Development Variance Permit No. 7904-0267-00.

RES.R05-1291

Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council file Development Variance  
Permit Application No. 7903-0420-00.

RES.R05-1292

Carried

## NEWTON

2. **7905-0091-00**  
**14988 - 57 Avenue**  
**Michael Geary, Hotson Bakker Architects/YMCA of Greater Vancouver,**  
**City of Surrey**  
Rezoning/Development Permit  
*Amend CD By-law No. 13636 and Development Permit to permit an addition to the existing building.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 14988 - 57 Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 13636) to CD; and
- a Development Permit

in order to permit the development of a 456 square metre (4,900 sq.ft.) addition to the existing YMCA 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 Higginbotham  
Seconded by Councillor Watts  
That:

1. a By-law be introduced to amend "Comprehensive Development Zone (CD)" (By-law No. 13636) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7905-0091-00 generally in accordance with the attached drawings (Appendix III).
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) approval from the Ministry of Transportation; and
  - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-1293 Carried

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1999, No. 13636, Amendment By-law, 2005,  
No. 15757" pass its first reading.

RES.R05-1294 Carried

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



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1999, No. 13636, Amendment By-law, 2005,  
 No. 15757" pass its second reading.

RES.R05-1295 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13636, Amendment  
 By-law, 2005, No. 15757" be held at the Surrey Sport & Leisure Complex on  
 June 13, 2005, at 7:00 p.m.

RES.R05-1296 Carried

**3. 7905-0057-00**

**13577 - 73 Avenue**

**David Graham, Kasian Kennedy Architecture Interior Design and  
 Planning/675243 B.C. Ltd., Inc. No. 675243**

Development Permit/Development Variance Permit

*Development Permit to permit exterior renovations to an existing restaurant.*

*Development Variance Permit to permit one additional fascia sign than permitted  
 under the Sign By-law.*

The General Manager of Planning & Development submitted a report concerning  
 applications for a Development Permit and a Development Variance Permit on  
 property located at 13577 - 73 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - to vary the provisions of the Sign By-law No. 13656 to permit one  
 additional fascia sign on the north elevation of the building

in order to permit the renovations to an existing restaurant.

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 Bose  
 Seconded by Councillor Watts  
 That:

1. Council authorize staff to draft Development Permit No. 7905-0057-00 in  
 accordance with the attached drawings (Appendix III).



2. Council approve Development Variance Permit No. 7905-0057-00 (Appendix V), varying the following, to proceed to Public Notification:
  - (a) to vary the provisions of the Sign By-law No. 13656 to permit one additional fascia sign on the north elevation of the building.
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) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-1297

Carried

4. **7905-0022-00**  
**12126 - 90 Avenue**  
**Wojciech Grzybowicz (WG Architecture Inc.)/Ajit Singh Gill, Dilbagh Singh Gill and Manjit Singh Gill**  
Development Permit/Development Variance Permit  
*Development Permit to permit development of a warehouse building.*  
*Development Variance Permit to vary the rear yard and west side yard setback requirements for principal buildings.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 12126 - 90 Avenue.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary the following by-law regulations:
  - vary the minimum rear yard setback for principal buildings of the IL zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
  - vary the minimum west side yard setback for principal buildings of the IL zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.)

in order to permit the development of a warehouse 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 Bose  
Seconded by Councillor Watts  
That:

1. Council authorize staff to draft Development Permit No. 7905-0022-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0022-00 (Appendix IX), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
  - (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.).
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) submission of an acceptable finalized tree survey and a statement regarding tree preservation.

RES.R05-1298

Carried

### SOUTH SURREY

**5. 7903-0037-01**

**Portion of 15360 - 32 Avenue**

**R.A. (Rick) Johnson/Robert Scot and Cheryl Ann McGillivray**

Temporary Use Permit Renewal

*To renew Temporary Use Permit No. 7903-0037-00, to allow continued use of a portion of the property as an auto-repair shop on a temporary basis.*

The General Manager of Planning & Development submitted a report concerning an application for a Temporary Use Permit renewal on property located at portion of 15360 - 32 Avenue.

The applicant is proposing:

- to renew Temporary Use Permit No. 7903-0037-00

to allow continued use of a portion of the property at 15360 - 32 Avenue as an automotive repair shop, for vehicles less than 5,000 kilograms (11,023 lbs.) G.V.W., while the owner of the business seek a new site for the commercial operation.

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 Tymoschuk  
That:

1. Council approve Temporary Use Permit No. 7903-0037-01 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R05-1299

Carried

### SURREY CITY CENTRE/WHALLEY

6. **7904-0344-00**  
**10274 - 120 Street**  
**Parminder Parmar/Parminder and Sharanjit Parmar**  
Development Permit  
*Development Permit to permit the construction of a truck repair facility in South Westminster.*

The General Manager of Planning & Development submitted a report concerning an application for a Development Permit on property located at 10274 - 120 Street.

The applicant is proposing:

- a Development Permit

in order to allow the construction of a truck repair facility in South Westminster.



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 Watts  
That:

1. Council authorize staff to draft Development Permit No. 7904-0344-00 in accordance with the attached drawings (Appendix III).
2. 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;
  - (b) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (c) removal of the existing single family dwelling to the satisfaction of the Building Division.

RES.R05-1300

Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

7. **7904-0414-00**  
**8647, 8671 and 8687 - 159 Street**  
**Carson Nofle, c/o Focus Architecture Inc./Manjit Singh Chatha, Balbinder Kaur Mann and Balraj Singh Mann; Pavittar Singh Bassi and Gurpreet Kaur Bassi; 678617 B.C. Ltd., Inc. No. 678617**  
 Rezoning/Development Permit/Development Variance Permit  
*Rezone from RF to RM-30. Development Permit to permit 71 townhouse units. Development Variance Permit to permit variances to building setbacks along all property lines.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and applications for a Development Permit and a Development Variance Permit on properties located at 8647, 8671, and 8687 - 159 Street.

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit; and

- a Development Variance Permit to vary the following RM-30 Zone regulations:
  - To vary the minimum north yard (87 Avenue) setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face; and 3.2 metres (10 ft.) to the columns;
  - To vary the minimum south yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; and 6.0 metres (20 ft.) to the columns;
  - To vary the minimum west yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; and 6.0 metres (20 ft.) to the columns; and
  - To vary the minimum east yard (159 Street) setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face; 3.2 metres (10 ft.) to the columns; and 2.6 metres (9 ft.) to the fourth stair riser

in order to permit the development of 71 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 "Single Family Residential Zone (RF)" (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. 7904-0414-00 in accordance with the attached drawings (Appendix III).
4. Council approve Development Variance Permit No. 7904-0414-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard (87 Avenue) setback of the RM 30 Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face; and 3.2 metres (10 ft.) to the columns;

- (b) to reduce the minimum south yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; and 6.0 metres (20 ft.) to the columns;
  - (c) to reduce the minimum west yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; and 6.0 metres (20 ft.) to the columns; and
  - (d) to reduce the minimum east yard (159 Street) setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) to the building face; 3.2 metres (10 ft.) to the columns; and 2.6 metres (9 ft.) to the fourth stair riser.
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 consolidation and road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable 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) the applicant adequately address the impact of no indoor amenity space;
  - (g) registration of a reciprocal pedestrian access agreement with properties located to the west; and
  - (h) removal of all existing buildings and structures to the satisfaction of the Building Division.

RES.R05-1301

Carried



It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. "15758" pass its first reading.  
RES.R05-1302 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. "15758" pass its second reading.  
RES.R05-1303 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. "15758" be held at the  
Surrey Sport & Leisure Complex on June 13, 2005, at 7:00 p.m.  
RES.R05-1304 Carried

## NEWTON

8. **7905-0048-00**  
**6960 - 120 Street**  
**Maciej Dembek, Barnett Dembeck Architects Inc./Bahga Enterprises**  
Development Permit/Development Variance Permit  
*Development Permit to permit development of a four-storey apartment building.*  
*Development Variance Permit to reduce setbacks along south and east lot lines.*

The General Manager of Planning & Development submitted a report concerning applications for a Development Permit and a Development Variance Permit on property located at 6960 - 120 Street.

The applicant is proposing:

- a Development Permit; and
- a Development Variance Permit to vary building setbacks along the southern and eastern lot lines, from 7.5 metres (25 ft.) to setbacks varying from 2.9 metres (10 ft.) to 6.3 metres (21 ft.)

in order to permit the development of a four-storey, 61 unit apartment 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 Watts  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7905-0048-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7905-0048-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south yard setback of the CD Zone (By-law No. 12606) from 7.5 metres (25 ft.) to 6.3 metres (21 ft.) for building entry way;
  - (b) to reduce the minimum southeast side yard setback of the CD Zone (By-law No. 12606) from 7.5 metres (25 ft.) to 3.2 metres (10 ft.);
  - (c) to reduce the minimum east yard setback of the CD Zone (By-law No. 12606) from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for building façade; and
  - (d) to reduce the minimum east side yard setback of the CD Zone (By-law No. 12606) from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) for building entryway.
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) submission of a landscaping plan and a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

RES.R05-1305

Carried

9. **7904-0058-00**  
**5811 and 5863 - 126 Street**  
**New East Consulting (Don Wong)/Gurpal Sahota and Dharvinder Dhaliwal**  
**OCP Amendment/Rezoning**  
*OCP Amendment from Suburban to Urban. Rezone from RA to RF-12 to create 19 single family small 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 5811 and 5863 - 126 Street.

The applicant is proposing:

- an OCP amendment from Suburban to Urban; and
- a rezoning from RA to RF-12

in order to allow subdivision into 19 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 Tymoschuk  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to redesignate the property in the OCP from Suburban to Urban and a date for Public Hearing be set (Appendix IX).
2. a By-law be introduced to rezone the property 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.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments 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*.
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;
  - (d) approval from the Ministry of Transportation; and



- (e) acquisition by the applicant of a 1.15 metre strip of land from the City to meet the applicant's portion of the 59 Avenue road dedication requirement.

RES.R05-1306 Carried with Councillor Bose against.

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 117 Amendment By-law 2005, No. 15759" pass its  
first reading.

RES.R05-1307 Carried with Councillor Bose against.

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

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 117 Amendment By-law 2005, No. 15759" pass its  
second reading.

RES.R05-1308 Carried with Councillor Bose against.

It was then Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 117 Amendment By-law 2005,  
No. 15759" be held at the Surrey Sport & Leisure Complex on June 13, 2005, at  
7:00 p.m.

RES.R05-1309 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15760" pass its first reading.

RES.R05-1310 Carried with Councillor Bose against.

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. 15760" pass its second reading.

RES.R05-1311 Carried with Councillor Bose against.

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. 15760" be held at the  
 Surrey Sport & Leisure Complex on June 13, 1005, at 7:00 p.m.  
 RES.R05-1312 Carried

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### CLOVERDALE/CLAYTON

10. **7904-0433-00**  
**17638 - 60 Avenue**  
**P.J. Lovick Architect Ltd./7-Eleven Canada Ltd.**  
 Rezoning/Development Permit  
*Rezone from CD (By-law No. 10251) to CD (By-law No. 12000). Development Permit to permit the redevelopment of a gasoline service station and convenience store.*

The General Manager of Planning & Development submitted a report concerning an application for rezoning, and a Development Permit application on property located at 17638 - 60 Avenue.

The applicant is proposing:

- a rezoning from CD (By-law No. 10251) to CD (By-law No. 12000); and
- a Development Permit

in order to permit the redevelopment of a gasoline service station and convenience store.

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 Higginbotham  
 That:

1. a By-law be introduced to rezone the property from "Comprehensive Development Zone (CD)" (By-law No. 10251) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7904-0433-00 in accordance with the attached drawings (Appendix III).

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 road dedication plans to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation;
  - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
  - (e) registration of a reciprocal access agreement between the subject property and the adjacent property to the south.

RES.R05-1313

Carried

It was

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

No. 12000, Amendment By-law, 2005, No. 15762" pass its first reading.

RES.R05-1314

Carried

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

It was

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15762" pass its second reading.

RES.R05-1315

Carried

It was then

Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15762" be held at the Surrey Sport & Leisure Complex on June 13, 2005, at 7:00 p.m.

RES.R05-1316

Carried



**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****11. 7905-0094-00**

**5550 - 188 Street/ 18869, 18891, 18931 and 18997 - 54 Avenue**

**Igor Zahynacz, New East Consulting Services Ltd./Owners: North Central Management Corporation; Brent Robarts; 431338 B.C. Ltd.; Sukhjinderjit Singh Bath; Mohan Singh Bachra; Eileen May Storzuk; Fray Home; Gerald John and Heather Lynn Hutchinson**

OCP Amendment/Rezoning

*OCP Amendment from Suburban to Urban. Rezone from RA to RF to create approximately 111 single-family residential 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 5550 - 188 Street/18869, 18891, 18931 and 18997 - 54 Avenue.

The applicant is proposing:

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

in order to allow subdivision into approximately 111 single family residential lots.

**Delegation**

Ken Beck Lee was in attendance and commented that the proposed application is to amend the OCP from Suburban to Urban and to rezone the property from RA to RF. He continued that he believed that 188 Street and 54 avenue collectors to the east are very wide and include a Hydro ROW approximately 450 feet wide.

He stated that he understood staff had raised issues relative to the interface with neighbouring properties. He added that he thought these issues had been addressed appropriately. He continued that the north side of the property is urban, the west side property owner(s) have applied for rezoning and would have light impact. He added that he didn't know what was going to happen on the south side of the property, but for now the proposed standard is six single family residential density lot size. He continued that the second issue raised was school capacity, and based on conversations he had with School District planners, there is enough capacity in the elementary school, and capacity in high school would be created through a combination of catchment boundary revision and introduction of portables.

He added that another concern raised was the school crossing as students would have to cross Highway 10, which is accompanied by a pedestrian-activated traffic light. He noted that, based on a traffic impact study, a full traffic signal would be

preferable to allow full traffic movement. He added that this would increase the safety of children, although many children are driven to school.

He stated that the third concern is of lack of amenities such as neighbourhood commercial south of Highway 10. He added that most concerns appeared to be whether the zoning would be suburban residential or urban residential.

He noted that the fourth concern was train traffic. He added that because of the Delta Port expansion there would be more train traffic and more noise associated with this increase in train traffic. He discussed the crossings at 192 Street and 184 Street. He stated that the fifth concern was relative to separating industrial and residential traffic. He proposed that traffic be separated by closing 54 Avenue at the end of the proposed development to only allow emergency vehicle access. He stated that he tried to address all concerns raised by staff and respectfully requested Council's support.

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

It was Moved by Councillor Priddy  
Seconded by Councillor Tymoschuk  
That Application 7905-0094-00 be referred  
back to staff to work with the applicant in developing and bringing forward  
conditions that will allow the application to proceed.

RES.R05-1317

Carried

## C. CORPORATE REPORTS

1. The Corporate Reports under date of May 30, 2005 were considered and dealt with as follows:

**Item No. L005** Proposed Commercial & Small Lot Development in Fraser Heights Rezoning from RA to CD & RF-12 - Application No. 7904-0357-00:  
10777 - 160 Street (By-law Nos. 15577A & 15577B  
File: 7904-0357-00

The General Manager of Planning & Development submitted a report to advise Council of revisions that have been made to the proposed commercial development to be located at 10777 - 160 Street in the southwest corner of the commercial node in Fraser Heights and to obtain Council approval for amendments to the related rezoning by-law.

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

**A motion by Councillor Higginbotham that Council:**

1. Receive this report as information;
2. Approve amendments to Comprehensive Development By-law No. 15577A as documented in Appendix "F" to this report;
3. Authorize staff to draft a Development Permit for the proposed development, based on the drawings attached as Appendix "D" to this report;
4. Approve an amendment to Development Variance Permit No. 7904-0357-00, eliminating the variance for the minimum south side yard setback from 7.5 metres (25 feet) to 2.4 metres (8 feet) and instruct the City Clerk to proceed with Public Notification for Development Variance Permit No. 7904-0357-00, as amended;
5. Instruct the City Clerk to bring forward the By-law No. 15577A for the necessary actions by Council to amend the By-law in accordance with recommendation 2 and to set a date for the related Public Hearing; and
6. Instruct the City Clerk to forward a copy of this Corporate Report and the related Council resolution to the applicant and to the Fraser Heights Community Association.

Received **NO SECONDER.**

It was	Moved by Councillor Bose Seconded by Councillor Higginbotham That Application 7904-0357-00 be significantly amended to meet the community's expectation prior to Council giving further consideration from the developer on this site.
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RES.R05-1318

Carried

**D. ITEMS TABLED BY COUNCIL**

The agenda order was varied to hear delegations at the end of the agenda.

**F. CORRESPONDENCE**



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

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15413"

7903-0433-00 - Amarjit and Jagdish Duhra, Hardev, Sunjeev, Mandeep Duhra, Amanda Uppal, J & R Investments Ltd., Papinder and Rajwant Kooner 562914 B.C. Ltd., Ranjit Sangha, c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RS (BL 5942) and RA (BL 12000) to RF (BL 12000) - 6898 and 6922 - 148 Street, and 6887 - 149 Street - to allow subdivision into approximately 26 single family residential lots.

Approved by Council: June 21, 2004

- \* Planning & Development advise that (see memorandum dated May 20, 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 Higginbotham

Seconded by Councillor Watts

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2004, No. 15413" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1319

Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14799"

7900-0179-00 - Christ Worship Centre

A-1 (BL 12000) to PA-2 (BL 12000) - 17185 – 80 Avenue - to permit the development of a regional-scale church.

Approved by Council: September 3, 2002

**Note:** A Development Permit (7900-0179-00) on the site is to be considered for Final Approval under Item I.1(b).

**Note:** The Public Hearing on this application was held on September 16, 2002. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- \* Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to the applicants' need to raise funds to cover the servicing and construction costs.

In addition, Planning advise that the applicants have requested to retain the existing dwelling and accessory buildings. Although removal of all existing buildings on site was a subject condition, under the circumstances (ie. the church is not a for profit organization, buildings will be used as a base during construction), bonding has been taken to ensure removal of these buildings in the future.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2002, No. 14799" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1320

Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13145"  
7996-0080-00 - JBP Development Ltd.,  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF (BL 12000) - 6869 - 152 Street - to permit the development of approximately 22 single family residential lots.

Approved by Council: May 27, 1997

- \* Planning & Development advise that (see memorandum dated May 25, 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.

**Note:** The Public Hearing on this application was held on July 7, 1997. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing.

- \* Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to this project (and several others in the area) being on hold for several years because of sewer servicing issues that

prevented completion of these projects. The sewer servicing issues have now been resolved.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1997, No. 13145" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1321

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15399"

7904-0032-00 - 678859 B.C. Ltd., c/o Sanford Design Group Ltd. (Harvie Fuller)

RA (BL 12000) to CD (BL 12000) - 7645 - 128 Street - to permit the  
development of a 2,394.13 square metre (25,711 sq.ft.) multi-tenant  
industrial building.

Approved by Council: June 7, 2004

**Note:** A Development Permit (7904-0032-00) on the site is to be considered for  
Final Approval under Item I.1(c).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15399" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1322

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15490"

7903-0440-00 - J.L.J. Homes Ltd., c/o Barnett Dembek Architects Inc.  
(Maciej Dembek)

RA (BL 12000) to RM-30 (BL 12000) - 16548, 16574, 16586 Fraser  
Highway - to permit the development of approximately 52 townhouse  
units.

Approved by Council: September 7, 2004

**Note:** A Development Permit (7903-0440-00) on the site is to be considered for  
Final Approval under Item I.1(d).

- \* Planning & Development advise that (see memorandum dated May 26, 2005 in  
by-law back-up) that the Engineering Department has submitted a memo to



Mayor and Council on-table to address the access/egress concerns raised at the Public Hearing held on September 27, 2004.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15490" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1323

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15572"

7904-0146-00 - Ernest and Alice Kupchyk, and Donald & Lorette Clipperton,  
c/o David Porte, Porte Realty

RA (BL 12000) to RM-15 (BL 12000) - 3636 - 152 Street,  
15223 - 36 Avenue - to permit the development of 33 townhouse units.

Approved by Council: November 15, 2004

**Note:** A Development Permit (7904-0146-00) on the site is to be considered for  
Final Approval under Item I.1(e).

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2004, No. 15572" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-1324

Carried

MISCELLANEOUS

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,  
No. 15577A"

7904-0357-00 - Violet Schultz, c/o Bill's Development Ltd.

RA (BL 12000) to CD (BL 12000) (Block B) - Portion of  
10777 - 160 Street - to permit the development of a neighbourhood  
commercial development on the easterly portion of the site in Fraser  
Heights.

The Mayor noted that this item was not in order for consideration at this time.

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15577B"

7904-0357-00 - Violet Schultz, c/o Bill's Development Ltd.

RA (BL 12000) to RF-12 (BL 12000) (Block A) - Portion of 10777 - 160 Street - to allow subdivision into approximately seven small single family lots on the westerly portion of the site in Fraser Heights.

The Mayor noted that this item was not in order for consideration at this time.

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0231-00**  
**Jasbir Nahal/Kulwinder and Gurpreet Sidhu; Sukhjinder Gill**  
 7659 - 140 Street

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

"That Development Permit No. 7904-0231-00 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."

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

No. 7904-0231-00 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.R05-1325

Carried with Councillor Bose against.

- (b) **Development Permit No. 7900-0179-00**  
**Russell Acton, Acton Ostry Architects Inc./Christ Worship Centre, Inc. No. S-29192**  
 17185 - 80 Avenue

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

"That Development Permit No. 7900-0179-00 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 No. 14799 under H.2.

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

No. 7900-0179-00 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.R05-1326

Carried

- (c) **Development Permit No. 7904-0032-00**  
**Sanford Design Group Ltd., c/o Harvie Fuller/678859 B.C. Ltd.**  
7645 - 128 Street

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

"That Development Permit No. 7904-0032-00 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 No. 15399 under H.4.

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

No. 7904-0032-00 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.R05-1327

Carried

- (d) **Development Permit No. 7903-0440-00**  
**Maciej Dembek/JLJ Homes Inc.**  
16574, 16586, 16548 Fraser Highway



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

"That Development Permit No. 7903-0440-00 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 No. 15490 under H.4.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7903-0440-00 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.R05-1328

Carried

- (e) **Development Permit No. 7904-0146-00**  
**David Porte, Porte Realty/Ernest and Alice Kupchyk; Donald and Lorette Clipperton**  
15223 - 36 Avenue and 3636 - 152 Street

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

"That Development Permit No. 7904-0146-00 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 No. 15572 under H.6.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7904-0146-00 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.R05-1329

Carried

**E. DELEGATIONS****1. Karsten Roh**

File: 7904-0322-00; 0550-20-10

Karsten Roh was in attendance to seek Council's reconsideration of OCP Amendment/Temporary Industrial Use Permit Application No. 7904-0322-00, to allow the temporary parking and storage of recreational vehicles for a period not to exceed two years, which was defeated at the November 15, 2004 Regular Council - Land Use meeting.

Karsten Roh provided the following comments:

- He asked for reconsideration of his proposal for the temporary storage of recreational vehicles on his property located within the Highway 99 corridor.
- He had no desire to hold the property as a permanent recreational vehicle storage site.
- The use would be recreational vehicle storage only, without facilities. That is no power, no water, no RV washing or maintenance permitted.
- There would be no sanitary dumping or discharge of any kind.
- Storage of fuels and oils would not be allowed.
- The proposed RV parking area is not visible from any road and he noted that he had submitted photos of this effective screening.
- He also noted that he had submitted a brief summary of questions and answers prior to the meeting.

**2. Don Watson****South Westminster Ratepayers' Association**

File: 6630-01; 0550-20-10

Don Watson, South Westminster Ratepayers' Association was in attendance regarding the style of development in the Cedar Hills, St. Helen's Park and South Westminster neighbourhoods.

Don Watson, Secretary, South Westminster Ratepayers Association, provided the following comments:

- The South Westminster Ratepayers Association (SWRA) had asked for help in protecting the special character of their neighbourhood.
- He noted he spoke to Council at the December 17, 2004 Council meeting.
- The main goal of the SWRA is to protect the single family character of the neighbourhood.
- One solution would be to have a small group of SWRA members work with City staff to develop guidelines for the area and he referenced Section 919.1(4) of the *Local Government Act*.
- He asked for an intensive redevelopment format for future development for this area and noted that he is frustrated with infill development currently



taking place in Surrey. He added that the SWRA members do not want this type of infill development, effective immediately.

- St. Helen's Park was one of the first planned and controlled subdivisions in Surrey and is an extremely nice area where generations of families have come to live.
- There have been four generations of family owning properties in the neighbourhood.
- The City's Secondary Suite Policy map is a flexible tool can be altered by public input through petition representing a majority of residents in any particular area.
- The City's guidelines are not applied evenly, which defeats the purpose.
- Property owners facing infill development in their neighbourhoods, tend to sell to developers, move away or rent out their properties and, as a result, the lots deteriorate when maintenance levels drop and the neighbourhoods decline.
- The neighbourhood is very nice right now, but families are unwilling to put any more money into their properties due to the uncertain future of the neighbourhood.
- The residents want to welcome new development as an enhancement to the area, however, there is currently a lot of fear, frustration, and anger.
- If new development does not fit the existing character of the neighbourhood, the character is then destroyed.
- In the City's document titled "Designing Neighbourly Homes" (August 1997, page 3), it would be inappropriate to set a new character study in infill situations.

It was

Moved by Councillor Watts  
 Seconded by Councillor Higginbotham  
 That the 71-signature petition submitted by

Don Watson be received.

RES.R05-1330

Carried

- The SWRA is requesting a residential character study and by doing so, would not impede developers, but streamline the process.
- 160 area residents attended the public information meeting and it was apparent that people live in the area because of the character of the area, to raise their families, and live in peace and quiet.
- It is not fair for one or two profit minded developers to tear down the ranchers and build large homes disregarding the existing neighbourhood.
- They are not afraid of new development; they are scared of what would be built with no regard to the City's rules and citizens' wishes.
- There is an imbalance in the treatment of new developers.
- They ask that restrictions and covenants on title be supported.
- City staff are not abiding by the rules to ensure protection and control of elevation of new houses in comparison to elevation of adjacent existing houses and lot grade.



- The area is an extremely desirable and unique area in Surrey, with large lots with private yards, stunning, unobstructed views, green belt with nature trails, heritage sites, parks, and schools.
- Mail is delivered to the door, the neighbourhood is minutes from the new downtown area, there are many transportation options, and easy access to commuter routes.
- They urged Council to say yes to a further moratorium on development and demolitions in the area and come up with a solution.
- Concerns were raised regarding sewer systems in the area.

It was Moved by Councillor Priddy  
 Seconded by Councillor Watts  
 That Council direct, in accordance with the authority and requirements of the Local Government Act, that building permits be withheld related to applications for construction in the area bounded by 100 Avenue, 104 Avenue, 124 Street, 127A Street to the north of 102 Avenue and 128 Street to the south of 102 Avenue until staff have reviewed with the community and reported to Council on the matter of an appropriate by-law and course of action relative to preserving the existing character of the subject residential area.

RES.R05-1331

Carried

**3. D.E. Paterson, Coordinator**  
**East Clayton Property Owners Association**  
 File: 6520-20 EC; 0550-20-10

D.E. Paterson, Coordinator, East Clayton Property Owners Association was in attendance regarding the northern boundary of the East Clayton addition.

Councillor Watts left the meeting at 5:18 p.m.

Ms. Paterson provided the following comments:

- She was representing 12 property owners who live on 194 Street between 72 Avenue and 76 Avenue.
- The East Clayton Property Owners' Association has 80 members in total.
- 194 Street is a short country lane, 4 blocks long, and extends from 72 Street to 76 Avenue.
- The current proposal is to move the northern boundary of East Clayton addition on 194 Street from 72 Street to 74 Street.
- In recent conversations with the current owner, it was indicated that the owner is amenable to meet with the community.
- He agreed with our position that 400 meters from 74 Avenue to 72 Avenue is too short for sewer pipes to clear solid waste of approximately 3,000 to 5,000 pounds per day, not to mention other components like oil from car washing.

- We have a developer now who is willing to consider putting sewer pipe down another 200 yards providing sufficient water velocity to clear solid waste in the first few hundred yards.
- A sewer system with extra pipe and extra water velocity on a water gravity basis would last more than 5 years. Under the current plan there is some doubt.
- Tree clearing has resulted in silt running down from cleared spaces, clogging drains and flooding some areas.
- The current developer cannot extend the sewer system because of the proposed northern boundary at 74 Street.

Councillor Watts returned to the meeting at 5:21 p.m.

- Infrastructure is in everyone's best interest.

Councillor Higginbotham left the meeting at 5:22 p.m.

- If the OCP boundary is extended, there would be no need to fortify the area or spend additional money.
- Area residents are paying more for services that we are not using and reference was made to a case before Supreme Court regarding the legality of the situation.

Mayor McCallum left the meeting at 5:23 p.m. and Councillor Tymoschuk assumed the Chair.

- Developers are now building 28 houses per acre, making \$11,700,000 per acre.
- Seniors are caught between rising property taxes while on fixed incomes.
- Development has brought out of control crime and police have made more than 212 calls to one four-block area.

Mayor McCallum returned to the meeting at 5:25 p.m.

- There have been grow operations, shootings, drunk drivers.

Councillor Higginbotham returned to the meeting at 5:26 p.m.

- Boundaries have to be sewer-driven in order to succeed.
- There is no one there to protect our interests and the property owners feel betrayed.

**4. Bill Dyck**  
**On behalf of the Morgan Creek Neighbourhood Safety Association**  
 File: 3900-02; 0550-20-10

Bill Dyck, on behalf of the Morgan Creek Neighbourhood Safety Association (MCNSA) was in attendance regarding "Surrey Stop Up and Close of 156 Street between 38A Avenue and 40 Avenue By-law, 2001, No. 14529".

Bill Dyck provided the following comments:

- He represents 190 of the residents in the Morgan Creek neighbourhood that face 156 A/B Streets between 32 Avenue and 40 avenue.

It was

Moved by Councillor Watts

Seconded by Councillor Tymoschuk

That the information submitted by Bill Dyck

be received.

RES.R05-1332

Carried

- He stated that he had support from Morgan Creek Elementary School and parents in the form of a petition.
- The Morgan Creek Homeowners Association consists of 45 members who also support him.
- They request the repeal of By-law 14529 (to stop up and close a portion of 156 Street between 38A Avenue and 40 Avenue).
- They request the reopening of 40 Avenue at 152 Street to through and left turn traffic.
- They would encourage Council to review and amend the City of Surrey Transportation Plan to increase priorities of arterial road development for South Surrey.
- There are concerns regarding increased traffic in the area.
- The existing users of 156 Street have abandoned their original concept and rezoned their properties to higher density uses.
- They request the permanent reopening of 156 Street.

It was

Moved by Councillor Watts

Seconded by Councillor Higginbotham

That 156 Street be reopened temporarily and

that the area residents be so notified.

RES.R05-1333

Carried

The original agenda order was then resumed.

**J. OTHER BUSINESS**



**K. ADJOURNMENT**

It was  
  
meeting do now adjourn.  
RES.R05-1334

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

The Regular Council- Land Use meeting adjourned at 5:49 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Mayor