



City of Surrey

Regular Council - Public Hearing Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 20, 2000
Time: 7:00 p.m.

Present:

Acting Mayor Higginbotham
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Bose
Councillor Hunt

Absent:

Mayor McCallum
Councillor Villeneuve
Councillor Watts

Staff Present:

City Manager
Deputy Clerk
Manager, Area Planning & Development
Division, Planning & Development
Manager, South Surrey Section, Planning & Development
Manager, North Surrey Section, Planning & Development
Manager, Land Development & Transportation

Councillors Entering Meeting in Progress:

CONDOLENCES

Prior to the commencement of the Public Hearing portion of the meeting, Acting Mayor Higginbotham read a letter she had sent to the Nastoh family giving condolences to the family on behalf of the Mayor and Council on the tragic death of their son Hamed.

A. ADOPTION OF MINUTES

B. DELEGATIONS

1. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13961**

Rezoning Application No. 7999-0168-00

ADDRESS: **CIVIC/LEGAL**
9815 - 140 Street/PID: 009-770-381, Lot "A", Except:
Firstly: Parcel "One" (Explanatory Plan 14541), Secondly:
Part Road on Plan LMP14905, Sec. 35, B5N, R2W, NWD
Plan 13113

APPLICANT: City of Surrey
14245 - 56 Avenue
Surrey, B.C. V3X 3A2

PROPOSAL: To rezone the property from "Single Family Residential
Zone (RF)" to "Assembly Hall 1 Zone (PA-1)".

The purpose of the rezoning is to permit the development of a two-storey community services building.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 31, Section F as follows:

- (a) To reduce the southern yard setback from 9.0 metres (30 ft.) to 2.4 metres (8 ft.).

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

Mr. Janusz Zurawski of #206 - 9767 - 140 Street was present to comment on the proposed rezoning. Mr. Zurawski advised that he lives on the south side of this proposed development and is opposed to the proposal. Mr. Zurawski pointed out that he particularly objects to the Development Variance Permit, which relaxes the southern side yard setback.

Ms. Kay MacCaulay of #114 - 9763 - 140 Street was present to comment on the proposed rezoning. Ms. MacCaulay submitted a petition containing 50 signatures of people in her complex opposed to this proposal, and added that they all feel that this development is too close to the fence of their complex.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the petition containing 50 signatures in
 opposition to the proposed rezoning be received.

RES.R00-631

Carried

Ms. MacCaulay pointed out that the residents are worried about drainage, and are concerned with the height of a three storey building next to them. Ms. MacCaulay indicated that they had received a prenotification notice, but added there was no Public Information meeting held in the neighbourhood. Ms. MacCaulay went on to comment that they are only opposed to the removal of the trees and to the Development Variance Permit. Ms. MacCaulay concluded her comments by stating that they would like to see a better plan to get a feel for how close the building will be for them.

Mr. Turpenning, Director, Community Services, of 5953 - 49 Avenue, Delta was present on behalf of the applicant, to comment on the proposed rezoning. Mr. Turpenning spoke in support of the proposed rezoning, but noted that the drawings are difficult to understand. He pointed out that one setback is quite close to the property line, but at this point in the building, it is only one storey and is not intrusive. Mr. Turpenning commented that the landscaping and green space has been improved, and noted that there will not be a loss of trees, but rather a considerable gain. Mr. Turpenning pointed out that the plans for this development are available in their office for viewing during normal office hours.

Mr. Jonathan Elling, Architect, of #704 - 318 Homer Street, Vancouver was present to comment on the proposed rezoning. Mr. Elling pointed out that there is no glazing on the side of the building due to the concerns of the residents in the area with respect to glare.

2. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13962**

Rezoning Application No. 7999-0194-00

ADDRESS: **CIVIC/LEGAL**
11030 Ravine Road/PID: 004-320-409, Lot 14, Except:
Firstly: Parcel A, (Bylaw Plan 32718), Secondly: Parcel A
(Bylaw Plan 72907), Thirdly: Part On Statutory Right of
Way Plan 27181, Sec. 15, B5N, R2W, NWD Plan 4172

APPLICANT: Provincial Rental Housing Corporation
c/o Kerry Wong, City of Surrey
7452 - 132 Street
Surrey, B.C. V3W 4M7

PROPOSAL: **Block A:**
To rezone a portion of the property from "Multiple Residential 15 Zone (RM-15)" to "Comprehensive Development Zone (CD)" to permit an existing townhouse development to remain as a conforming use.
Block B:
To rezone a portion of the property from "Multiple Residential 15 Zone (RM-15)" to "Single Family Residential Zone (RF)" to allow subdivision of this portion for park purposes.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13962**

INTENT:

This Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

PERMITTED USES:

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total floor area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the correspondence on table from
 Johann Ranftl expressing concerns with the development of Block B, be received.
 RES.R00-632 Carried

Mr. Johann Ranftl of 10947 - 132A Street was present to comment on the proposed rezoning. Mr. Ranftl pointed out that the ravine is 190 feet x 190 feet and looks like a big park, but is only a ravine. Mr. Ranftl advised that there will be problems with crime if the park is not fenced in as there have been a lot of breakins in the area, and most of the homes that have been broken into have been accessed through the ravine. Mr. Ranftl indicated that the ravine needs to be cleaned out and a fence installed approximately 6 to 8 feet high. Mr. Ranftl also suggested that the City block access to 132 Street from the Ravine.

Mr. Kerry Wong, City of Surrey Real Estate Division was present to comment on the proposed rezoning. Mr. Wong advised that the whole area is fenced in right now. He pointed out that the footbridge across the ravine has been removed and the area has become overgrown. Mr. Wong displayed photographs of the park with an 8 foot fence around it. Mr. Wong advised that the City will be removing the fence and relandscaping the area.

**3. Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2000, No. 13957**

Rezoning Application No. 7997-0099-00

ADDRESS: CIVIC/LEGAL
 9635 - 161 Street/PID: 018-387-209, Lot 2, Sec. 35, B5N,
 R1W, NWD Plan LMP11702

APPLICANT: Harjinder S. & Jaswinder K. Sandhu
 c/o McElhanney Consulting Services
 13160 - 88 Avenue
 Surrey, B.C. V3W 3K3

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)"

The rezoning and variance is to permit the subdivision into approximately 29 single family gross density lots.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 37, Section K, as follows:

- (a) To reduce lot depth on the proposed Lot 5, from 28 metres (90 ft.) to 24 metres (79 ft.).

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

Ms. Diane Lick of 9723 - 161A Street was present to comment on the proposed rezoning. Ms. Lick advised that she lives across the creek from the proposed development, and expressed concern with the density of the project and the preservation of the creek. Ms. Lick wanted a high fence on top of the greenbelt. Ms. Lick then expressed concern with the impact this project will have on the well water in the area. Ms. Lick indicated that she is not opposed to development of the area as a whole. Ms. Lick also commented that the ravine in this area is very deep.

Mr. Bill Forsythe of 9791 - 161A Street was present to comment on the proposed rezoning. Mr. Forsythe advised that he was not objecting to the proposal, but expressed concern with the easement running through his property. Mr. Forsythe pointed out that he has mature trees and a planted garden in part of the easement along the north property lien.

A representative of McElhanney Engineering, 13160 - 88 Avenue was in attendance on behalf of the applicant, to comment on the proposed rezoning. The delegation advised that they are taking measures to protect the creek. He advised that all storm water is collected in a pond and then filtered. The representative pointed out that the top of the bank and the buffer will be protected with a fence. He added that there are very few areas where the creek can be accessed by the public. The delegation advised that they are aware of the garden and are willing to work with Mr. Forsythe in this regard.

4. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 28 Amendment By-law, 2000 No. 13958**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13959**

Rezoning Application No. 7999-0086-00

ADDRESS: **CIVIC/LEGAL**
**16699 - 108 Ave./PID: 002-990-474, Lot 3, Sec. 13, B5N,
R1W, NWD Plan 13568**
**16717 - 108 Ave./PID: 002-581-736, Lot 2, Sec. 13, B5N,
R1W, NWD Plan 13568**
**16747 - 108 Ave./PID: 004-629-469, Parcel "A",
(714615E) of Lot 1, Sec. 13, B5N, R1W, NWD Plan 13568**
**16775 - 108 Ave./PID: 009-833-994, East Part Lot 1,
Sec. 13, B5N, R1W, NWD Plan 13568**

APPLICANT: Alfred & Hermina Moran, Hung-An Chen & Li-Hung Tsai,
and Manjit S. Baughan, Makhan Dhaliwal, &
Harnek Kondola
c/o McElhanney Consulting Services Ltd.
13160 - 88 Avenue,
Surrey, B.C. V3W 3K3

PROPOSAL: **By-law 13958:**
To amend the Official Community Plan to redesignate the
following properties (portion of 16699 & 16717 - 108 Ave.
and all of 16747 & 16775 - 108 Ave.) from Suburban to
Urban.

By-law 13959:
To rezone **Block B** (shown as portion of 16699 &
16717 - 108 Ave. and all of 16747 - 16775 - 108 Ave.)
from "One-Acre Residential Zone (RA)" to "Single Family
Residential Zone (RF)".

To rezone **Block A** (shown as portion of 16699 &
16717 - 108 Ave.) from "One-Acre Residential Zone (RA)"
to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development
of a single family residential subdivision of approximately
60 lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13959**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* with substantial public *open space* set aside within the *site area for subdivision*. This Zone for the *Lands* was considered as there were special characteristics such as mature vegetation, and the *Lands* are impacted by slopes within the *site area for subdivision*.

PERMITTED USES:

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

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

Mr. Nasser Hozar of 16501 Glenwood Close North was present to comment on the proposed rezoning. Mr. Hozar advised that he purchased his lot three years ago for \$41,000, and last year the City offered \$8,000 to purchase this lot (16777-109A) for park purposes. Mr. Hozar advised that he found out that the City paid \$42,000 for some of the lots, and commented that the value for all of the lots in this area should be the same. Mr. Hozar added that at the time, all properties were assessed at \$41,400, and this year they were assessed for just over \$7,000. Mr. Hozar asked why his and other lots were landlocked and not the lots that are the subject of the Public Hearing. Mr. Hozar also questioned why 168 Street in this area was rerouted.

The Manager, North Surrey Section, explained the North Slope Study and the buffer zone impacted some properties in this area.

Dr. E.G. Emanuel of 16271 Glenwood Crescent North was present to comment on the proposed rezoning. Dr. Emanuel advised that he agrees with the concerns raised by Mr. Hozar, and added his comment that he is still worried with various aspects of this proposal.

5. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1998, No. 13347**

Rezoning Application No. 7997-0074-00

ADDRESS: **CIVIC/LEGAL**
13211 - 72 Ave./PID: 002-271-800, Lot 4, Except: Firstly;
Parcel "A", (Bylaw Plan 60807); Secondly: Parcel "E",
(Bylaw Plan 77912); Thirdly: Part Dedicated Road on Plan
LMP 38345; Sec. 20, Tp. 2, NWD Plan 12739
13223 - 72 Ave./PID: 002-151-910, Lot 3, Except
Parcel "G" (Bylaw Plan 77912) Sec. 20, Tp. 2, NWD
Plan 12739
13233 - 72 Ave./PID: 003-553-264, Lot 2, Except
Parcel "H" (Bylaw Plan 77912) Sec. 20, Tp. 2, NWD
Plan 12739

APPLICANT: Idrees A. Shaheen, Sukhminder S. Dhindsa,
Saudagar S. Grewal, Kartar S. Sidhu, Baljit S. Sidhu and
Paramjit K. Johal
c/o Raj Aadmi
2450 - East 51 Avenue
Vancouver, B.C. V5S 1P6

PROPOSAL: To rezone the properties from "Single Family Residential
Zone (RF)" to "Comprehensive Development Zone (CD)".

The rezoning of the properties is to allow for the
development of a car wash facility.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13347**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate
the development of light impact industry, limited offices, warehouses, and general
service uses.

PERMITTED USES:

The *Lands* and *structures* shall be used for the following uses only, or for a
combination of such uses:

1. *Light impact industry* including wholesale and retail sales of products
produced on the *lot* or as part of the wholesale or warehouse operations.

2. Office uses limited to:
 - (a) Engineering and Surveying Offices;
 - (b) General Contractor Offices;
 - (c) Government Offices; and
 - (d) Utility Company Offices.
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Automotive service uses* limited to carwash facilities.
6. *Accessory uses* including the following:
 - (a) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (b) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C.;
 - (c) *Community services*;
 - (d) *Assembly halls* limited to *churches*, which accommodate a maximum of 300 seats or floor area of 700 square metres (7,500 sq. ft.) whichever is less and provided that there is no more than one *church* on a *lot*;
 - (e) *Child care centre*; and
 - (f) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted;
 - iii. A maximum area of the lesser of:
 - a. 140 square metres [1,500 sq. ft.]; or
 - b. 33% of the total area of the *principal building* within which the *dwelling unit* is contained.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the correspondence from Anne
Henslow on behalf of Lease Owners Board for Suncreek, opposing the proposed
rezoning, and correspondence from Raj Aadmi, Richard Singh and Satvinder
Lally supporting the proposed rezoning be received.

RES.R00-633

Carried

A resident of 13275 - 70B Avenue was present to comment on the proposed rezoning. He spoke in opposition to the proposed rezoning. The resident expressed concern with the short notification period, commenting that they did not have sufficient time for the residents in the area to prepare for the Public Hearing.

Mr. Wiesenberger of 12875 Crescent Road was present to comment on the proposed rezoning. Mr. Wiesenberger advised that he was concerned with the process, pointing out that this is a completely new project, and the residents should be given more time to assess the project. Mr. Wiesenberger felt that the community needed more time.

Mr. Raj Aadmi of 2450 East 51 Avenue, Vancouver was present to comment on the proposed rezoning. Mr. Aadmi was speaking on behalf of the applicants and A & A Construction Ltd. Mr. Aadmi referenced the earlier proposal made in 1997. Mr. Aadmi then discussed the proposed car wash facility, pointing out that this facility will contain state of the art technology. Mr. Aadmi felt that this would be an added advantage to the Newton community, noting that this will be a clean, safe facility. Mr. Aadmi advised that the previous project was not viable, as they had difficulty in attracting tenants.

Mr. Andrew Moline of #104 - 416 - 6th Street, New Westminster was present on behalf of the applicant to comment on the proposed rezoning. Mr. Moline advised that the landscaping will be beefed up, indicating that it will not hide the cars, but it will screen out the fronts of the cars.

Mr. Aadmi then continued with his presentation, pointing out that this car wash facility is the first of this kind in Canada. He noted that there is a similar one in Burnaby, but it is not the same, and the technology is not as advanced as this one. Mr. Aadmi then advised that there will be two automatic washes and six self serve. Mr. Aadmi also advised that this equipment is a lot quieter than equipment over a gas station.

Ms. Barbara Paton of 3417 - 148 Street was present to comment on the proposed rezoning. Ms. Paton noted that her backup had a site plan showing the light impact industrial/limited office/warehouse uses listed in the by-law, not showing the car wash. Ms. Paton then asked if this was a solitary car wash.

The Manager, South Surrey Section, advised that there will be an 808 square meter caretaker suite on top of the car wash.

Mr. Andy Aadmi of 2450 East 51 Avenue, Vancouver was present to comment on the proposed rezoning. Mr. Aadmi advised that his son wants to do business in this City and will do a good job in developing the project.

Acting Mayor Higginbotham then noted the following persons had indicated in writing, their support/opposition to the proposed rezoning:

	<u>FOR</u>	<u>AGAINST</u>
Anne Henslow		X
Richard Siwatt	X	
Avin Jagdatt	X	
Sukhdev Khehra	X	
Jagdeep Chilana	X	
Perminder Walia	X	
Ravi Hayer	X	
Marc Muhammad	X	
Thomas Vayalilkolatta	X	
Amar Binning	X	
Ummendra Singh	X	
Adeel Khan	X	
Hardev S. Ahluwalia	X	
Mike Gill	X	
Balbir Singh	X	
Vincent Deo	X	
Mohinder Johal	X	
Rajvinder Singh	X	
Paviter S. Bandesha	X	
Sundeep Johan	X	
Bob Chimmna	X	
Navraj Dosanjh	X	
Niaz Dean	X	
Inderjit Chohan	X	
Ali Khan	X	
W. Dickie	X	
Rick Mahal	X	
Roy O'Keette	X	
Maninder Bobby Bhinder	X	

6. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1998, No. 13401**

Rezoning Application No. 7997-0304-00

ADDRESS:

CIVIC/LEGAL

Portion of 6665 - 128 Street/ PID: 011-103-710, Lot 15,
Block 2, Sec. 18, Tp. 2, NWD Plan 7147

12795 - 66 Ave./PID: 010-479-856, Lot 1, Sec. 18, Tp. 2,
NWD Plan 19193

6647 -128 Street/PID: 009-524-142, Lot 14, Except:
Parcel "A" (Explanatory Plan 14794), Sec. 18, Tp. 2 NWD
Plan 7147

- APPLICANT: G.S. Sahota, J.A.B. Enterprises Ltd.,
and P.S. Pandher and P.K.S. Investments Ltd.
c/o IBI Group
Suite 1500, 510 West Hastings Street
Vancouver, B.C. V6B 1L8
- PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".
- To amend Comprehensive Development By-law No. 13401 to include a portion of 6665 - 128 Street.
- The rezoning of the properties is to permit subdivision into 18 compact single family lots plus two remainder lots with further subdivision potential.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13401**

INTENT:

This Zone is intended exclusively for single family housing on compact *urban lots* in existing *urban* areas and in new urban areas where *density* bonus is provided.

PERMITTED USES:

Land and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling* per lot.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law; 1993, No. 12000 as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

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

There were no objections to the proposed rezoning.

7. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13960**

Rezoning Application No. 7999-0254-00

ADDRESS: **CIVIC/LEGAL**
12550 - 66 Ave./PID: 012-050-652, Lot 13, Except: Part
Subdivided by Plan 83981, Sec. 18, Tp. 2, NWD Plan 1250

APPLICANT: Pritam S. Samra
c/o Oak Park Homes Ltd.
5730 Carnarvon Street,
Vancouver, B.C. V6N 4E7

PROPOSAL: To rezone the property from "Suburban Residential Zone
(RS)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit subdivision into
approximately 17 compact single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13960**

INTENT:

This Zone is intended for single family housing on compact urban lots in existing
urban areas and in new urban areas where *density* bonus is provided

PERMITTED USES:

Land and *structures* shall be used for the following uses only, or for a
combination of such uses:

1. One *single family dwelling* per lot.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4
General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as
amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section
B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993,
No. 12000, as amended.

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

There were no objections to the proposed rezoning.

8. **City of Surrey Heritage Designation
By-law, 2000, No. 13955**

**Surrey Municipal Heritage Sites Designation By-law, 1980,
No. 6442, Amendment By-law, 2000, No. 13956**

- ADDRESS: **CIVIC/LEGAL**
1614 - 184 Street/PID: 013-239-180, Parcel "D"
(Explanatory Plan 7664) South West Quarter, Sec. 16,
Tp. 7, NWD
- APPLICANT: The Trustees of the Hazelmere Congregation of the United
Church of Canada
c/o K. Neville
2067 - 176 Street, Surrey, B.C. V4P 3C2
- PROPOSAL: **By-law 13955:**
To designate the property at 1614 - 184 Street as a heritage
property; including both the Hazelmere United Church and
Hazelmere United Church Annex.
By-law 13956:
To amend "Surrey Municipal Heritage Sites Designation
By-law, 1980, No. 6442, as amended, by deleting
Section 2(c), reference to Hazelmere United Church. This
amendment is necessary to give heritage designation to
Hazelmere United Church and Hazelmere United Church
Annex, in a separate by-law.

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

Mr. Wally Sandvoss of 18934 - 86 Avenue was present to comment on the proposed heritage designation by-law. Mr. Sandvoss spoke in support of the proposal.

9. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2000, No. 13967**

Rezoning Application No. 7999-0248-00

- ADDRESS: **CIVIC/LEGAL**
15820 - 40 Ave./PID: 024-557-331, Lot 5, Sec. 26, Tp. 1,
NWD Plan LMP42537
Portion of 15689 - 38 Ave./PID: 024-557-285, Lot 1,
Sec. 26, Tp. 1, NWD Plan LMP42537

**Portion of 15659 - 38 Ave./PID: 024-557-382, Lot 7,
Sec. 26, Tp. 1, NWD Plan LMP42537**

APPLICANT: Morgan Creek Holdings
c/o Kenneth Anderson
Suite 304 - 1367 West Broadway,
Vancouver, B.C. V6H 4A7

PROPOSAL: To rezone the properties from "Comprehensive
Development Zone (CD)"(By-law No. 13614) to
"Comprehensive Development Zone (CD)" (By-law
No. 12000).

The rezoning of the properties is to allow the subdivision
into 39 single family lots and open space with public
access.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 13967**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate
a mixture of uses as an integrated unit based on a comprehensive plan including a
golf course and *single family dwellings* on *suburban lots*, with substantial public
open space set aside within the development.

PERMITTED USES:

The *Lands* are divided into two areas (Area 1 and Area 2 as shown in Schedule II)
which is attached to and forming part of this By-law, and all *land, buildings* and
structures on the *Lands* shall be used for the following uses only, or for a
combination of such uses as hereinafter set forth:

1. Area 1
 - (a) *Golf course.*
 - (b) *Open space.*
2. Area 2
 - (a) *One single family dwelling* and customary *accessory buildings*; and
 - (b) *Accessory uses* including the keeping of not more than 2 *boarders*
or *lodgers* in a *dwelling unit*.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the correspondence on table from Robert Dawes, Lynn Pitts, Isabel & Neal Davidge, Ruth & Ed Byskal, Mr. C. Hodson, Edward Byskal, Mr. & Mrs. Halverson, Jack & Margaret Desmond, Ziegfried Schiffmacher, Mr. & Mrs. Marotte and Klaus & Wally Archer, supporting the proposed rezoning; and from Kim Tieszen, and Art Stasiuk, Present of Morgan Creek Homeowners Association opposing the proposed rezoning be received.

RES.R00-634 Carried

Acting Mayor Higginbotham noted that the following persons had indicated their support/opposition to the proposed rezoning:

	FOR	AGAINST	UNDECIDED
Aksel Jensen			X
Susan M. Vollmer	X		
Bryan McPherson	X		
Wayne Vollmer	X		
S & G Sorensen	X		
James R. Kerr		X	
Karen Kerr		X	
Marianne Madsen		X	
Art Stasiuk		X	

Mr. Muir Elston of 3247 Canterbury Drive was present to comment on the proposed rezoning. Mr. Elston advised that they purchased their property when the lots in Morgan Creek were all large lots. Mr. Elston pointed out that this is a community of people, not just a subdivision. Mr. Elston felt that the smaller lots will lower the value of the large lots in Phases 1-5, and will set the precedent for Phases 8, 9 and 10. Mr. Elston commented that this is a change from the original concept for Morgan Creek, and submitted a copy of a letter from Morgan Creek to the residents in the area discussing the concept and other issues.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the correspondence submitted by Mr. Elston from Morgan Creek Holdings Inc. discussing various issues of Morgan Creek, be received.

RES.R00-635 Carried

Mr. Elston advised that they want to compare to the early phases, not to phase 6. Mr. Elston added that they want to live in an exclusive golf course community, not a diversified neighbourhood.

Ms. Barbara Bennett of 4770 Fernglen Drive, Burnaby was present to comment on the proposed rezoning. Ms. Bennett spoke in support of the proposed rezoning, advising that they are looking to move closer to their workplace, and pointed out that they are pleased to see more smaller lots available in Morgan Creek. Ms. Bennett noted that the lots from Phase 6 sold out very quickly. Ms. Bennett then referenced the Deer Lake development in Burnaby as an example of diversity that has worked very well.

Mr. Andrew Bennett of 3481 Canterbury Drive was present to comment on the proposed rezoning. Mr. Bennett advised that the Morgan Creek Homeowners Association are not opposed to development and went on to display a concept plan that had been approved by Council. Mr. Bennett stated that they were attracted to Morgan Creek due to the fact that it was a well thought out, planned development. Mr. Bennett noted that many developments have been ruined due to changes in later phases due to market conditions. Mr. Bennett then pointed out that there has been no regard for the property values in Phases 1-5. He pointed out that the original concept plan with large lots is still being displayed in the clubhouse today. Mr. Bennett then commented that this is an extremely inconvenient time to hold a Public Hearing as it is spring break. Mr. Bennett then submitted 116 letters opposed to the proposed rezoning.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the 116 form letters opposing the
 proposed rezoning, submitted by Mr. Bennett be received.

RES.R00-636

Carried

Mr. Bennett then displayed photographs of Phase 1 showing 4 homes in a cul-de-sac, and photographs of Phase 6 showing 6 homes in the cul-de-sac. Mr. Bennett stated that they do not want to see Phase 6 perpetuated.

Mr. Ed Driscoll of 3877 - 156 Street was present to comment on the proposed rezoning. Mr. Driscoll spoke in support of the proposed rezoning, pointing out that this phase will complete the north end of 156A Street, and will also bring the sewer service in closer proximity to the homes in his area.

Ms. Dale Bennett of 3481 Canterbury Drive was present to comment on the proposed rezoning. Ms. Bennett advised that she enjoys the community. Ms. Bennett went on to discuss demographics. Ms. Bennett then urged Council to deny the proposed rezoning.

Mr. Art Stasiuk of 3270 Cross Creek Court was present to comment on the proposed rezoning. Mr. Stasiuk noted that the site could produce seven extra large lots, and commented on the desirability of large lots. Mr. Stasiuk stated that there is no need to have smaller lots in Morgan Creek.

Mr. Ken Anderson of #504 - 1367 West Broadway, Vancouver was present to comment on the proposed rezoning. Mr. Anderson advised that he was in attendance on behalf of the applicant, and would be pleased to respond to any questions. Mr. Anderson advised that smaller lots cannot be developed outside Phase 7 as the floodplain requires larger lots.

Mr. Sid Keay of 15930 Humberside Drive was present to comment on the proposed rezoning. Mr. Keay referenced the 1996 site plan concept and read some of the promotional material of Morgan Creek Holdings Inc. Mr. Keay spoke in opposition to the proposed rezoning, stating that the percentage of building envelope is a concern; the space between the homes is a concern; and smaller yards are a concern. Mr. Keay added that this project is not to the same standard established for Morgan Creek.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1999, No. 13916**

APPLICANT: City of Surrey, Council Initiative
14245 - 56 Avenue
Surrey, B.C. V3X 3A2

PROPOSAL: To authorize amendments to "Surrey Zoning By-law, 1993,
No. 12000", as amended, as follows:

- I. That the following amendment be incorporated into Part 1 Definitions (Defns)**
 - Delete the definition of "Industry - Light Impact" and replace with the following:
"Industry - Light Impact means an industrial use which is enclosed within a building and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous lot, but excludes salvage industry."
 - Amend the definition of "Industry - Salvage" by deleting the repeated word "storing" after "piling" and before " and similar".
- 2. That the following amendments be incorporated into Part 50 Salvage Industrial Zone (IS):**
 - Delete Section A. Intent and replace with the following:
"A. INTENT
This Zone is intended to accommodate uses for which special requirements of location and lot development are required to minimize their environmental impact."
Delete Sub-section B.1 and renumber accordingly.

Amend Sub-section J.1 by deleting "Height of material permitted in Section B.1 of this Zone: Open storage of materials" and replacing with the following: "Outdoor storage for salvage industry: Height of material stored outside a building or structure as a permitted use on or before December 13, 1999 as a salvage industry".

These amendments are required to delete salvage industry use from the Salvage Industrial Zone (IS) and to clarify the definition of light impact industry to exclude salvage industry. In addition, these amendments will provide guidance in developing land use options for South Westminster which are in compliance with the City's long term vision.

The Notice of the Public Hearing was read by the Deputy Clerk.

Mr. Ian Mott of 14627 Marine Drive, White Rock was present to comment on the proposed rezoning. Mr. Mott advised that he was in attendance on behalf of the United Group.

Councillor Hunt left the meeting at 10:02 p.m.

Mr. Mott advised that under the Company Credit Arrangement Act they have submitted notice of motion to the City Solicitor to stay these proceedings. Mr. Mott added that this matter now before the Supreme Court of British Columbia.

Councillor Hunt returned to the meeting at 10:05 p.m.

In responding to a question from Council, the City Manager noted that the issue raised by Mr. Mott should be answered by the City Solicitor. The City Manager indicated that Council may wish to continue the Public Hearing, but defer consideration of third reading. The City Manager also indicated that Council could adjourn the Public Hearing on this by-law only to another specific date and time.

It was
Moved by Councillor Bose
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 1999, No. 13916" be
adjourned to Monday, April 3, 2000 at 7:00 p.m. at City Hall.

RES.R00-637

Carried

C. COMMITTEE REPORTS**1. Social Planning Committee - February 22, 2000**

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the notes of the Social Planning
Committee meeting held on February 22, 2000, be received.
RES.R00-638 Carried

2. Agricultural Advisory Committee - March 3, 2000

(a) It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the Agricultural
Advisory Committee held on March 3, 2000, be received.
RES.R00-639 Carried

(b) The recommendations of these minutes were considered and dealt with as follows:

Campbell Heights Local Area Plan Review

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the possibility of the Federal and
Provincial designated lands in the Campbell Heights area be exchanged for
lands in the area of the Pacific Border Crossing (Douglas area) be
investigated.
RES.R00-640 Defeated with Councillors Tymoschuk,
Steele, Eddington, Bose, Hunt, and the
Acting Mayor against.

Hazelmere Proposal

File: 5693-0230-00

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the Development Permit to allow
42 townhouse units on the portion of 18150 - 8 Avenue, be supported.
RES.R00-641 Carried

D. BOARD/COMMISSION REPORTS**1. Parks, Recreation and Culture Commission - March 1, 2000**

Councillor Steele pointed out that the minutes will be amended on Page 3, Item E.1(a) to delete the title "Gravel Reclamation Project" and insert "Guildford Multi Purpose Complex."

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That the minutes of the Parks, Recreation

and Culture Commission meeting held on March 1, 2000, be received.

RES.R00-647

Carried

E. MAYOR'S REPORT**1. Scottsdale Lanes
BC Provincial Championship Semi-Finals**

Acting Mayor Higginbotham advised that she had attended this event and was extremely proud of the winners.

2. Boundary Park School

Acting Mayor Higginbotham advised that she had attended the opening of the Boundary Park Elementary School.

3. Newton Elementary School Play

Acting Mayor Higginbotham advised that she had the pleasure of attending the play put on by the Newton Elementary school, pointing out that the play is a story about people in a community and pursuing self-interest.

4. Filipino Coronation and Ball

Acting Mayor Higginbotham advised that she had the pleasure of attending this event. Acting Mayor Higginbotham commented on the wonderful hospitality of the Filipino community.

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

1. The Corporate Reports, under date of March 20, 2000, were considered and dealt with as follows:

Item No. R063 Land Acquisition for J.R. Douglas Park:
16278 - 110 Avenue
File: 8380-077/7

The Manager, Facilities & Realty, Engineering Department, submitted a report concerning land acquisition for J.R. Douglas Park.

The Manager, Facilities & Realty, Engineering Department, was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council authorize:

1. the purchase of PID No. 017-522-196 (16278 - 110 Avenue) in the amount of \$350,000 plus GST; and
2. the Legislative Services Department to prepare and introduce the relevant By-law.

RES.R00-648

Carried**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13961"
7999-0168-00 - City of Surrey, c/o Clive Wooley, Crescent Park Enterprises
RF (BL 12000) to PA-1 (BL 12000) - 9815 - 140 Street - to permit the development of a two-storey community services building.

Approved by Council: February 21, 2000

It was Moved by Councillor Bose
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13961" pass its third reading.

RES.R00-649

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13962"

7999-0194-00 - Provincial Rental Housing Corporation, c/o Kerry Wong -
City of Surrey

RM-15 (BL 12000) to CD (BL 12000) & RF (BL 12000) -
11030 Ravine Road - to permit the existing townhouse development to
remain as a conforming use after the lands have been subdivided for parks
purposes.

Approved by Council: February 21, 2000

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13962" pass its third reading.

RES.R00-650

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13957"

7997-0099-00 - Harjinder and Jaswinder Sandhu,
c/o McElhanney Consulting Services

RA (BL 12000) to RF-G (BL 12000) - 9635 - 161 Street - to permit
subdivision into approximately 29 single family gross density lots.

Approved by Council: February 21, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13957" pass its third reading.

RES.R00-651

Carried with Councillor Bose against.

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 28 Amendment
By-law, 2000, No. 13958"

7999-0086-00 - Alfredo and Hermina Moran; Hung-An Chen and Li-Hung Tsai;
Manjit Baughan/Makhan Dhaliwal/ Harnek Kondola
c/o McElhanney Consulting Services Ltd.

To authorize the redesignation of the properties - Portions of 16699 &
16717 - 108 Avenue and 16747 & 16775 - 108 Avenue from Suburban (SUB) to
Urban (URB).

Approved by Council: February 21, 2000

This By-law is proceeding in conjunction with By-law 13959.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 28 Amendment By-law, 2000, No. 13958" pass its
 third reading.

RES.R00-652

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13959"

7999-0086-00 - Alfredo and Hermina Moran; Hung-An Chen and Li-Hung Tsai;
 Manjit Baughan/Makhan Dhaliwal/ Harnek Kondola
 c/o McElhanney Consulting Services Ltd.

Block B

(shown as portion of 16699 & 16717 - 108 Avenue and 16747 &
 16775 - 108 Avenue) from RA to RF

Block A

(shown as portion of 16699 & 16717 - 108 Avenue) from RA to CD.

To permit the development of a single family residential subdivision of
 approximately 60 lots.

Approved by Council: February 21, 2000

This By-law is proceeding in conjunction with By-law 13958.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2000, No. 13959" pass its third reading.

RES.R00-653

Carried with Councillor Bose against.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13347"

7997-0074-00 - Sukhminder S. Dhindsa/Saudagar S.
 Grewal/Kartar S. Sidhu/Baljit S. Sidhu/Paramjit K. Johal/
 Idrees Ahmad Shaheen, all c/o Raj Aadmi

RF (BL 12000) to CD (BL 12000) - 13211, 13223, & 13233 - 72 Avenue -
 to allow the development of a car wash facility.

Approved by Council: February 23, 1998

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13347" pass its third reading.
RES.R00-654 Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13401"

7997-0304-00 - P.S. Pandher & PKS Investments Ltd./
S. Sahota/J.A.B. Enterprises Ltd., c/o IBI Group

RA (BL 12000) to CD (BL 12000) - 12795 - 66 Avenue and
6647 - 128 Street and Portion of 6665 - 128 Street - to permit subdivision
into approximately 18 compact single family lots plus two remainder lots
with further subdivision potential.

Approved by Council: April 21, 1998

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13401" pass its third reading.
RES.R00-655 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13960"

7999-0254-00 - Pritam S. Samra, c/o Oak Park Homes Ltd.

RS (BL 5942) to CD (BL 12000) - 12550 - 66 Avenue - to permit
subdivision into approximately 17 compact single family lots.

Approved by Council: February 21, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13960" pass its third reading.
RES.R00-656 Carried with Councillor Bose against.

8. "Surrey Heritage Designation By-law, 2000, No. 13955"

0023-13955/0525-017 - Trustees of the Hazelmere Congregation of the
United Church of Canada

A by-law to designate the property at 1614 - 184 Street as a heritage property.

Approved by Council: February 14, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Heritage Designation By-law,
2000, No. 13955" pass its third reading.

RES.R00-657

Carried

"Surrey Municipal Heritage Sites Designation By-law, 1980, No. 6442,
Amendment By-law, 2000, No. 13956"

0023-13956/0525-017

To amend "Surrey Municipal Heritage Sites Designation By-law, 1980,
No. 6442", as amended, by deleting Section 2 (c), reference to Hazelmere United
Church. This amendment is necessary to introduce a Heritage Designation by-law
for Hazelmere United Church and Hazelmere United Church Annex.

Approved by Council: February 21, 2000

Third Reading of By-law No. 13956 will be considered at the March 27, 2000
Regular Council meeting.

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13967"

7999-0248-00 - Morgan Creek Holdings Inc., c/o Kenneth Anderson

CD (BL 13614) to CD (BL 12000) - Portion of 15659, Portion of
15689 - 38 Avenue and 15820 - 40 Avenue - to permit the development of
39 single family lots and open space with public access.

Approved by Council: March 6, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 13967" pass its third reading.

RES.R00-658

Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1999, No. 13916"

0023-13916/5591-049 - Council Initiative

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows: Part 1 Definitions is amended by replacing the definition "Industry - Light Impact" and amending the definition "Industry - Salvage"; Part 50 Salvage Industrial Zone is amended by replacing Section A. Intent and B. Permitted Uses is amended by deleting sub-section 1. and renumbering accordingly; and Section J. Special Regulations is amended by replacing Sub-section 1. These amendments are required to delete salvage industry use from the Salvage Industrial Zone (IS) and to clarify the definition of light impact industry to exclude salvage industry. In addition, these amendments will provide guidance in developing land use options for South Westminster which are in compliance with the City's long term vision.

Approved by Council: November 29, 1999
Corporate Report Item No. R2098

Acting Mayor Higginbotham advised that this by-law is not in order to be dealt with as the Public Hearing on By-law 13916 has been rescheduled to Monday, April 3, 2000 at 7:00 p.m.

11. "Surrey Land Use Contract No. 371, Authorization By-law, 1978, No. 5676, Partial Discharge By-law, 1999, No. 13879"

7999-0154-00 - Grosvenor International Canada Limited and The Great-West Life Assurance Company

To discharge Land Use Contract No. 371 over the land at 1711 - 152 Street in order to permit the underlying RA Zone to come into effect.

Approved by Council: November 1, 1999

This By-law is proceeding in conjunction with By-law 13881.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 371, Authorization By-law, 1978, No. 5676, Partial Discharge By-law, 1999, No. 13879" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-659

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13881"

7999-0154-00 - Grosvenor International Canada Limited and The Great-West
Life Assurance Company

RA (BL 12000) and C-8 (BL 12000) to CD (BL 12000) - 1711 - 152 Street
- to permit the development of a 2,439 sq. m. (26,000 sq. ft.) addition to
the Semiahmoo Shopping Centre and to expand the upper car deck from
36 stalls to 117 stalls.

Approved by Council: November 1, 1999

This By-law is proceeding in conjunction with By-law 13879.

Note: A Development Permit (7999-0154-00) on the site is to be considered for
Final Approval under Item I.2(b).

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1999, No. 13881" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-660

Carried

13. "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment
By-law, 2000, No. 13968"

0023-13968 - Regulatory By-law Text Amendment

To amend "Surrey Subdivision and Development By-law, 1986, No. 8830" as
amended, is hereby further amended by replacing Schedule A. This amendment is
required to incorporate the updated design criteria and construction standards.

Approved by Council: February 28, 2000
Corporate Report Item No. R037

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Subdivision and Development
By-law, 1986, No. 8830, Amendment By law, 2000, No. 13968" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-661

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7997-0099-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance 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.R00-672

Carried with Councillor Bose against.

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7900-0041-00**
Triple Rim Investments Ltd.
 7400 - 132 Street

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

"That Development Permit No. 7900-0041-00 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 Hunt
 Seconded by Councillor Steele
 That Development Permit
 No. 7900-0041-00 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.R00-673

Carried

- (b) **Development Permit No. 7999-0154-00**
Great-West Life Assurance Company
Grosvenor International Canada Ltd.
 1711 - 152 Street

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

"That Development Permit No. 7999-0154-00 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 Hunt
Seconded by Councillor Steele
That Development Permit

No. 7999-0154-00 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.R00-674

Carried

- (c) **Development Permit No. 7999-0120-00**
Norman Davis
W & M 081 Ventures Inc.
19289 Highway No. 10

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

"That Development Permit No. 7999-0120-00 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 Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7999-0120-00 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.R00-675

Carried

3. Delegation Requests

- (a) **Karen Kristianson**
Soroptimist International of White Rock
File: 0065-012; 0864-003

Requesting to appear before Council prior to March 29, 2000 to make a brief presentation regarding their organization and achievements.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Karen Kristianson of Soroptimist
 International of White Rock be heard as a delegation at
 Council-in-Committee.

RES.R00-676

Carried

(b) **Carolyn Chalifoux, Secretary-Treasurer**
New Westminster and District Labour Council
 File: 0065-012; 0864-003

Requesting to appear before Council on April 17, 2000 to speak about new initiatives, regulations and the latest statistics on workplace health and safety.

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That Carolyn Chalifoux,
 Secretary-Treasurer, of New Westminster and District Labour Council be
 heard as a delegation at Regular Council.

RES.R00-677

Carried

J. CORRESPONDENCE

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the following correspondence Item 1 be
 received, the actions be approved and the appropriate person or agency be informed.

RES.R00-678

Carried

INFORMATION ITEMS

- Letter, dated February 29, 2000, from **Mayor Don H. Bell, The Corporation of the District of North Vancouver**, advising Council that their Council passed the following resolution with respect to Federal Funding for Fuel Cell Industry Development:

 "THAT, in response to the request from GVRD Chair Puil, the District send a letter to the Prime Minister of Canada and to Mr. Steve Kukucha, Senior Advisor to the Honorable David Anderson, Minister of the Environment and other relevant agencies, as the case may be, supporting Federal funding for fuel cell industry development."
 File: 0003-135; 0046-001

K. NOTICE OF MOTION**L. ANY OTHER COMPETENT BUSINESS****1. 72 Avenue Median**

Councillor Eddington referenced a number of letters she has received expressing concern with the proposed median along 72 Avenue. The Manager, Land Development & Transportation advised that a notice had been sent out to solicit comments, and advised that a memo will be coming to Council to clarify this issue.

It was

Moved by Councillor Eddington
Seconded by Councillor Steele
That the letters be received and forwarded to

Engineering.

RES.R00-679

Carried

2. Mill Run Hardware - Letters

Councillor Eddington advised that Council had requested the company meet with the residents in the area to address concerns. Councillor Eddington indicated that the residents who contacted the Planning & Development Department were told that staff does not have time to deal with this issue.

It was

Moved by Councillor Eddington
Seconded by Councillor Steele
That Planning & Development report back
to Council in two weeks on the status of the issues and concerns regarding the

Mill Run Hardware operation in Fleetwood.

RES.R00-680

Carried

**3. Condoms & Dirty Needles Article
Creekside Elementary School**

Councillor Eddington asked that the concerns of the parents with respect to condoms and needles found in the vicinity of Creekside Elementary School be referred to the Manager for a report.

M. ADJOURNMENT

It was

Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That the Regular Council - Public Hearing

do now adjourn.

RES.R00-681

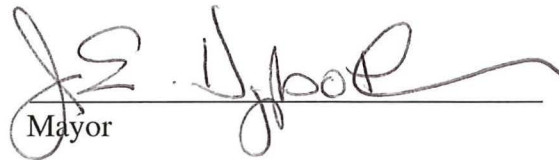
Carried

The Regular Council - Public Hearing adjourned at 10:59 p.m.

Certified correct:



City Clerk



Mayor