



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**MONDAY, JULY 31, 2000**  
Time: 7:00 p.m.

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**Present:**

Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Eddington  
Councillor Bose  
Councillor Higginbotham

**Absent:**

Councillor Watts  
Councillor Hunt

**Staff Present:**

City Manager  
City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
Acting General Manager, Parks, Recreation & Culture  
Deputy City Solicitor

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**A. ADOPTION OF MINUTES**

**1. Council-in-Committee - July 24, 2000**

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the minutes of the  
Council in Committee meeting held on July 24, 2000, be received.  
RES.R00-2003 Carried

**2. Regular Council - July 24, 2000**

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the minutes of the Regular Council  
meeting held on July 24, 2000, be adopted.  
RES.R00-2004 Carried

**3. Regular Council - Land Use - July 25, 2000**

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Land Use meeting held on July 25, 2000, be adopted.  
RES.R00-2005 Carried

**4. Regular Council - Public Hearing - July 25, 2000**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Regular Council -  
Public Hearing meeting held on July 25, 2000, be adopted.  
RES.R00-2006 Carried

**B. DELEGATIONS****1. Surrey Zoning By-law, 1993, No. 12000,  
Text 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 amendments 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 shall not be higher than 2.5 metres [8 ft.], with the following exceptions:" 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* shall not be higher than 2.5 metres [8 ft.], with the following exceptions:"

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 City Clerk.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Bose  
That the on table correspondence from M.I. Khan opposing the proposed text amendment, and H.C. Richie Clark, Q.C., advising that it is his client's firm position that this application cannot proceed, be received.

RES.R00-2007

Carried

Imre Szabo, 23688 - 40 Avenue Langley, B.C. was present to comment on the proposed bylaw amendment. Mr. Szabo was opposed to the amendment and stated that he has been a business owner since 1958, and the salvage industry has served the needs of Surrey and the Greater Vancouver area for over 30 years; most of the businesses are legally zoned for salvage, nicely fenced, environmentally friendly, and controlled by bylaw. Mr. Szabo questioned whether land speculators were pushing for the change. Mr. Szabo was concerned that the bylaw change

would make businesses non-conforming, devalue the property and result in businesses losing money.

Alpar Katona 12597 - 56 Avenue, Surrey - was present to comment on the proposed bylaw amendment. Mr. Katona is opposed to the bylaw amendment and is concerned that the change would benefit developers. Mr. Katona stated that salvage businesses had been forced to pay higher prices to get into business and stay in business, because of the limitation of Salvage Industrial zone locations, and the owners would like to recoup the value when the property is sold.

Neil James, 12011 Mitchell Road, Richmond - was present to comment on the proposed bylaw amendment and stated that he represented A Scott Discount Used Auto Parts. Mr. James is opposed to the bylaw amendment and concerned with the restrictions of a non-conforming use should the building burn down or be destroyed. Mr. James advised that Council should recognize the environmental progressions the industry has made, and that they would not have a problem with beautification and can make the property look nice by shielding it from the roadway.

Jacob De Raadt, 20845 - 94B Avenue, Langley - was present to comment on the proposed bylaw amendment and advised that he represented several clients. Mr. De Raadt stated that the bylaw amendment would make a lot of industrial sites non conforming where outside industrial use is taking place. Mr. De Raadt expressed concern that there is an anomaly in that the bylaw appeared to allow certain activities which were not allowed in permitted uses, and in particular that if the bylaw does not allow salvage, it could not then allow the storage of outdoor salvage.

Ian Mott, 14627 Marine Drive White Rock - was present to comment on the proposed bylaw amendment and advised that he represented United Used Auto Parts and the Company Credit Arrangers Act. Mr. Mott is opposed to the bylaw amendment and advised Council of a legal proceeding which would impact on its ability to proceed with the bylaw amendment. Mr. Mott expressed concern that the value of his property would be depreciated by 14.2 million dollars, and asked that Council adjourn and consider the bylaw amendment at a later date when they have gone through all the legal processes afforded to land owners.

The Owner of an Auto Wrecking Business at 11927 Tannery Road, was present to comment on the proposed by-law amendment. He advised that he owns a .6 acre property on which he operates an auto wrecking business, and is opposed to this by-law amendment. He noted that he purchases autos from ICBC and sells them.

**C. COMMITTEE REPORTS**

**1. Finance Committee - July 25, 2000**

(a) It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the minutes of the Finance Committee  
meeting held on July 25, 2000, be received.

RES.R00-2008

Carried

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

**Late Grant Applications**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That Council approve a grant in the amount  
of \$6,600 to the FCM National Housing Policy, a grant in the amount of \$6,300 to  
the Islamic Heritage Society, a grant in the amount of \$2,600 to the Shri Durga  
Bhamashwari Mandir Society and a grant in the amount of \$1,000 to the Whalley  
Little League.

RES.R00-2009

Carried with Councillor Bose opposed

**Future Budget Direction**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the 2001 budget be prepared on a 0%  
property tax increase, and that no issue papers be prepared.

RES.R00-2010

Carried with Councillors Villeneuve,  
Eddington and Bose opposed

**D. BOARD/COMMISSION REPORTS**

There were no Board/Commission Reports submitted to the meeting.

**E. MAYOR'S REPORT**

The Mayor did not submit a report to the meeting.

**F. COUNCILLORS' REPORTS**

There were no Councillor's reports.

**G. CORPORATE REPORTS**

There were no Corporate Reports submitted to the meeting.

**H. BY-LAWS**

1. "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

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 1999, No. 13916" pass its third reading.  
Carried with Councillors Villeneuve,  
Eddington and Bose opposed

RES.R00-2011

RES.R00-2012

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 1999, No. 13916" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried with Councillors Villeneuve,  
Eddington and Bose opposed

FINAL ADOPTION

2. "Surrey Delegation of Authority By-law, 2000, No. 14099"

0023-14099 - Council Initiative

A by-law to establish a Delegation of Authority pursuant to Section 192 of the  
"Local Government Act".

Approved by Council: July 24, 2000  
Corporate Report Item No. R185

RES.R00-2013

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Delegation of Authority  
By-law, 2000, No. 14099" be finally adopted, signed by the Mayor and Clerk, and  
sealed with the Corporate Seal.  
Carried

3. "Land Purchase By-law, 2000, No. 14096"

0023-14096/8350-102/K&L - Paul Lassman

A by-law to authorize the purchase of the land for pleasure, recreation or  
community uses by the City of Surrey. This acquisition will facilitate the  
implementation of the Unwin Park Master Plan with the addition of natural areas  
to the park and supplementary parking. The Parks, Recreation and Culture  
Department recommended the acquisition of these properties under the 2000 Park  
Acquisition Program.

Compensation: \$337,000.00

Approved by Council: July 24, 2000  
Corporate Report Item R177

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Land Purchase By-law, 2000,  
No. 14096" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R00-2014

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13897"

7999-0033-00 - Fred and June Buchamer  
c/o Clarence Arychuk/Hunter Laird Engineering Ltd.

RA (BL 12000) to RH-G (BL 12000) - 13865 - 27 Avenue - to permit a  
phased development of 15 Half-Acre Gross Density lots.

Approved by Council: November 15, 1999

\* Planning and Development advise that (reference memorandum dated July 28,  
2000 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.

\* At the January 17, 2000 Regular Council-Public Hearing meeting, Council passed  
the following resolution:

"That the issue of the blind corner and intersection be referred to the  
Engineering Department to work with the residents in the area for possible  
traffic calming measures".

Planning & Development advise that the Engineering Department reviewed the  
issue of traffic calming and concluded that such measure is not warranted. This  
conclusion has been conveyed to the concerned neighbour in writing.

In addition, Planning addresses the following issues (see memorandum for further  
details):

- Restrictive Covenant will be registered on Lot 13;
- northern 10 metres of the Covenant area will be kept in its natural state;
- southern 20 metres of the Covenant area will allow improvement or structure  
to take place provided they do not alter the natural grade and drainage of the  
area;
- no installation of services will be allowed in the 30 metre Covenant area;



- a perimeter fence shall be erected delineating the northern 10 metre Covenant area. However no fencing will be allowed within the 10 metre Covenant area.

\* In order to ensure implementation of the above-mentioned Restrictive Covenant, it is in order for Council to pass a motion that the Approving Officer be requested to require the registration of an appropriate Restrictive Covenant as described in the above as a condition of subdivision approval for the subject application.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Higginbotham  
 That the Approving Officer require the registration of an appropriate Restrictive Covenant as described in the above as a condition of subdivision approval for the subject application.

RES.R00-2015 Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13897" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R00-2016 Carried

**I. CLERK'S REPORT**

**1. Meeting Schedule - September to December, 2000**

File: 0065-001

Memorandum from the City Clerk providing Council with an easy reference meeting schedule for the months September to December, 2000.

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That the memorandum from the City Clerk and the September to December, 2000 meeting schedule be received.

RES.R00-2017 Carried

**J. CORRESPONDENCE**

There was no correspondence submitted to the meeting.

**K. NOTICE OF MOTION**

There were no Notices of Motion submitted to the meeting.

**L. ANY OTHER COMPETENT BUSINESS****1. Hazardous Bio Medical Waste Facility**

Councillor Bose referenced an earlier request for information from staff on a proposed Bio Medical Waste facility to be located in Surrey. Councillor Bose noted that there are five hospitals involved in this proposed facility. Councillor Bose noted that Surrey is indeed short listed for such a facility by virtue of a call for proposals, and felt that Council should take a position on this matter.

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That staff, in light of the memo circulated to  
Council, prepare a report to Council in the fall on the matter of an appropriate  
location for accommodating hazardous biomedical waste.

RES.R00-2018

Carried**2. Transfer Station - Location**

Councillor Bose noted that there are two potential locations for a transfer station, and asked if staff has done any modeling of the movement of trucks in connection with the two proposed sites.

**3. Parking Meters - Semiahmoo Town Centre**

Councillor Bose noted that he had raised this issue of parking meters in the Semiahmoo Town Centre being under utilized some months ago, and questioned when Council could expect a report on this matter.

The City Manager responded that the analysis is almost complete, and a report will be brought forward to Council early in the fall.

**M. ADJOURNMENT**

It was

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

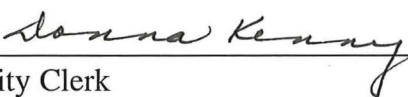
do now adjourn.


RES.R00-2019

Carried

The Regular Council - Public Hearing adjourned at 8:02 p.m.

Certified correct:

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

  
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Mayor