



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JANUARY 22, 2001
Time: 7:00 p.m.

Present:

Chairperson - Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Eddington
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Watts

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning &
Development
General Manager, Engineering
General Manager, Parks, Recreation
& Culture
City Solicitor
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section

**Councillors Entering
Meeting in Progress:**

A. ADOPTION OF MINUTES

1. Council-in-Committee - January 15, 2001

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the minutes of the

Council-in-Committee meeting held on January 15, 2001, be received.

RES.R01-150

Carried

2. Regular Council - January 15, 2001

It was

Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That the minutes of the Regular Council

meeting held on January 15, 2001, be adopted.

RES.R01-151

Carried

B. DELEGATIONS

**1. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14197**

Rezoning Application No. 7998-0195-00

ADDRESS: **CIVIC/LEGAL**
16562 - 63 Avenue/PID: 011-420-928, East Half Lot 4,
Sec. 12, Tp. 2, NWD Plan 9283

APPLICANT: Nirmal & Kamal Kooner and Kulwant Johal
c/o Greg Sewell, Coastland Engineering & Surveying Ltd.
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

PROPOSAL: To rezone the property from "General Agriculture Zone
(A-1)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit subdivision into
approximately 10 single family lots and a park/school site
on the south portion.

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

The Mayor noted that one person had indicated support for the rezoning, in
writing.

There were no persons present who objected to the proposed rezoning.

**2. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14198**

Rezoning Application No. 7900-0205-00

ADDRESS: **CIVIC/LEGAL**
Portion of 16709 - 60 Avenue/PID:006-060-251, Lot 6,
Sec. 12, Tp. 2, NWD Plan 6427

APPLICANT: 437236 B.C. Ltd., 430328 B.C. Ltd. and 430329 B.C. Ltd.
c/o Progressive Construction Ltd. (Alison Davies)
5591 No. 3 Road,
Richmond, B.C. V6X 2C7

PROPOSAL: To rezone the north-west portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit the consolidation with the adjacent existing RF lot and subdivision into approximately 5 single family lots.

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

The Mayor noted that Mike O'Neil had indicated support for the rezoning, in writing.

There were no persons present who objected to the proposed rezoning.

Councillor Bose left meeting due to a potential conflict of interest with respect to Items 3, 4, and 5.

3. Surrey Zoning By-law 1993, No. 12000, Amendment By-law, 2001, No. 14206

Rezoning Application No.7996-0306-00

ADDRESS: CIVIC/LEGAL
16685 - 63 Avenue(also shown as 16695 - 63 Avenue)/
PID: 024-763-012, Lot 1, Sec. 12, Tp. 2, NWD Plan LMP45437
16745 - 63 Avenue/PID: 024-763-021, Lot 2, Sec.12, Tp. 2, NWD Plan LMP45437

APPLICANT: Morris Liao & Yueh-Chu Huang and Fredrich & Erika Gunther
c/o Coastland Engineering & Surveying Ltd
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

PROPOSAL: To rezone the properties from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit the development of approximately 23 single family lots and 1 large remainder property.

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

The Mayor noted that Micheal O'Neil had indicated support for the rezoning, in writing.

There were no persons present who objected to the proposed rezoning.

**4. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14207**

Rezoning Application No. 7900-0190-00

ADDRESS: CIVIC/LEGAL
**18762 Fraser Highway/PID: 023-771-291, Lot 2, Sec. 16,
Tp. 8, NWD Plan LMP 33283**

APPLICANT: 552425 B.C. Ltd.
c/o Dwight Heintz, McElhanney Engineering
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

PROPOSAL: To rezone the property from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Comprehensive Development Zone (CD)" (By-law No. 12000).

The purpose of the rezoning is to permit subdivision into approximately 36 small family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14207**

INTENT:

This Comprehensive Development Zone is intended exclusively for *single family dwellings* on small *urban lots* in existing *urban* areas.

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 Sec. B.2. Part 4 General Provision of Surrey Zoning By-law 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Sec. B.2 Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended.

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That on table correspondence be received.
Carried

RES.R01-152

Steve Kurrein, 5591 Number 3 Road, Richmond, was present to comment on the proposed rezoning and advised that he represented Progressive Construction. Mr. Kurrein referenced a December 18, 2000 report recommending that latecomer charges be based on the original proposal for townhouse development and noted that the Land Use Committee did support that recommendation.

Tony Schier, 6521 – 188 Street, was present to comment on the proposed rezoning and stated that approximately 6 months ago, the original development proposed single family dwellings. Mr. Schier pointed out that there is a brand new school in Clover Valley Subdivision which expected an enrolment of 300 students, but will have approximately 440. Mr. Schier felt that if 36 small family lots are developed, those families will have children attending the school. Mr. Schier concluded that there are approximately 400 children over and above those already at the school registering for next year.

**5. Surrey Zoning By-law 1993, No. 12000,
 Amendment By-law, 2001, No. 14208**

Rezoning Application No. 7900-0193-00

ADDRESS: **CIVIC/LEGAL**
18735 - 63A Avenue/PID: 015-846-679 Lot 10, Sec. 9, Tp. 8, NWD Plan 84702

APPLICANT: Mr. Cecil and Mrs. Anne Dion
 c/o Mr. Cecil Dion
 18735 - 63A Avenue
 Surrey, B.C. V3S 7W2

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Single Family Residential Secondary Suite Zone (RF-SS)".

The purpose of the rezoning is to permit one secondary suite in an owner-occupied single family dwelling.

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

RES.R01-153 It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That on table correspondence be received.
Carried

There were no persons present who objected to the proposed rezoning.

Councillor Bose returned to the meeting.

The Mayor advised that By-laws 14101, 14102 and 14103 were not in order to be heard this evening and would be rescheduled to the February 19, 2001 Public Hearing.

**6. Surrey Land Use Contract No. 175, Authorization By-law, 1977,
No. 4296, Partial Discharge By-law, 2000, No. 14201**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14202**

**Surrey Heritage Revitalization Agreement
By-law, 2000, No. 14203**

Rezoning Application No. 7900-0164-00

ADDRESS: **CIVIC/LEGAL**
**13931 Crescent Road/PID: 006-511-368, Lot 9, District
Lot 157, Group 2 NWD Plan 30697**
**13951 Crescent Road/PID: 005-179-009, Lot 28, District
Lot 157, Group 2, NWD Plan 53898**

APPLICANT: City of Surrey
c/o Lisa Donohoe, Realty Sec.
7452 - 132 Street
Surrey, B.C. V3W 4M7

PROPOSAL:

By-law 14201

To discharge LUC No. 175 from the property at 13951 Crescent Road to allow the underlying zone (CPG) to come into effect.

By-law 14202

To rezone the property at 13931 Crescent Road from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" to "One-Acre Residential Zone (RA)" and the property at 13951 Crescent Road from "Golf Course Zone (CPG)" to "One-Acre Residential Zone (RA)".

By-law 14203

To allow for a Heritage Revitalization Agreement for the Daniel Johnson House at 13951 Crescent Road. The Heritage Revitalization Agreement varies the following by-law regulations:

- lot width;
- floor area ratio;
- maximum allowable total floor area and maximum allowable floor area for an accessory building limited to a detached garage;
- front, rear and east side yard setbacks for a single family dwelling and accessory buildings; and
- rear yard setback for buildings or structures associated with a hobby kennel.

The purpose of this Agreement is to ensure the on-site retention and restoration of the Johnson House.

The purpose of the proposal is to permit subdivision of two residential lots with retention of a heritage house on one of these lots and one remainder lot as a park.

**7. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14204**

Rezoning Application No. 7999-0004-00

ADDRESS:

CIVIC/LEGAL

**Portion of 9192 - 124 Street/PID: 016-303-661, Lot 1,
Sec. 31, Tp. 2, NWD Plan 86316**

APPLICANT:

Baljit S. Samra

c/o Dhaliwal Oliver Wong Professional Land Surveying
Inc.

121 - 13140 - 80 Avenue,
Surrey, B.C. V3W 3B2

PROPOSAL: To rezone the western portion of the property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to allow an increased floor area ratio and one secondary suite in the owner-occupied single family dwelling and the creation of one additional single family lot.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14204**

INTENT:

This Zone is intended exclusively for single family housing containing 1 *secondary suite on urban lots*.

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* which may contain 1 *secondary suite*.

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

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That on table correspondence be received.
Carried

RES.R01-154

The Mayor noted the following persons had indicated in writing their support/opposition to the proposed rezoning.

	<u>For</u>	<u>Against</u>	<u>Unknown</u>
B.S. Hundal	X		
P.S. Pawasar			X
B.K. Samra	X		
K. S. Shergill	X		
B.S. Johal	X		
G.S. Cheema	X		
J. Johal	X		
R.S. Heer			X
D.S. Samra	X		
M.S. Badasha	X		

	<u>For</u>	<u>Against</u>	<u>Unknown</u>
D. Singh	X		
P. Johal	X		
J.S Samra	X		
J. Singh	X		
T. Dulay	X		
J. Sidhu	X		
S. Kaur	X		
D.S. Samra			X
R.K. Shergill	X		
A.K. Panesar	X		
Mohinder Panasar	X		
Ranjit s. Khalsa	X		
K.S. Gill	X		
J.K. Samra	X		
A.K. Samra	X		
G.K. Dulay	X		
G.S. Samra	X		
B.K. Johal	X		
S. Johal	X		
S.K. Panesar	X		
J. Singh	X		
K.K. Guman	X		
A. Guman	X		
A.W. Rai	X		
S. Sidhu	X		
H.S. Dhami	X		
R.K. Samra	X		
M.K. Heor	X		
J.S. Sidhu	X		
T. Singh	X		
U.K. Dhaliwal	X		
R.K. Heor	X		
A. Gill	X		
A. Randhawa	X		
K.S. Dhaliwal	X		
S.K. Samra	X		
B. Singh	X		
R. Singh	X		
S. K. Gill	X		
G.K. Toor	X		
S. Toor	X		
M. Heer	X		
K. Heer	X		

**8. Surrey Land Use Contract No. 525, Authorization By-law, 1978,
No. 5679 Partial Discharge By-law, 2001, No. 14211**

Rezoning Application No. 7900-0268-00

ADDRESS: CIVIC/LEGAL
9123 - 126 Street/PID: 002-722-739, Lot 394, Sec. 31,
Tp. 2, NWD Plan 56238

APPLICANT: Daljit S. Gill
c/o Jasmail S. Sran
6931 - 130 Street
Surrey, B.C. V3W 4J4

PROPOSAL: To discharge Land Use Contract from the property to allow
the underlying "Single Family Residential Zone (RF)" to
come into effect and permit subdivision into two single
family residential lots.

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

There were no persons present who objected to the proposed rezoning.

**9. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 39 Amendment By-law, 2000, No. 14191**

**Surrey Land Use Contract No. 342, Authorization By-law, 1977,
No. 5117, Partial Discharge By-law, 2000, No. 14192**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14193**

Rezoning Application No. 7900-0247-00

ADDRESS: CIVIC/LEGAL
10231 - 154 Street/PID: 005-631-122, Lot 58, Except: Part
Subdivided by Plan 60739; Sec. 28, B5N, R1W, NWD
Plan 57781
10171 - 154 Street/PID: 005-631-157, Lot 59, Sec. 28,
B5N, R1W, NWD Plan 57781

APPLICANT: Douglasdale Estates Inc.
c/o Bentall Development Services (Richard Coulter)
Suite 1800 Four Bentall Centre
P.O. Box 49001,
Vancouver, B.C. V7X 1B1 and

Bunting Coady Architects (Tom Bunting)
300 - 171 Water Street
Vancouver, B.C. V6B 1A7

PROPOSAL:

By-law 14191

To authorize the redesignation of the properties from Commercial (COM) to Town Centre (TC).

By-law 14192

To discharge LUC 342 over the lands in order to permit the underlying CHI Zone to come into effect.

By-law 14193

To rezone the properties from "Highway Commercial Industrial Zone (CHI)" to "Town Centre Commercial Zone (C-15)".

The purpose of the rezoning is to permit the development of a business center comprising of three office buildings in three phases.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 5, Sec. B, and Part 37, Sec. F & G, as follows:

- (a) To vary the percentage of small car parking spaces from 25% to 35% of the total parking provided in the development
- (b) To relax the rear yard setback from 7.5 metres (25 ft.) to 4.8 metres (15.75 ft.); and
- (c) To relax the building height from 14.0 metres (46 ft.) to 14.5 metres (47.6 ft.).

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

There were no persons present who objected to the proposed rezoning.

**10. Surrey Land Use Contract, No. 317, Authorization By-law, 1977,
No. 5234, Discharge By-law, 2001, No. 14212**

Rezoning Application No. 7900-0270-00

ADDRESS: **CIVIC/LEGAL**
18590 - 96 Avenue/PID: 005-400-678, Lot 16, Sec. 33,
Tp. 8, NWD Plan 53163

APPLICANT: CST Nominee Inc.
c/o U-Haul (Anthony Grocolt)
2534 Barnet Highway
Port Moody, B.C. V3H 1W3

PROPOSAL: To discharge Land Use Contract 317 from the property to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the property and allow a mini-warehouse and truck rental business.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 5, Table C-3 and Part 48, Section F as follows:

- (a) To reduce the number of off-street parking spaces from 90 to 6.
- (b) To reduce the front yard setback from 7.5 metres (25 ft.) to 7.4 metres (24.2 ft.)
- (c) To reduce the rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.)
- (d) To reduce the east and west side yard setback from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.)

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

There were no persons present who objected to the proposed rezoning.

**11. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14199**

Rezoning Application No. 7900-0246-00

ADDRESS: **CIVIC/LEGAL**
9451 - 159A Street/PID: 009-907-513, Lot 8, Sec. 35,
Tp. 2, NWD Plan 14229

APPLICANT: Jagjit & Kulwinder Gill and Babar & Kuldeep Tumber
c/o Roman Fayn, RDM Enterprises Ltd.
101 - 12332 Pattullo Place
Surrey, B.C. V3V 8C3

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

The purpose of the rezoning is to permit the development of two single family residential lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That on table correspondence be received.
Carried

RES.R01-155

Brian Const was present to comment on the proposed rezoning, and advised that he was speaking on behalf of Mr. and Mrs. Hume of 9471 – 159A Street, who were presently in Germany, but wished to register their opposition. He pointed out that this block is surrounded by half acre lots and that the proposal amounts to spot rezoning which residents never anticipated or wanted. He concluded his comments stating that the fact that the lots are non conforming is not a good enough reason to proceed.

**12. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14209**

Rezoning Application No.7900-0203-00

ADDRESS: **CIVIC/LEGAL**
9146 - 159 Street/PID: 024-880-027, Lot C. Sec. 35, Tp. 2,
NWD Plan LMP 46216
9168 - 159 Street/PID: 024-880-019, Lot B. Sec. 35, Tp. 2,
NWD Plan LMP 46216

APPLICANT: Jagdish & Parkash Mattu, and The First Christian
Reformed Church of North Surrey
c/o Mr. Greg Sewell, Coastland Engineering
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

PROPOSAL: To rezone the property at 9146 - 159 Street from "Single Family Residential Zone (RF)" and at 9168 - 159 Street from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to allow subdivision into approximately 13 small single family lots.

PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)" FOR BY-LAW 14209

INTENT:

This Comprehensive Development Zone is intended exclusively for *single family dwellings* on small *urban lots* in existing *urban* areas.

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 Sec. B.2. Part 4 General Provision of Surrey Zoning By-law 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Sec. B.2 Part 4 General Provisions of Zoning By-law, 1993, No. 12000, as amended.

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That on table correspondence be received.
Carried

RES.R01-156

The Mayor noted the following persons had indicated in writing their support/opposition to the proposed rezoning.

	<u>For</u>	<u>Against</u>
Tony Versluis	X	
Peter Yzeeman	X	

	<u>For</u>	<u>Against</u>
Philbert Westerhuis	X	
Luann Westerhuis	X	
Mike Harskamp	X	

**13. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14125**

Rezoning Application No. 7900-0227-00

ADDRESS: **CIVIC/LEGAL**
8037 King George Highway/PID: 000-814-202, Lot 4,
 Except: Part Within Heavy Outline Taken by Highway
 Statutory Right of Way Plan 62493; Sec. 29, Tp. 2, NWD
 Plan 7059

APPLICANT: Inderjit Chohan & Jarnail Gill
 c/o Bob Cheema
 Unit # 1 - 5730 Carnarvon Street
 Vancouver, B.C. V6N 4E7

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

The purpose of the rezoning is in order to permit the
 development of a 74-unit, 3-storey motel on the easterly
 92 metres (302 ft.) and future single family lots on the
 westerly 71 metres (233 ft.) of the subject property.

The rezoning will also increase the floor area ratio (FAR)
 from 0.761 to 0.896 to accommodate an indoor swimming
 pool and an increase in the size of motel units averaging
 3.3 square metres (35.75 sq. ft.) per unit.

**NOTE: A Public Hearing on this by-law was held on
 October 16, 2000; this additional Public Hearing is on
 the amendment to increase the floor area ratio.**

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
 FOR BY-LAW 14125**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate
 a *tourist accommodation* use requiring exposure to a major *highway* and future
single family dwellings on *urban lots* in an existing *urban* area.

The *Lands* are divided into Blocks A and B as shown on Schedule A which is attached hereto and forms part of this By-law.

PERMITTED USES:

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

1. Block A

- (a) *Tourist accommodation*; and
- (b) *Accessory uses* including the following:
 - i. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - a. Contained within the *principal building*; and
 - b. Occupied by the owner's employee for the protection of the businesses permitted on the *lot*.

2. Block B

- (a) One *single family dwelling*; and
- (b) *Accessory uses* including the following:
 - i. *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
 - ii. 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 Acting City Clerk. The location of the property was indicated to the Public Hearing.

Paul Shapiro was present to comment on the proposed rezoning, and stated that at one point the proposal was for a zero lot line at his property line, and asked that this be reconsidered so that there is a proper setback.

**14. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14194**

Rezoning Application No. 7900-0266-00

ADDRESS: CIVIC/LEGAL
Portion of 13101 - 78 A Avenue/PID: 017-853-991,
Lot A, Sec. 20, Tp. 2, NWD Plan LMP3414

APPLICANT: Diversified Management Inc.
c/o Sock Kheng Doi
206 - 131 Water Street
Vancouver, B.C. V6B 4M3

PROPOSAL: To rezone the easterly 43 metres (141 ft.) (shown as
Block A on Survey Plan attached hereto) from "High
Impact Industrial Zone (IH)" to "Light Impact Industrial
Zone (IL)".

The purpose of the rezoning to permit subdivision into two
lots, and facilitate future construction of a multi-tenant
warehouse on the IL zoned lot.

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

There were no persons present who objected to the proposed rezoning.

**15. Surrey Land Use Contract No. 346, Authorization By-law, 1978,
No. 5586, Partial Discharge By-law, 2000 No. 14195**

**Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14196**

Rezoning Application No. 7900-0271-00

ADDRESS: CIVIC/LEGAL
13554 - 84 Avenue/PID: 001-264-141, Lot 70, Sec. 29,
Tp. 2, NWD Plan 57624

APPLICANT: CST Nominee Inc.
c/o Anthony Grocott
2534 Barnet Highway
Port Moody, B.C. V3H 1W3

PROPOSAL: **By-law 14195**
To discharge LUC 346 from the property to allow the underlying IL zone to come into effect.

By-law 14196
To rezone the property from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the existing self-storage use plus truck rental limited to three trucks with a maximum of 8,165 Kilograms G.V.W. as an accessory use.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14196**

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of *warehouse uses* limited to self-storage and incidental *vehicle* rental.

B. PERMITTED USES

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

1. *Warehouse uses* limited to self-storage and associated office uses, provided that the said office uses shall occupy a total floor area not exceeding 66.7 square metres (718 sq.ft.).
2. *Accessory uses* limited to the following:
 - (a) One *dwelling unit* provided that:
 - i. it is occupied by the owner or caretaker, for the protection of the business permitted; and
 - ii. restricted to a maximum floor area of 223 square metres(2,400 sq.ft.); and
 - (b) *General service uses*, limited to rental of *vehicles* not exceeding 8,165 kilograms (18,000 lbs.) *G. V. W.* and further provided the said rental is limited to 3 *vehicles*.

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

There were no persons present who objected to the proposed rezoning.

**16. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14200**

Rezoning Application No. 5693-0359-00

ADDRESS: **CIVIC/LEGAL**
12407 - 72 Avenue/PID 012-044-318, Parcel "B"
(Explanatory Plan 13186) West Half Lot 1, Except: Part
(Bylaw Plan 82296); Sec. 19, Tp. 2, NWD Plan 1234
12423 - 72 Avenue/PID: 010-063-498, Lot 4 Except:
Parcel "J" (Bylaw Plan 82296); Sec. 19, Tp. 2, NWD
Plan 15121
7220 - 124 Street/PID: 006-456-995, Lot 3, Sec. 19, Tp. 2,
NWD Plan 15305

APPLICANT: The B.C. Muslim Association
c/o Studio Senbel Architecture & Design
201 - 304 West Cordova Street
Vancouver, B.C. V6C 1E8

PROPOSAL: To rezone the property at 12407 - 72 Avenue from
"Assembly Hall 1 Zone (PA-1)" to "Assembly Hall 2 Zone
(PA-2)", and the properties at 7220 - 124 Avenue &
12423 - 72 Avenue from "One-Acre Residential Zone
(RA)" to "Assembly Hall 2 Zone (PA-2)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000" Part 5,
Table C. 4, and Part 32, Sec. F, as follows:

- (a) To reduce the number of off-street parking spaces
from 89 to 46
- (b) To reduce the front yard side yard from 9.0 metres
(30 ft.) to 5.0 metres (16.4 ft.)
- (c) To reduce the flanking side yard (west) setback
from 9.0 metres (30 ft.) to 6.5 metres (21.3 ft.)
- (d) To reduce the side yard (east) setback from
9.0 metres (30 ft.) to 8.4 metres (27.6 ft.)

The purpose of this proposal is to permit the development
of a regional scale religious assembly hall with a private
school.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That on table correspondence be received.
Carried

RES.R01-157

The Mayor noted the following persons had indicated in writing their support/opposition to the proposed rezoning.

	<u>For</u>	<u>Against</u>
Haroon Chohan	X	
Umar Choudhry	X	
Altaf Goyer	X	
Siddique Zafer	X	
M. Rafiq	X	
Syed Dir	X	
Naeem Mohammed	X	
Hafiz Mohammed	X	
Sajawal Khan	X	

Sharif Senbel, 201 – 304 W. Cordova, Vancouver, was present to comment on the proposed rezoning, and stated he was the architect for the project; that they have been working with the Planning Department for the past 2 years to meet the needs of the community and the Muslim Association. Mr. Senbel advised that issues which have arisen have been addressed to the satisfaction of the Planning Department. He noted that the building has been pulled toward the intersection to give greater setback to the residential development and that landscaping has been provided to act as a buffer. Mr. Senbel added that the alley access has been closed off, and that as requested by Engineering, a traffic study has been conducted. Mr. Senbel noted that mosque traffic will only comprise 3% of the intersection. Mr. Senbel also advised that St. Andrews Newton Church has agreed to allow parking on Fridays when on-site parking may be insufficient.

Adam Buksh, 7867 – 124A Street, was present to comment on the proposed rezoning and stated he is Chairman of the Surrey branch of the B.C. Muslim Association. He advised that a religious class will be run from 4 to 6 p.m. weeknights, and on weekends; that there is currently no preschool and that there are 4 classrooms. He pointed out that a plan has been in place for 2 years to buy and erect a new mosque and that a recent fire at the prayer hall has necessitated expediting the project. Mr. Buksh noted that a neighbourhood hearing last March showed the residents were accepting of the proposal. He added that they will run programs for youth, and 50% of the area will be for youth, ladies and seniors; and concluded that the building will be a beautiful building and a pride of Surrey.

Ismail Vohra, 12451 – 73rd Avenue was present to comment on the proposed rezoning; and stated that development of the property will improve the site.

Marie Schroeder of 7282 – 124th Street, was present to comment on the proposed rezoning and stated she is not opposing the expansion of the building, but she is concerned with traffic impact. Ms. Schroeder felt that access would be better off 125th Street or 73A Avenue, as the intersection of 72nd and 124th is presently very dangerous and there have been a lot of accidents. Ms. Schroeder then discussed traffic patterns and vehicle movement, stating that there is no sidewalk and only a small shoulder on the east side of 124th. Ms. Schroeder questioned the number of classrooms and plans for a youth facility. Ms. Schroeder stated parking may not be sufficient, and concluded that the required 9 metre side yard should be allowed for on 124th.

Alan Holmes, 7234 – 124 Street; was present to comment on the proposed rezoning and advised that he is the resident and owner of property immediately to the north. Mr. Holmes agreed with the comments of Marie Schroeder concerning traffic. Mr. Holmes advised that the traffic impact has to be closely looked at and asked that fencing and trees ensure that his privacy is protected. Mr. Holmes expressed concern for the children in the area who walk on the road shoulder.

**17. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14210**

Rezoning Application No. 7900-0253-00

ADDRESS: CIVIC/LEGAL
14487 - 76 Avenue/PID: 001-701-916, Lot 2, Sec. 22,
Tp. 2, NWD Plan 69585

APPLICANT: Terence J. Bieker
c/o Roger Jawanda, Citiwest Consulting Ltd.
Suite 101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to permit the development of approximately five single family lots.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 16, Sec. F, for the proposed Lot 5 as follows:

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.).

- (b) To reduce the north side yard setback from 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.).

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

There were no persons present who objected to the proposed rezoning.

**18. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2001, No. 14205**

ADDRESS: CIVIC/LEGAL
See Schedule A

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

PROPOSAL: To rezone the properties from "Restricted Single Family Residential Secondary Suite Zone (RFR-SS)" (By-law No. 5942) to "Single Family Residential Secondary Suite Zone (RF-SS)" (By-law No. 12000).

This conversion is a housekeeping amendment and is necessary to provide for ease of administration of the Zoning By-law.

Schedule A

Lot 1 Except Parcel "G" (By-law Plan 82295); Section 18, Township 2, New Westminster District, Plan 77219;
(12312 - 72 Avenue)

Lot 2 to Lot 14 inclusive, all of Section 18, Township 2, New Westminster District, Plan 77219;
(12320/12328/12336/12344 - 72 Avenue)
(12345/12337/12325/12319/12311/12308/12316/12324/
12332 - 71A Avenue)

Lot 1 to Lot 10 inclusive, all of Section 18, Township 2, New Westminster District, Plan 79690;
(12313/12321 - 71 Avenue)
(7122/7128 - 123 Street)
(12349/12346/12338/12330/12326 - 71 Avenue)
(12340 - 71A Avenue)

Lot 1 to Lot 9 inclusive, all of Section 18, Township 2, New Westminster District, Plan 86866;

(12302/12308/12316/12320 - 71 Avenue)
(7078/7056 - 123 Street)
(12311/12323/12337 - 70A Avenue)

Lot 1 to Lot 14 inclusive, all of Section 18, Township 2, New Westminster District, Plan 79484;

(7061/7069/7077/7085/7093/7096/7084/7072 -
123B Street)
(12373/12385/12397 - 70A Avenue)
(7071/7083/7095 - 124 Street)

Lot 1 to Lot 3, and Lot 5 to Lot 8, all of Section 18, Township 2, New Westminster District, Plan 83719;

(7039/7023/7015 - 124 Street)
(7036/7028/7039/7031 - 123B Street)

Lot 1 to Lot 5 inclusive, all of Section 18, Township 2, New Westminster District, Plan 86351;

(7016/7010/7002//7007/7019 - 123B Street)

Lot 6, Except : Part Subdivided by Plan LMP 37191 Section 18 Township 2, New Westminster District Plan 86351

(7027 - 123B Street)

Lot 1 to Lot 21 inclusive, all of Section 18, Township 2, New Westminster District, Plan 84574;

(7087/7081/7073/7067/7059 - 123 Street)
(7058/7064/7070/7076/7080/7086/
7092/7098/7095/7089/7065/7057 - 122A Street) and
(12275 - 70A Avenue also known as 7052 - 122A Street)
(12229/12217/12209 - 70A Avenue)

Lot 1 to Lot 12 inclusive, all of Section 18, Township 2, New Westminster District, Plan 78545;

(7120/7132/7144/7150/7162/7174/7180 - 122 Street)
(12236/12256/12264/12272/12280 - 72 Avenue)

Lot 13 Except: Parcel "H" (By-law Plan 82295), Section 18, Township 2, New Westminster District, Plan 78545;

(12294 - 72 Avenue)

Lot 14 to Lot 43 inclusive, all of Section 18, Township 2, New Westminster District, Plan 78545;

(12295/12289/12277/12269/12255/ 12249 - 71A Avenue)
(7151/7147/7143/7137/7131/7121/7115/7109/7103/7102/
7110/7118/7130 - 122A Street)
(12260/12268/12276/12284/12296 - 71A Avenue)

(7133/7125/7117/7109/7101 - 123 Street)
(7127 - 122A Street)

Lot A, Section 18, Township 2, New Westminster District, Plan 75836;
(12248 - 72 Avenue)

Lot 1 and Lot 2 both of Section 18, Township 2, New Westminster District,
Plan 21061;
(7018/6998 - 123 Street)

Lot 1, Section 18, Township 2, New Westminster District Plan LMP 11295
(6988 - 123 Street)

Lot 1 to Lot 39 inclusive, all of Section 16, Township 2, New Westminster
District, Plan 82912;
(14308/14316/14324/14332/14338/14346 - 71 Avenue)
(7106 - 143A Street)
(7093/7085/7077/7069 - 144 Street)
(14389/14375/14363/14357/14339/14333/14325/14317 -
70A Avenue)
(7008/7016/7022 - 143 Street)
(14310/14322 - 70A Avenue)
(7033/7021/7017/7001/7002/7010/7018/7026 -
143A Street)
(14356/14380/14392 - 70A Avenue)
(7035/7023/7011/7003 - 144 Street)

Lot 1 to Lot 10 inclusive, all of Section 16, Township 2, New Westminster
District, Plan 84699; and

(7109/7121/7133/7141 - 144 Street)
(7136/7132/7128/7122/7118/7110 - 143A Street)

Lot 1 to Lot 18 inclusive, all of Section 16, Township 2, New Westminster
District, Plan 85894.

(14307/14315/14331 - 71 Avenue)
(7107/7115/7123/7131 - 143A Street)
(14320/14312/14306/14303/14311/14319/14327/14335 -
71A Avenue)
(14348/14336/14322 - 72 Avenue)

Lot B, Section 16, Township 2, New Westminster District Plan LMP 20823
(14308 - 72 Avenue)

Lot 5, Except: Firstly: Parcel A (By-law Plan 65441), and Secondly: Parcel A
(By-law Plan LMP3171), Section 29, Township 2, New Westminster District,
Plan 13695;

(8792 - 128 Street)

Lot 6, Except: Parcel B (Bylaw Plan LMP3171), Section 29, Township 2, New Westminster District, Plan 13695;
(12824 - 88 Avenue)

Lot 7, Except: Parcel C (Bylaw Plan LMP3171), Section 29, Township 2, New Westminster District, Plan 13695;
(12834 - 88 Avenue)

Lot 8, Except: Parcel D (Bylaw Plan LMP3171) Section 29, Township 2, New Westminster District, Plan 13695;
(12844 - 88 Avenue)

Lot 9, Except Part Road in Bylaw Plan LMP3171, Section 29, Township 2, New Westminster District, Plan 13695;
(12854 - 88 Avenue)

Lot 10, Except: Parcel F (Bylaw Plan LMP3171), Section 29, Township 2, New Westminster District, Plan 13695;
(12864 - 88 Avenue)

Lot 11, Section 29, Township 2, New Westminster District, Plan 13695;
(12874 - 88 Avenue)

Lot 12, Except: Parcel H (Bylaw Plan 3171), Section 29, New Westminster District, Plan 13695;
(12884 - 88 Avenue)

Lot 13, Section 29, Township 2, New Westminster District, Plan 13695;
(12894 - 88 Avenue)

Lot 1 to Lot 19 inclusive, all of Section 29, Township 2, New Westminster District, Plan 20986;
(12918/12928/12938/12948 - 88 Avenue) and (8788 - 129 Street also known as 12906 - 88 Avenue)
(12947/12937/12927/12913 - 87A Avenue) and (8778 - 129 Street also known as 12905 - 87A Avenue)
(8736 - 129 Street)
(12914/12924/12932/12940 - 87A Avenue)
(12943/12933/12923/12915 - 87 Avenue)

Lots A and B Except: Part dedicated Road on Plan LMP14035; Section 29, Township 2, New Westminster District Plan LMP 14034
(8740/8750 - 128 Street)

Lot 2 to Lot 23 inclusive, all of Section 29, Township 2, New Westminster District, Plan 76128; and
(8730/8724/8710/8702 - 128 Street)
(8707/8715/8727/8735/8749/8755/8752/8744/8738/8726/
8714/8708 - 128A Street)

(8703/8711/8725/8739/8745/8757 - 129 Street)

Lot 1 to Lot 7 inclusive, all of Section 29, Township 2, New Westminster District, Plan 81742.

(8776 - 128 Street)
(8771/8768/8760 - 128A Street)
(8777/8769 - 129 Street)
(8763 - 128A Street)

Lot 1 and Lot 2, both of Section 29, Township 2, New Westminster District, Plan LMP3949;

(13309/13317 - 84 Avenue)

Lot 1 to Lot 36 inclusive, all of Section 29, Township 2, New Westminster District, Plan 80547;

(13451/13439/13425/13417/13409/13401 - 84 Avenue)
(8431/8443 - 134B Street)
(13474/13460/13452 - 85 Avenue)
(8476/8468/8460/8457/8465/8477/8485 - 134A Street)
(13418/13410/13405/13413/13421/13435/13443/
13449/13455/13463/13469/13475/ 13481 - 85 Avenue)
(13493/13496/13488 - 84A Avenue)
(8420/8412 - 134B Street)

Lot 2 and Lot 3, both of Section 29, Township 2, New Westminster District, Plan 86654; and

(13502 - 84A Avenue)
(13505 - 84 Avenue)

Lot 1 to Lot 26 inclusive, and Lot 28 to 30 inclusive, all of Section 29, Township 2, New Westminster District, Plan 86708.

(13341/13355/13363/13381/13395 - 84 Avenue)
(13352/13360/13368/13376/13385/13373/13365/13357 -
84A Avenue)
(8478/8490 - 133A Street)
(13406 -85 Avenue)
(8419/8425/8437/8453/8461/8475/8481/8487/8495 -
133A Street)
(8517/8522/8516 - 134 Street)
(13401 - 85 Avenue)

Lots 1, 2, & 3, all of Section 19, Township 2, New Westminster District, Plan LMP18941;

(7569/7555/7547 - 124 Street)

Lots 1, 2, 3 and 6 inclusive all of Section 19, Township 2, New Westminster District Plan 74060

(7550/7556/7564 - 123A Street)
(7572 - 123A Street)

Lot 1 to Lot 9 inclusive, all of Section 19, Township 2, New Westminster District, Plan 81984;

(7542/7534/7526 - 123A Street)
(12363/12375/12387 - 75 Avenue)
(7523/7531/7539 - 124 Street)

Lot 1 and Lot 2, both of Section 19, Township 2, New Westminster District, Plan 71128;

(12283/12307 - 75 Avenue)

Lot 1 to Lot 29 inclusive, all of Section 19, Township 2, New Westminster District, Plan 71651;

(7587/7581/7573/7565/7557 - 123A Street)
(7560/7568/7576/7584/7590/7591/7583/7575/7569/7561 - 123 Street)
(12285/12275/12276/12284/12292/12298/12320/12328 - 75A Avenue)
(7545/7531/7517 - 123A Street)
(12331/12317/12295 - 75 Avenue)

Lot 1 and Lot 3, both of Section 19, Township 2, New Westminster District, Plan 73848;

(12187/12203 - 75 Avenue)

Lot 1 to Lot 21 inclusive, all of Section 19, Township 2, New Westminster District, Plan 76717;

(12255/12269 - 75 Avenue)
(12262/12267 - 75A Avenue)
(7564/7572/7580/7588/7596/7595/7587 - 122A Street)
(7598/7590 - 122 Street)
(7579/7565/7553 - 122A Street)
(12237/12231/12234/12240/12246 - 75A Avenue)

Lot 1 to Lot 18 inclusive, all of Section 19, Township 2, New Westminster District, Plan 75045.

(7593/7585/7577/7567/7559/7551/7543/7535/7584/7576/7568 - 122 Street)
(12223/12224 - 75A Avenue)
(7534 - 122 Street)
(12219/12227/12239/12247 - 75 Avenue)

Lot 2 to Lot 4 inclusive, all of Section 19, Township 2, New Westminster District, Plan 86956; and

(7583/7571/7559 - 128 Street)

Lot 1 to Lot 10 inclusive, all of Section 19, Township 2, New Westminster District, Plan 83172.

(7597/7589/7581/7573/7557/7556/7568/7582 -
127A Street)
(12766 - 76 Avenue)
(7590 - 127A Street)

Lot 1 and Lot 2, both of Section 20, Township 2, New Westminster District,
Plan 72134;

(12814/12822 - 76 Avenue)

Lot 2, Section 20, Township 2, New Westminster District, Plan 18127;

(7580 - 128 Street)

Lot 3 to Lot 5 inclusive, all of Section 20, Township 2, New Westminster District,
Plan 20134; and

(7562/7552/7540 - 128 Street)

Lot 1 to Lot 76 inclusive, all of Section 20, Township 2, New Westminster
District, Plan 20909.

(12910/12920/12932/12944 - 76 Avenue)
(7577/7567/7557/7551/7541/7535/7523 - 129A Street)
(7420/7540/7556/7562/7568/7574/7580/7588 Sinclair
Crescent)
(12882 - 76 Avenue)
(7587/7583/7579/7575/7567/7565/7559/7535/7505/7485/
7465/7445/7425/7415/7411 Sinclair Crescent)
(7408/7416/7426/7442/7456/7468/7470/7484/7496/7500/
7510/7520/7530/7540/7552/7562/7570/7580/7588
Hurdle Crescent)
(12862 - 76 Avenue)
(7495/7487/7475/7471/7467/7457/7445/7437/7423/7415/
7407 Hurdle Crescent)
(12953/12943/12923/12913/12903/12893/12883/12873/
12863/12853 - 74 Avenue)

Lot 360 to Lot 364 inclusive, all of Section 20, Township 2, New Westminster
District, Plan 67025.

(7551/7561/7569/7577/7585 Hurdle Crescent)

Lot 1 to Lot 11 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 79544; and

(9047, 9035, 9027, 9021, 9015, 9009, 9002, 9010, 9024,
9030 & 9042 - 135A Street)

Lot 12 to Lot 16 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 79544.

(9045, 9037, 9023, 9011 & 9003 King George Highway)

Lot 1 to Lot 7 inclusive, all of Section 18, Township 2, New Westminster District,
Plan 83726;

(12205, 12217, 12229, 12235, 12247, 12251 & 12265 -
68 Avenue)

Lot 1 to Lot 3 inclusive, all of Section 18, Township 2, New Westminster District,
Plan NWP87572;

(12273 & 12285 - 68 Avenue)
(6821 - 123 Street)

Lot 1 to Lot 20 inclusive, all of Section 18, Township 2, New Westminster
District, Plan 83282;

(12373, 12361, 12353, 12339, 12331, & 12325 -
68 Avenue)
(6810, 6818, 6830, 6836, & 6848 - 123 Street)
(6839, 6833, 6827, 6819, 6811, 6803, 6806, 6820, & 6838 -
123A Street)

Lot 21 to Lot 25 inclusive, all of Section 18, Township 2, New Westminster
District, Plan 82688;

(6853 - 123A Street)
(6866 - 123 Street)
(6859, 6865, & 6871 - 123A Street)

Lot 26, Except: Part subdivided by Plan 86797, Section 18, Township 2,
New Westminster District, Plan 82688;

(6879 - 123A Street)

Lot 27 to Lot 37 inclusive, all of Section 18, Township 2, New Westminster
District, Plan 82688;

(6885, 6893, 6899, 6890, 6882, 6876, 6868, 6860 & 6852 -
123A Street)
(6877 & 6891 - 124 Street)

Lot 1 to Lot 6 inclusive, all of Section 18, Township 2, New Westminster District,
Plan 86892;

(6925 & 6911 - 124 Street)
(12386, 12378, 12366, & 12358 - 69A Avenue)

Lot 2, Section 18, Township 2, New Westminster District, Plan 83524; and
(6903 - 124 Street)

Lot 39 to Lot 43 inclusive, all of Section 18, Township 2, New Westminster
District, Plan 86797.

(12336, 12328, 12320, 12312, & 12306 - 69A Avenue)

Lot 1 to Lot 3 inclusive, all of Section 18, Township 2, New Westminster District,
Plan 16733;

(12385 - 68 Avenue)
(6821 & 6831 - 124 Street)

Lot 4 of Lot 11, Section 18, Township 2, New Westminster District, Plan 16733;
and

(6841 - 124 Street)

Lot 5 to Lot 7 inclusive, all of Section 18, Township 2, New Westminster District,
Plan 16733.

(6851, 6861 & 6863 - 124 Street)

Lot 1 to Lot 6 inclusive, all of Section 32, Township 2, New Westminster District,
Plan 80175;

(8834/8842/8850/8858/8866/8874 - 132 Street)

Lot 7 to Lot 11 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(13210/13222/13230/13244/13256 - 89 Avenue)

Lot 12 to Lot 31 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(8891/8883/8875/8859/8841/8833/8821/8815/
8807/8808/8816/8824/8832/8840/8848/8856/8864/8872/
8880/8888 - 132B Street)

Lot 32 to Lot 35 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(13292/13306/13314/13328 - 89 Avenue)

Lot 36 to Lot 38 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(8893/8885/8877 - 133A Street)

Lot 39 to Lot 63 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(13341/13335/13329/13323/13317/13309/13303/13302/
13310/13318/13324/13332/13340/13352/13360/13368/
13374/13380/13388/13393/13385/13379/13373/13365/
13359 - 88A Avenue)

Lot 64 and Lot 65, both of Section 32, Township 2, New Westminster District,
Plan 80175;

(8882 & 8890 - 133A Street)

Lot 66 to Lot 69 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(13362/13378/13390/13398 - 89 Avenue)

Lot 70 to Lot 88 inclusive, all of Section 32, Township 2, New Westminster
District, Plan 80175;

(13399/13391/13383/13371/13363/13351/13343/13331/
13323/13311/13305/13293/13281/13273/
13261/13255/13247/13241/13235 - 88 Avenue)

Lot 89, Section 32, Township 2, New Westminster District, Plan 80175;
(8820 - 132 Street)

Lot 10, Section 29, Township 2, New Westminster District, Plan 69311;
(13332 - 84 Avenue)

Lot 12, Section 29, Township 2, New Westminster District, Plan 69311;
(13356 - 84 Avenue)

Lot 1 and Lot 2 both of Section 29, Township 2, New Westminster District,
Plan 65368;
(13340 & 13364 - 84 Avenue)

Lot 1 to Lot 5 inclusive, all of Section 29, Township 2, New Westminster District,
Plan 83423;
(13412/13420/13436/13442/13456 - 84 Avenue)

Lot 1 and Lot 2 both of Section 29, Township 2, New Westminster District,
Plan LMP9269;
(13472 & 13478 - 84 Avenue)

Lot A and Lot B both of Section 29, Township 2, New Westminster District,
Plan LMP9089;
(13482 & 13492 - 84 Avenue)

Lot 8 to Lot 65 inclusive, all of Section 29, Township 2, New Westminster
District, Plan 83423;
(13508/13516/13526/ 13538 - 84 Avenue)(8371/8363/8365
- 135A Street)
(13498/13495/13489/13483/13479/13471/
13463/13455/13449/13437/13431/13423/13415/
13407 - 83A Avenue)
(8302/8316/8322/8330 - 134 Street)
(13408/13416/13428 - 83A Avenue)
(8347/8343/8339/8333/8327/8321/8315/
8307/8301/8302/8308/8314/8320/8324/
8330/8336/8340/8346 - 134A Street)
(13480 - 83A Avenue)
(13370 & 13386 - 84 Avenue)
(8379/8371/8355/8349/8337/8329/8321/ 8315/8309 -
134 Street)

Lot 1 to Lot 21 inclusive, all of Section 33, Township 2, New Westminster
District, Plan LMP5726;

(9045/9033/9028/9048 -
142A Street)(14262/14272/14280/14288/14296/14302/
(14310/14318/14326/14330/14336/14348/ 14358/14368 -
90A Avenue)
(9049/9037/9025 - 144 Street)

Lot 1 to Lot 18 inclusive, all of Section 33, Township 2, New Westminster
District, Plan 86380;

(9057 & 9051 - 142A Street)
(14253/14261/14269/14277/14285/14293/14299/14307/
14321/14329/14337/14359/14367/14371 - 90A Avenue)
(9071 & 9065 - 144 Street)

Lot 1 to Lot 8 inclusive, all of Section 33, Township 2, New Westminster District,
Plan 86676;

(9065/9073/9079/9072/9080 - 142A Street)
(14300/14306/14310 - 91 Avenue)

Lots A, B, C, D and E, all of Section 33, Township 2, New Westminster District,
Plan 70255;

(14398/14386/14372/14364/14356 - 91A Avenue)

Lot 2 to Lot 4 inclusive, all of Section 33, Township 2, New Westminster District,
Plan 75806;

(14314/14320/14328 - 91 Avenue)

Lot 6 to Lot 11 inclusive and Lot 13 to Lot 15 inclusive, all of Section 33,
Township 2, New Westminster District, Plan 75806;

(9079 & 9087 - 144 Street)
(14349/14335/14319/14313 - 91 Avenue)
(14318/14334 - 91A Avenue)
(9141 - 143A Street)

Lot 1 to Lot 23 inclusive, all of Section 33, Township 2, New Westminster
District, Plan 86597;

(14309/14305/14301 - 91 Avenue)
(9088/9096/9122/9130 - 142A Street)
(14282/14290/14297/14285 - 91A Avenue)
(9166/9180/9173/9165/9157 - 142B Street)
(9117 - 142A Street)
(14249/14241/14233/14225/14217/14209 - 91 Avenue)

Lot 24 to Lot 28 inclusive, all of Section 33, Township 2, New Westminster
District, Plan LMP5588;

(14199/14185/14177/14173/14161 - 91 Avenue)

Lot 30 to Lot 39 inclusive, all of Section 33, Township 2, New Westminster
District, Plan LMP5588;

(14151 - 91 Avenue)

(9095/9091/9087/9081/9086 - 141A Street)
(14152/14166/14178/14188 - 91 Avenue)

Lot 40 to Lot 46 inclusive, all of Section 33, Township 2, New Westminster District, Plan 86597;

(14202/14210/14216/14222/14230 - 91 Avenue)
(9097 & 9085 - 142A Street)

Lot 1 to Lot 6 inclusive, all of Section 33, Township 2, New Westminster District, Plan 85229;

(13677 & 13689 - 91 Avenue)
(9119/9127/9131/9139 - 137 Street)

Lot 1 to Lot 7 inclusive, all of Section 33, Township 2, New Westminster District, Plan 82898;

(13719 & 13707 - 91 Avenue)
(9122/9128/9136/9142/9148 - 137 Street)

Lot 1 to Lot 3 inclusive, all of Section 33, Township 2, New Westminster District, Plan 80139;

(13727/13735/13741 - 91 Avenue)

Lot 1 to Lot 22 inclusive, all of Section 33, Township 2, New Westminster District, Plan LMP2373;

(13798/13782/13776/13762/13750 - 92 Avenue)
(9177/9161/9155 - 138 Street)
(13773/13761/13755/13749/13752/13766/13772/13780/
13796 - 91A Avenue)
(13799/13783/13777/13761/13753 - 91 Avenue)

Lot 1 to Lot 21 inclusive, all of Section 33, Township 2, New Westminster District, Plan 78114;

(9055/9061/9073/9085 - 137A Street)
(13724/13718/13706/13694/13686/ 13678 - 91 Avenue)
(9072 & 9060 - 136B Street)
(13703/13711/13719/13725 - 90A Avenue)
(9057/9063/9075/9087/9095 - 136B Street)

Lot 365 to Lot 369 inclusive, all of Section 33, Township 2, New Westminster District, Plan 69475;

(9025/9033/9041 - 137A Street)
(13722 & 13716 - 90A Avenue)

Lot 377, Section 33, Township 2, New Westminster District, Plan 69475
(13708 - 90A Avenue)

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

There were no persons present who objected to the proposed rezoning.

**19. Surrey Zoning By-law 1993, No. 12000,
Text Amendment By-law, 1999, No. 13769**

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

PROPOSAL:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:
 - (1) Part 1 Definitions is amended by adding the definition of "Methadone Clinic" between the definition of "Marina" and "Mink Farm" as follows:

Methadone Clinic a premise used principally to prescribe methadone to persons with opiate addiction and may include the provision of counselling and other support services to those persons.

- (2) Part 4 - General Provisions is amended in Sec. B. Uses Permitted in Specific Zones by renumbering sub-Sec.s B.8, B.9, and B.10 as B.9, B.10, and B.11 respectively.
- (3) Part 4 - General Provisions is amended in Sec. B. Uses Permitted in Specific Zones by inserting new sub-Sec. B.8 immediately following sub-Sec. B.7 as follows:
 8. Methadone Clinics
A methadone clinic is permitted as an accessory use to a hospital."
- (4) Part 26 Multiple Commercial 135 Zone (RMC-135) is amended in Sec. B. Permitted Uses by deleting SubSec. 3 (f) and replacing it with the following:
 - "(f) Office uses excluding the following:
 - i. social escort services
 - ii. methadone clinics"
- (5) Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended in Sec. B. Permitted Uses by deleting SubSec. 3 (f) and replacing it with the following:
 - "(f) Office uses excluding the following:
 - i. social escort services
 - ii. methadone clinics"
- (6) Part 28 Special Care Housing 1 Zone (RMS-1) is amended in Sec. B. Permitted Uses by deleting SubSec. 3 (c) and replacing it with the following:

- (c) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*.
- (7) Part 29 Special Care Housing 2 Zone (RMS-2) is amended in Sec. B. Permitted Uses by deleting SubSec. 3 (c) and replacing it with the following:
- (c) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*.
- (8) Part 35 Neighbourhood Commercial Zone (C-5) is amended in Sec. B. Permitted Uses by deleting SubSec. 1 (e) and replacing it with the following:
- "(e) Office uses excluding the following:
- i. *social escort services*
 - ii. *methadone clinics*"
- (9) Part 36 Community Commercial Zone (C-8) is amended in Sec. B. Permitted Uses by deleting SubSec. 7 and replacing it with the following:
- "7. Office uses excluding the following:
- i. *social escort services*
 - ii. *methadone clinics*"
- (10) Part 36A Community Commercial A Zone (C-8A) is amended in Sec. B. Permitted Uses by deleting SubSec. 6 and replacing it with the following:
- "6. Office uses excluding the following:
- i. *social escort services*
 - ii. *methadone clinics*"
- (11) Part 36B Community Commercial B Zone (C-8B) is amended in Sec. B. Permitted Uses by deleting SubSec. 6 and replacing it with the following:
- "6. Office uses:
- i. including *social escort services*
 - ii. excluding *methadone clinics*"
- (12) Part 37 Town Centre Commercial Zone (C-15) is amended in Sec. B. Permitted Uses by deleting SubSec. 6 and replacing it with the following:
- "6. Office uses excluding:
- i. *social escort services*
 - ii. *methadone clinics*"
- (13) Part 38 Downtown Commercial Zone (C-35) is amended in Sec. B. Permitted uses by deleting SubSec. 6 and inserting the following in its place:
- "6. Office uses excluding:
- i. *social escort services*
 - ii. *methadone clinics*"

- (14) Part 47 Business Park Zone (IB) is amended in Sec. B. Permitted Uses by deleting SubSec. 2 and inserting the following in its place:

- "2. Office uses excluding:
 i. *social escort services*
 ii. *methadone clinics*"

The Notice of the Public Hearing, was read by the Acting City Clerk.

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That on table correspondence be received.
Carried

RES.R01-158

Dan Closkey, was present to comment on the proposed rezoning, and advised that he represents the South Fraser Health Region. Mr. Closkey then advised that the Health Region's position is that there is a lack of an integrated plan for the delivery of drug and alcohol services to the residents of Surrey. Mr. Closkey pointed out that the South Fraser Health Board objects to restricting methadone clinics to hospital sites, and pointed out that it is important that Mayor and Council understand that this by-law would mean there is no possibility to establish a methadone clinic in the City of Surrey. Mr. Closkey read from a City of Surrey report which sets out guidelines for locating methadone clinics, and stated that methadone clinics should be located in a drug use area and near a pharmacy that dispenses methadone. Mr. Closkey noted that Surrey Memorial Hospital does not meet that criteria. Mr. Closkey stated that a comprehensive plan needs to be established for the delivery of alcohol and drug services, and that this by-law makes treatment more difficult. Mr. Closkey concluded his presentation by stating that the South Fraser Health Region asks that the by-law not be approved.

Mr. Closkey advised that the South Fraser Health Region is willing to work with the City of Surrey to establish a suitable location for the delivery of this service in the City of Surrey.

Dr. Roland Guasparini, Medical Health Officer for the South Fraser Health Region, was present to comment on the proposed rezoning and read from a letter from Dr. Ray Baker, addictions specialist, which stated that methadone is the most significant treatment for heroin addiction. Dr. Guasparini advised that they estimate there are approximately 2,300 addicted people in the Region, and that there are about 800 people in methadone treatment. Mr. Guasparini added that there is a need for increased methadone dispensing. He advised that a September 2000 review of the Lower Mainland Municipal Association states that methadone treatment is the best way to prevent illness, death and crime. He noted that the South Fraser Health Region and the Lower Mainland Municipal Association cooperated on a needs assessment. Dr. Guasparini commented that there is no evidence that methadone clinics increase crime, but they will decrease crime. Dr. Guasparini indicated the only way people with addiction will receive service is through a private physician. He pointed out that evidence in B.C. shows a

methadone clinic provides better service and allows access to counseling. Dr. Guasparini felt that more methadone maintenance providers should be encouraged, and that methadone clinics should not be restricted. Dr. Guasparini recommended that Council consider alternate ways to manage methadone clinics such as size and design, and that the current bylaw proposal not be proceeded with.

Sherrie Mumford – Regional Addictions Consultant for the Ministry of Children and Families was present to comment on the proposed rezoning and stated that there is a successful methadone clinic in a downtown commercial complex in Chilliwack that provides services to communities such as Hope and Boston Bar. Ms. Mumford noted that there have been no problems with opiate addicted clients going into pharmacies. Ms. Mumford commented that there is a vision for a continuum of care starting with prevention. She pointed out that methadone is a harm reduction program, and that a significant number of clients on the methadone program lead productive lives. Ms. Mumford commented that had they not been on methadone, they may have caused significantly more problems. Ms. Mumford concluded by pointing out that addicted people are not just in the downtown Eastside, but are our neighbours and deserve consideration.

Murray Weisenberger, 12785 Crescent Road, was present to comment on the purposed rezoning and advised that the war zone strategy already exists on 135A Street in Surrey. Mr. Weisenberger felt that hospitals are not necessarily the best or only location for a methadone clinic, and asked if this was the best time to consider this due to a Provincial election within the next few months.

Adrienne Telford, 10964 128A Street, stated that she is in favour of the by-law. Ms. Telford pointed out that relocation of the previous clinic in Whalley put a shopping centre out of business. Ms. Telford noted that methadone is dispensed at Safeway and that they now have to have security guards. Ms. Telford stated that methadone clinics should not be allowed to open wherever they want.

C. COMMITTEE REPORTS

1. Finance Committee - January 16, 2001

- (a) It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the minutes of the Finance Committee
meeting held on January 16, 2001, be received.

RES.R01-159

Carried

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

Item No. F002

City Grants for the Year 2001
File: 0310-2001

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the 2001 City Grant allocations as
 recommended by the Grants Evaluation Committee be approved.

Valley Curling Club	\$ 60,000
Sunnyside Saddle Club	38,400
Surrey Sailing Club	24,000
Panorama Ridge Riding Club	22,500
Lower Mainland German Shepherd Dog Club	3,600
Action BMC Association	4,000
Crescent Beach Swim Club	<u>600</u>

Total Leases **\$153,100**

Gurdawara Sahib Sasmesh Darbar Society	\$1,090
Pacific Community Church	0
Vedic Hindu Cultural Society	1,390
Surrey Sailing Club	240
Unallocated Taxes	<u>2,280</u>

Total Property Taxes **\$5,000**

Cloverdale Chamber of Commerce	\$10,000
Surrey Chamber of Commerce	10,000
White Rock & South Surrey Chamber of Commerce	<u>10,000</u>

Total Chamber of Commerce **\$30,000**

LFVEA Rodeo - Operating	\$180,000
LFVEA Rodeo - Capital	<u>100,000</u>

Total Cloverdale Fairgrounds **\$280,000**

Surrey Dyking District	\$155,000
Mud Bay District	66,000
Colebrook Dyking District	37,000
Transfer from Engineering	(258,000)

Total Dyking District **\$ 0**

Crime Stoppers of Greater Vancouver	\$12,500
South Fraser Community Services	24,000

Surrey Community Crime Prevention Society	43,500
Total Crime Prevention	<u>\$80,000</u>
Dry Grad Events	\$1,600
Special Recognition	\$5,000
City Centre Volunteer Society	\$ 1,000
Crescent Beach Community Services	1,500
Surrey Crime Prevention Society	2,500
Surrey Food Bank	2,500
Surrey Hospice Society	1,400
Surrey Search & Rescue Society	2,000
Cloverdale Volunteer Fire Brigade	1,000
Rainforest Reptile Refuge Society	700
Royal Canadian Air Cadets	500
Valley Community Church "Lighthouse Daycare"	500
Whalley Community Festival	1,500
Academy West Schola Cantorum	500
Arts Council of Surrey	Deferred
Cloverdale Horseshoe Club	700
Green Timbers Community Society	500
Michif Historical & Cultural Preservation Society	1,000
Serpentine Enhancement Society	700
Surrey Lawn Bowling Club	750
Surrey Writers Conference	1,000
White Spot Pipe Band	1,000
Young People's Theatre Company of Surrey	1,000
BC Pets & Friends	500
Critter Care Wild Life Society	500
Difficult Child Support Assoc. of BC	600
Surrey/Delta Indo Canadian Seniors Society	500
Surrey Urban Mission	500
Surrey Symphony Society	500
White Rock Come Share Society	500
Pitch-In	1,000
East Kensington Elementary School PAC	500
Green Timbers Heritage Society	500
Leap Artist Run Centre	500
Pacific Dynamo Gymnastics Society	750
Peninsula Athletics Society	200
Society of Pure Dance in Motion	1,000
Unallocated	<u>6,500</u>
Total	<u>\$36,800</u>

RES.R01-160

Carried

The Public Hearing recessed at 9:05 p.m. and reconvened at 9:11 p.m. with all members of Council in attendance except Councillor Watts.

E. MAYOR'S REPORT

There was no Mayor's report.

F. COUNCILLORS' REPORTS

There were no Councillors' reports.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of January 22, 2001, were considered and dealt with as follows:

Item No. R013 Corporate Advertising Contract
File: 0812-001

The Manager, Economic Development Office, submitted a report concerning the City's current three-year advertising contract for statutory and non-statutory advertising.

The Manager, Economic Development Office, was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Corporate Report R013 be received
for information.

RES.R01-165

Carried

Item No. R014 Strata Title Application for a Commercial Building at
19475 Fraser Highway
File: 19475-00101

The General Manager, Planning and Development submitted a report concerning a Strata Title application for a commercial building at 19475 Fraser Highway.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council approve the strata conversion application for the existing buildings located at 19475 Fraser Highway into ten strata units and that a certificate of approval be issued in accordance with the Condominium Act.

RES.R01-166

Carried

Item No. R015 Amendments to Municipal Ticket Information Utilization By-law, 1994, No. 12508 to Address the Sign By-law
 File: 5591-056

The General Manager, Planning and Development submitted a report to seek Council's approval of amendments to the MTI By-law to allow for the issuance of MTI tickets for violations of the provisions of the Sign By-law, 1999, No. 13656 as amended, which is considered to be a more efficient and expedient method of enforcement related to this By-law than the methods currently available.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council:

1. Approve amendments to the Surrey Municipal Ticket Information Utilization By-law, No. 12508 (the "MTI By-law") as documented in Appendix I to this report which will provide authority to issue MTI tickets to enforce the provisions in the Surrey Sign By-law, No. 13656; and
2. Instruct the City Clerk to introduce the necessary amending by-law for the required readings.

RES.R01-167

Carried

Item No. R015A Amendments to Municipal Ticket Information Utilization By-law, 1994, No. 12508, (the "MTI By-law")
 File: 5591-056

The Surrey Public Library Board submitted a report to update Council on proposed amendments to the By-law to accomplish the following:

1. Allow for the writing of MTI tickets for offences pertaining to library facilities as specified in the amendments to the MTI By-law; and
2. Allow for such method of enforcement of regulatory offences by the Royal Canadian Mounted Police (RCMP) and By-law Enforcement personnel.

The Surrey Public Library Board was recommending approval of the recommendations outlined in their report.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council:

1. Approve the amendments to the MTI By-law attached as Appendix "A" to this report (the "Proposed Changes");
2. Instruct the Acting City Clerk to introduce an amending by-law to incorporate the Proposed Changes.

RES.R01-168

Carried

Item No. R016 Yellow Rose Motel, 13375 King George Highway, By-law No. 14139 - Community Consultation
File: 7900-0061-00

The General Manager, Planning and Development submitted a report to advise Council of the results of a meeting held with the neighbourhood property owners/residents regarding the subject development proposal.

The Public Safety Committee will report directly to Council after considering the application. Any recommendations made by the Committee can be made a condition that must be satisfied prior to adoption of the related rezoning by-law by way of a Council resolution.

The General Manager, Planning and Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council receive this report as
information.

RES.R01-169

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council consider Third Reading of
By-law No. 14139, which, if approved, will rezone a portion of the site at 13375 King George Highway from CTA to C-15 to allow construction of a motel and commercial space.

RES.R01-170

Carried with Councillor Bose against.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council consider the input from the
Public Safety Committee prior to final adoption of the By-law.
RES.R01-171 Carried

H. BY-LAWS

Councillor Bose left the meeting at 9:15 p.m. due to a perceived conflict of interest on Bylaw items 1, 2 and 3, noting that his family owns property in the area.

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14197"

7998-0195-00 - Nirmal and Kamal Kooner and Kulwant Johal, c/o Greg Sewell,
Coastland Engineering & Surveying Ltd.

A-1 (BL 12000) to RF (BL 12000) - 16562 - 63 Avenue - to permit the
subdivision into approximately 10 single family lots and a park/school site
on the south portion.

Approved by Council: December 4, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14197" pass its third reading.
RES.R01-172 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14198"

7900-0205-00 - 437236 B.C. Ltd., 430328 B.C. Ltd., 430329 B.C. Ltd.,
c/o Alison Davies - Progressive Construction Ltd.

RA (BL 12000) to RF (BL 12000) - Portion of 16709 - 60 Avenue -
rezone the north-west portion of the property to permit the consolidation
with the adjacent existing RF lot and subdivision into approximately 5
single family lots.

Approved by Council: December 4, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14198" pass its third reading.
RES.R01-173 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14206"

7996-0306-00 - Morris Liao and Yueh-Chu Huang, Fredrich and Erika Gunther,
c/o Coastland Engineering & Surveying Ltd.

A-1 (BL 12000) to RF (BL 12000) - 16685 - 63 Avenue and
16745 - 63 Avenue - to permit the development of approximately
23 single family lots and 1 large remainder property.

Approved by Council: January 8, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14206" pass its third reading.

RES.R01-174

Carried

Councillor Bose returned to the meeting at 9:18 p.m.

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14207"

7900-0190-00 - 552425 B.C. Ltd., c/o Dwight Heintz, McElhanney Engineering

RS (B/L 5942) to CD (BL 12000) - 18762 Fraser Highway - to permit
subdivision into approximately 36 small single family lots.

Approved by Council: January 8, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14207" pass its third reading.

RES.R01-175

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14208"

7900-0193-00 - Cecil and Anne Dion

RF (BL 12000) to RF-SS (BL 12000) - 18735 - 63A Avenue - to permit
one secondary suite in an owner-occupied single family dwelling.

Approved by Council: January 8, 2001

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14202" be held at the
 City Hall on February 19, 2001, at 7:00 p.m.
 RES.R01-178 Carried

"Surrey Heritage Revitalization Agreement By-law, 2000, No. 14203"

7900-0164-00 - City of Surrey, c/o Lisa Donahoe, Realty Section

To allow for a Heritage Revitalization Agreement for the Daniel Johnson House,
to apply to proposed Lot 2 - 13951 Crescent Road. The purpose of this
Agreement is to ensure the on-site retention and restoration of the Johnson House.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14201 and 14202.

Note: This application is currently on the Public Hearing agenda. Due to an
error in the Public Hearing Notification, it is requested that this item be
rescheduled to the February 19, 2001 Public Hearing.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the Public Hearing on "Surrey Heritage
 Revitalization Agreement By-law, 2000, No. 14203" be held at the City Hall on
 February 19, 2001, at 7:00 p.m.
 RES.R01-179 Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14204"

7999-0004-00 - Baljit S. Samra, c/o Dhaliwal Oliver Wong Professional Land
Surveying Inc.

RF (BL 12000) to CD (BL 12000) - Portion of 9192 - 124 Street - to
rezone the western portion of the site to allow an increased floor area ratio
and one secondary suite in the owner-occupied single family dwelling and
the creation of one additional single family lot.

Approved by Council: December 4, 2000

"Surrey Land Use Contract No. 342, Authorization By-law, 1977, No. 5177, Partial Discharge By-law, 2000, No. 14192"

7900-0247-00 - Douglasdale Estates Inc., c/o Bentall Development Services (Richard Coulter) and Bunting Coady Architects (Tom Bunting)

To discharge LUC 342 over the lands - 10171 & 10231 - 154 Street - in order to permit the underlying CHI Zone to come into effect.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14191 and 14193.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 342, Authorization By-law, 1977, No. 5177, Partial Discharge By-law, 2000, No. 14192" pass its third reading.

RES.R01-183

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14193"

7900-0247-00 - Douglasdale Estates Inc., c/o Bentall Development Services (Richard Coulter) and Bunting Coady Architects (Tom Bunting)

CHI (BL 12000) to C-15 (BL 12000) - 10171 & 10231 - 154 Street - to permit the development of a business centre comprising three office buildings in three phases.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14191 and 14192.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14193" pass its third reading.

RES.R01-184

Carried

10. "Surrey Land Use Contract No. 317 Authorization By-law, 1977, No. 5234, Discharge By-law, 2001, No. 14212"

7990-0270-00 - CST Nominee Inc., c/o U-Haul - Anthony Grocolt

Discharge LUC 317 from the property at 18590 - 96 Avenue to allow the "Light Impact Industrial Zone (IL)" to regulate the property and allow a mini-warehouse and truck rental business.

Approved by Council: January 8, 2001

Note: A Development Variance Permit (7900-0270-00) on the site is to be considered for Final Approval under Item I.1(b) of this agenda.

It was Moved by Councillor Eddington
Seconded by Councillor Hunt
That "Surrey Land Use Contract No. 317
Authorization By-law, 1977, No. 5234, Discharge By-law, 2001, No. 14212" pass
its third reading.

RES.R01-185 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14199"

7900-0246-00 - Jagjit and Kulwinder Gill, Babar and Kuldeep Tumber,
c/o Roman Fayn, RDM Enterprises Ltd.

RA (BL 12000) to RF (BL 12000) - 9451 - 159A Street - to permit the
development of two single family residential lots.

Approved by Council: December 4, 2000

It was Moved by Councillor Eddington
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14199" pass its third reading.
RES.R01-186 Carried with Councillor Bose Against

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14209"

7900-0203-00 - Parkash and Jagdish Mattu; The First Christian
Reformed Church of North Surrey, c/o Mr. Greg Sewell -
Coastland Engineering

RA (BL 12000) and RF (BL 12000) to CD (BL 12000) - 9146 and
9168 - 159 Street - to permit subdivision into approximately 13 small
single family lots.

Approved by Council: January 8, 2001

It was Moved by Councillor Eddington
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14209" pass its third reading.
RES.R01-187 Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14125"

7900-0227-00 - Inderjit Chohan and Jarnail Gill, c/o Bob Cheema

RF (BL 12000) to CD (BL 12000) - 8037 King George Highway - to permit the development of a 74-unit, 3-storey motel on the easterly 92 metres (302 ft.) and future single-family lots on the westerly 71 metres (233 ft.) of the subject property.

The rezoning will also increase the floor area ratio (FAR) from 0.761 to 0.896 to accommodate an indoor swimming pool and an increase in the size of motel units averaging 3.3 square metres (35.75 sq. ft.) per unit.

NOTE: A Public Hearing on this by-law was held on October 16, 2000. This additional Public Hearing is on the amendment to increase the floor area ratio.

Approved by Council: October 2, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14125" pass its third reading.

RES.R01-188

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14194"

7900-0266-00 - Diversified Management Inc., c/o Sock Kheng Doi

IH (BL 12000) to IL (BL 12000) - Portion of 13101 - 78A Avenue - to permit subdivision into two lots, and facilitate future construction of a multi-tenant warehouse on the IL zoned lot.

Approved by Council: December 4, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14194" pass its third reading.

RES.R01-189

Carried

15. "Surrey Land Use Contract No. 346, Authorization By-law, 1978, No. 5587, Partial Discharge By-law, 2000, No. 14195"

7900-0271-00 - CST Nominee Inc., c/o Anthony Grocott

Discharge LUC 346 from the property at 13554 - 84 Avenue to allow the underlying IL zone to come into effect.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14196.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Land Use Contract No. 346,
Authorization By-law, 1978, No. 5587, Partial Discharge By-law, 2000,
No. 14195" pass its third reading.

RES.R01-190

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No.14196"

7900-0271-00 - CST Nominee Inc., c/o Anthony Grocott

IL (BL 12000) to CD (BL 12000) - 13554 - 84 Avenue - to permit the existing self-storage use plus truck rental limited to three trucks with a maximum of 8,165 Kilograms G.V.W. as an accessory use.

Approved by Council: December 4, 2000

This By-law is proceeding in conjunction with By-laws 14195.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No.14196" pass its third reading.

RES.R01-191

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14200"

5693-0359-00 - The B.C. Muslim Association, c/o Studio Senbel Architecture & Design

RA (BL 12000) & PA-1 (BL 12000) to PA-2 (BL 12000) -
7220 - 124 Street, 12407 & 12423 - 72 Avenue - to permit the development of a regional scale religious assembly hall with a private school.

Approved by Council: December 4, 2000

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14200" pass its third reading.
RES.R01-192 Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14210"

7900-0253-00 - Terence Bieker, c/o Roger Jawanda, Citiwest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 14487 - 76 Avenue - to permit the
development of approximately five single family lots.

Approved by Council: January 8, 2001

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14210" pass its third reading.
RES.R01-193 Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14205"

0023-14205/5502-027 - Council Initiative

RFR-SS (B/L 5942) to RF-SS (B/L 12000) - to convert those properties
(approximately 900 properties - see Corporate Report) which were active
rezoning applications and were not converted to the new zones under the Zoning
By-law No. 12000 when it was adopted on September 13, 1993.

This conversion is a housekeeping amendment and is necessary to provide for
ease of administration of the Zoning By-law.

Approved by Council: September 25, 2000

Corporate Report Item R211

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14205" pass its third reading.
RES.R01-194 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14205" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-195 Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1999,
 No. 13769"

0023-13769/0023-001 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000," as amended in Part 1 Definitions by including a definition for "Methadone Clinic"; and in the Permitted Uses section of the Multiple Residential Commercial (RMC-135, RMC-150), Special Care Housing (RMS-1, RMS-2), Neighbourhood Commercial (C-5), Community Commercial (C-8, C-8A, C-8B), Town Centre (C-15), Downtown Commercial (C-35), and Business Park (IB) Zones to specifically exclude "methadone clinics" as a permitted use.

Approved by Council: June 14, 1999
 Corporate Report Item C425

It was Moved by Councillor Steele
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 1999, No. 13769" pass its third reading.
 RES.R01-196 Carried with Councillors Villeneuve and
 Bose against.

It was Moved by Councillor Hunt
 Seconded by Councillor Bose
 That this matter be referred to staff to work
 with the Provincial and Regional Officials to report back within the next two
 months.
 RES.R01-197 Defeated on a tie vote with Councillors
 Tymoschuk, Steele, Eddington, and the
 Mayor against.

It was Moved by Councillor Eddington
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 1999, No. 13769" be finally adopted,
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-198 Carried with Councillors Bose and
 Villeneuve Against

FINAL ADOPTION

20. "Surrey Specified Charge Supplementary By-law, 2001, No. 14214"

0023-14214/2120-011/2123-901/01 - Council Initiative

A by-law to impose specified charges on the owners of parcels of land benefiting from the installation of municipal services in the area of 94 Avenue, 189 Street and 190 Street.

Approved by Council: January 15, 2001
Corporate Report Item No. R008

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Specified Charge
Supplementary By-law, 2001, No. 14214" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-199

Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14106A"

5694-0252-00 - City of Surrey, New Cory Investments Inc., Joseph/ Carlo/
Bruno Papais, c/o Eric Trygg, ProConsul Realty Ltd./
Grassroots Consulting Services

RA (BL 12000) & IL (BL 12000) to IL (BL 12000) - 18910, 18915,
18918, 18928, 18936, Portion of 18946 - 94A Avenue; 18965 & 18975 -
94 Avenue, Portion of 9469 - 190 Street, Portion of 9470 Harvie Road,
Portions of Harvie Road and 94A Avenue - to facilitate an industrial
subdivision and future industrial development.

Approved by Council: September 5, 2000

Note: This By-law will be in order for consideration of Final Adoption, should Council approve final adoption of "Surrey Specified Charge Supplementary By-law, 2001, No. 14214" for per-servicing the subject area.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14106A" be finally adopted, signed
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-200

Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13583"

7996-0201-00 - Foundation Industrial Properties

RA (BL 12000) to IL (BL 12000) - 9499 Harvie Road, 9520 Harvie Road, Portion of 18816 - 94 Avenue, Portion of Harvie Road between 188 & 189 Streets south of 96 Avenue, Portion of 94 Avenue between 188 & 189 Streets, and Portion of Lane (95A Avenue) Lying between 188 & 189 Streets - to allow consolidation and subdivision into approximately six light impact industrial lots.

Approved by Council: November 16, 1998

- * Planning & Development advise that (reference memorandum dated January 6, 2001 in by-law back-up) the Public Hearing for this project was held November 30, 1998. The applicant was working with the Engineering Department on the pre-servicing of industrial lands in the area of 94 Avenue, 189 Street and 190 Street.

Note: This By-law will be in order for consideration of Final Adoption, should Council approve final adoption of "Surrey Specified Charge Supplementary By-law, 2001, No. 14214" for per-servicing the subject area.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13583" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-201

Carried

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14046"

7900-0131-00 - James and Shirley Law, c/o Eric Trygg, Pro-Consul Realty Ltd.

RA (BL 12000) to IL (BL 12000) - Portion of 18940 - 94 Avenue - to permit future light impact industrial uses.

Approved by Council: May 29, 2000

- * At the June 19, 2000 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That prior to final adoption, clarification be received from Planning & Development Department and the Engineering Department regarding the conflicting information on the right-of-way".

Planning & Development advise that (reference memorandum dated January 16, 2001 in by-law back-up) the Engineering Dept. has identified that a 5.0 metre right-of-way for a future sanitary trunk located adjacent to Highway No. 1 is required from this site. According to Engineering, this future sanitary trunk is planned for the long term (over 30 years). A sketch showing the right of way is attached as Appendix A for reference.

In addition, Planning outline a no-build Restrictive Covenant requirement for future landscaping buffer and they attach Appendix B for reference. Please see memorandum for further details.

Note: This By-law will be in order for consideration of Final Adoption, should Council approve final adoption of "Surrey Specified Charge Supplementary By-law, 2001, No. 14214" for per-servicing the subject area.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14046" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-202

Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14076"

7997-0071-00 - Shell Canada Limited,
c/o Oleg Verbenkov, Planet Consulting Group Inc.

CG-1 (BL 12000) to CD (BL 12000) - 15184 Highway 10 - 56 Avenue -
to permit the development of a combined full-service and self-service
gasoline station and a convenience store.

Approved by Council: July 10, 2000

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14076" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-203

Carried

- 25. "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 2001, No. 14217"

0023-14217/5591-055 - Regulatory By-law Text Amendment

To amend "Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142" in Section 6 - Placement of Mobile Homes and Permissible Additions by replacing Section 6(a) and (b). This amendment is required to reduce the separation distance between mobile units in mobile home parks from 6m (20 ft.) to a minimum of 3m (10 ft).

Approved by Council: January 15, 2001
Corporate Report Item No. R010

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Mobile Homes and Trailer
Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 2001,
No. 14217" pass its first reading.

RES.R01-204 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Mobile Homes and Trailer
Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 2001,
No. 14217" pass its second reading.

RES.R01-205 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Mobile Homes and Trailer
Regulation and Control By-law, 1980, No. 6142, Amendment By-law, 2001,
No. 14217" pass its third reading.

RES.R01-206 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7900-0247-00**
Douglasdale Estates Inc.
c/o Bentall Development Services (Richard Coulter) and
Bunting Coady Architects (Tom Bunting)
 10171 & 10231 - 154 Street

To relax requirements as follows:

- (i) To vary the percentage of small car parking spaces from 25% to 35% of the total parking provided in the development;
- (ii) to relax the rear yard setback from 7.5 metres (25 ft.) to 4.8 metres (15.75 ft.); and
- (iii) to relax the building height from 14.0 metres (46 ft.) to 14.5 metres (47.6 ft.),

to permit the development of a business center comprising of three office buildings in three phases.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
 No. 7900-0247-00 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.R01-207

Carried

- (b) **Development Variance Permit No. 7900-0270-00**
CST Nominee Inc.
c/o U-Haul (Anthony Grocolt)
 18590 - 96 Avenue

To relax requirements as follows:

- (i) To reduce the number of off-street parking spaces from 90 to 6;
- (ii) to reduce the front yard setback from 7.5 metres (25 ft.) to 7.4 metres (24.2 ft.);
- (iii) to reduce the rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.); and
- (iii) to reduce the east and west side yard setback from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.),

to allow a mini-warehouse and truck rental business.

RES.R01-208

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7900-0270-00 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.
Carried

- (c) **Development Variance Permit No. 5693-0359-00**
The B.C. Muslim Association
c/o Studio Senbel Architecture & Design
 12407, 12423 - 72 Avenue & 7220 - 124 Street

To relax requirements as follows:

- (i) To reduce the number of off-street parking spaces from 89 to 46;
- (ii) to reduce the front yard side yard from 9.0 metres (30 ft.) to 5.0 metres (16.4 ft.);
- (iii) to reduce the flanking side yard (west) setback from 9.0 metres (30 ft.) to 6.5 metres (21.3 ft.); and
- (iv) To reduce the side yard (east) setback from 9.0 metres (30 ft.) to 8.4 metres (27.6 ft.),

to permit the development of a regional scale religious assembly hall with a private school.

RES.R01-209

It was Moved by Councillor Hunt
 Seconded by Councillor Eddington
 That Development Variance Permit
 No. 5693-0359-00 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.
Carried

- (d) **Development Variance Permit No. 7900-0253-00**
Terence J. Bieker
c/o Roger Jawanda, Citiwest Consulting Ltd.
 14487 - 76 Avenue

To relax requirements as follows:

- (i) To reduce the rear yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.); and
- (ii) to reduce the north side yard setback from 1.2 metres (4 ft.) to 1.1 metres (3.6 ft.),

to permit the development of approximately five single family lots.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit

No. 7900-0253-00 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.R01-210

Carried

- (e) **Development Variance Permit No. 7900-0243-00
Tseng Developments Inc. and Tseng Investments Ltd./
Mattu Properties Compagnie Ltd. (Terry Mattu) and
Tara Development (1999) Ltd. (Ranjit Rai)**
9430 to 9444 -120 Street and 9470 to 9490 - 120 Street

To vary "Surrey Zoning By-law, 1993, No. 12000" Part 36 Section F and G as follows:

- (i) To reduce the minimum north side yard setback for an existing building (Building A) from 7.5 metres (25 ft.) to 4.87 metres (16 ft.) on proposed Lot 1;
- (ii) to reduce the minimum south side yard setback for an existing building (Building C) from 7.5 metres (25 ft.) to 3.65 metres (12 ft.) on proposed Lot 3; and
- (iii) To relax the building height for a portion of the proposed northerly building (Building F) from 12 metres (40 ft.) to 13.5 metres (45 ft.) on proposed Lot 2.

To vary "Surrey Sign By-law, 1999, No. 13656" Section 27(1)(c) as follows:

- (i) To allow one additional free-standing sign on proposed Lot 2.

The proposal is to permit the development of two new commercial buildings including movie theatre, banquet hall and retail uses, in an existing shopping plaza (Norscott Centre). The applicant is also proposing

a subdivision from two existing lots into three proposed lots under C-8 zoning.

No concerns had been expressed by abutting property owners prior to printing of the agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7900-0243-00 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.R01-211

Carried with Councillor Bose Against

Councillor Villeneuve asked that the Planning & Development Department respond to the concerns raised in the letter from Diana and Lorne Rodway.

- (f) **Development Variance Permit No. 7900-0159-01
 456693 B.C. Ltd., Mandarin Pacific Properties Inc./
 Pacific Rim Architecture Ltd. (Ian Tingley)
 16585, 16605, and 16667 - 64 Avenue**

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 1 Definitions, Part 21 Section F, Part 5 Subsection B.1 as follows:

- (i) To permit encroachments wider than 0.6 metre (2 ft.) into the required 7.5 metre (25 ft.) wide setbacks of the RM-15 Zone by 0.76 metre (2 ft. 6 in.) wide eaves on each storey into the rear yard setback and side yard setback (west);
- (ii) to reduce the side yard setback (west) from the minimum 7.5 metres (25 ft.) to setbacks ranging from a minimum of 1.37 metres (4 ft. 6 in.) to 2 metres (6 ft. 7 in.) as shown on Schedule A; and
- (iii) to reduce the required width of aisle for two-way traffic from 6.7 metres (22 ft.) to 6.1 metres (20 ft.) for 2.75 metre (9 ft.) wide parking spaces oriented at an angle of 90 degrees to the aisle, provided that these parking spaces are clearly identified with the words "Small Car only".

The proposal is to permit the development of 74 townhouse units, as the first phase of a 194-unit townhouse development, in West Cloverdale North.

No concerns had been expressed by abutting property owners prior to printing of the agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7900-0159-01 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.R01-212

Carried

- (g) **Development Variance Permit No. 7996-0199-01**
St. Sava Serbian Eastern Orthodox Church – School Congregation
and Community of B.C./
A. Resanovic Architect
 16436 – 104 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 32 Section F.1,
 Section G.1, G 2 and H.2 as follows:

- (i) To reduce the minimum front yard setback of the accessory building (rectory) from 9.53 metres (31 ft.) to 7.63 metres (25 ft.);
- (ii) to reduce the minimum east side yard setback of the principal building (church) from 9.53 metres (31 ft) to 6.56 metres (21.6 ft);
- (iii) to reduce the minimum east side yard setback of the accessory building (rectory) from 9.53 metres (31 ft.) to 2.54 metres (8 ft.);
- (iv) to reduce the minimum west side yard setback of the principal building from 9.53 metres (31 ft.) to 8.39 metres (27.6 ft.);
- (v) to relax the maximum principal building height from 9.00 metres (30 ft.) to 9.53 metres (31 ft.);
- (vi) to relax the maximum accessory building height from 4.0 metres (13 ft.) to 5.95 metres (19.52 ft.); and
- (vii) to permit off-street parking within 6.41 metres (21 ft.) of the front lot line.

The proposal is permit the development of a church and rectory.

No concerns had been expressed by abutting property owners prior to printing of the agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7996-0199-01 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.R01-213

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7997-0071-00**
Shell Canada Limited
Oleg Verbenkov, Planet Consulting Group Inc.
 15184 - 56 Avenue

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

"That Development Permit No. 7997-0071-00 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. 7997-0071-00 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.R01-214

Carried

3. Delegation Requests

- (a) **Asgar Husain**
Muslim Youth Centre
 File: 0065-012; 0580-001

Requesting to appear before Council to request a property tax exemption
 be granted to the Muslim Youth Centre.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Asgar Husain, Muslim Youth Centre
be heard as a delegation at Council-in-Committee.
RES.R01-215 Carried

4. Refund of Property Taxes
File: 0580-001

Letter received from the Ministry of Municipal Affairs authorizing Council to write off property taxes in the amount of \$25,179.18 to Starcom International Optics Corp. - Roll No. 9904-00012-8.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council authorize property taxes in the
amount of \$25,179.18 to Starcom International Optics Corp. - Roll
No. 9904-00012-8 be written off.
RES.R01-216 Carried

5. Canadian Special Events & Meetings Expo 2001
File: 0053-001; 0012-001

Council is requested to pass a resolution authorizing all members of Council to attend the Canadian Special Events & Meetings Expo 2001, to be held February 12 & 13, 2001, and that all expenses be paid in accordance with Council policy.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That all members of Council be authorized
to attend the Canadian Special Events & Meetings Expo 2001, to be held in
Vancouver, February 12 & 13, 2001, and that all expenses be paid in accordance
with Council policy.
RES.R01-217 Carried

J. CORRESPONDENCE

CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

It was
received, the actions be approved and the appropriate person or agency be informed.
RES.R01-218

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the following correspondence item be
Carried

1. Letter dated January 2, 2001, from **Mrs. M. Lefebvre** regarding utilities fees with respect to secondary suites.
File: 0580-001; 2104-012

COMMENT/ACTION: This letter was referred to By-law Enforcement, and the Building Division of Planning & Development who advise the following:

- Mega homes are not allowed secondary or multiple suites unless they are in a zone that permits suites. As you may be aware, the majority of secondary suites that exist in Surrey are not zoned properly and are therefore not permitted. That being said, based on their proliferation throughout Surrey (approximately 15,000 known suites), it is apparent there is a demand/need for a lower cost/affordable housing. Accordingly, Mayor and Council have approved the billing of "utility fees" for secondary suites to recoup a portion of the costs associated to water, sewer and garbage collection. Your suggestion to bill each "multiple suites" has previously been declined by Mayor and Council for various reasons.
- Building Division advise inspectors do not conduct random or re-checks because it is contrary to every citizens right to privacy. Once the building is satisfactorily completed and final occupancy permit issued, there are no further checks. The only exceptions would be if a formal complaint is lodged about actual construction being carried out without a building permit or after final inspection.
- By-law Enforcement has been tasked with managing the secondary suites "utility fees" program. This involves: recording complaints of suspected secondary suites, notifying the owners of our suspicions, then advising them of the pending "utility fees" billing through taxation department. They are also informed they may request an "eliminary inspection" to have their address removed from the tax roll if our inspection confirms there is/are no secondary suite(s) present in the house.
- By-law Enforcement frequently receive formal complaints or petitions from area residents citing: safety issues, traffic problems or excessive noise from disorderly tenants. In these situations we attempt to remedy the problems through enforcement procedures or actual suite removals. As indicated by the Building Division, citizen's rights prevent harassment and we too must

establish grounds to believe a secondary suite in fact exists before we can demand to inspect private homes or pursue removal.

ACTION ITEMS

2. Letter dated January 10, 2001 from **Heidi Elliott, Coordinator and Secretary to the Advisory Council, Honours and Awards Secretariat**, seeking Council's assistance in getting the word out in the City regarding the "2001 Call for Nominations" for the Order of British Columbia (the Order) for excellence and outstanding achievement.
File: 0864-001; 0003-001

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the letter dated January 10, 2001 from Heidi Elliott, Coordinator and Secretary to the Advisory Council, Honours and Awards Secretariat, be received.

RES.R01-219

Carried

3. Letter dated January 8, 2001 from **Mayor Lois Jackson, The Corporation of Delta**, seeking Council's support with respect to Regional Debris Management and asking that Council write the Province seeking its commitment to assuming responsibility for the Fraser River Debris Trap.
File: 4600-001

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the Letter dated January 8, 2001 from Mayor Lois Jackson, The Corporation of Delta, be received.

RES.R01-220

Carried

4. Letter dated January 10, 2001 from **Mayor Colin Mayes, District of Salmon Arm**, seeking Council's endorsement of the following resolution regarding RCMP Contract Policing Costs, and requesting that Council forward the resolution to UBCM and the Federation of Canadian Municipalities for consideration:

"WHEREAS RCMP Contract Policing costs have increased substantially over the past few years; and

WHEREAS many municipalities are faced with requisitions for contract overruns in the last months of the year, thus placing an undue hardship on the municipality in that it is too late to raise additional property tax revenue and/or re-prioritize expenditures; and

WHEREAS many municipalities receive requisitions that represent double digit increases without any opportunity for input from the municipality; and

WHEREAS the municipalities are not provided any opportunity for input on the policing priorities at the local level during the budget process; and

WHEREAS the local detachment is subject to unfair criticism within the community on policing costs and the lack of community input into the scope of policing and budget over-runs;

THEREFORE BE IT RESOLVED that the RCMP budget process be modified to allow input by the affected municipalities and to establish priorities for policing at the local level as well as the introduction of a process for early consultation on budget over-runs; and

FURTHER THAT this resolution be forwarded to the Union of British Columbia Municipalities and the Federation of Canadian Municipalities for consideration, as well as all BC municipalities."

File: 8020-001; 0036-001

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the letter dated January 10, 2001 from
Mayor Colin Mayes, District of Salmon Arm, be referred to the Public Safety
Committee to bring back a recommendation.

RES.R01-221

Carried

K. NOTICE OF MOTION

Councillor Higginbotham gave the following Notice of Motion:

“That the Mayor write a letter to the Provincial Ministry of Health, Provincial Ministry of Children and Families and the College of Pharmacists, addressing the concerns of dispensing methadone, and request that the legislation be reviewed and changed to discontinue the practice of giving cash to methadone use clients.”

L. ANY OTHER COMPETENT BUSINESS

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Mayor write to the Chair of the
Surrey School Board to convey Council's encouragement and support for the School
District's efforts and plans to operate the new theatre at Sullivan Heights Secondary
School.

RES.R01-222 Carried

M. ADJOURNMENT

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Regular Council - Public Hearing
meeting do now adjourn.

RES.R01-223 Carried

The Regular Council - Public Hearing adjourned at 10:02 pm.

Certified correct:



Acting City Clerk



Mayor