



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, JULY 23, 2001  
Time: 7:00 p.m.

#### Present:

Chairperson - Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Watts  
Councillor Hunt  
Councillor Higginbotham

#### Absent:

Councillor Eddington  
Councillor Steele  
Councillor Bose

#### Staff Present:

City Manager  
Acting City Clerk  
General Manager, Planning & Development  
General Manager, Engineering  
General Manager, Parks, Recreation & Culture  
Acting General Manager, Finance, Technology & Human Resources  
Manager, Area Planning & Development Division  
Manager, North Surrey Section  
Manager, South Surrey Section  
Manager, Land Development

Council passed a motion to vary the agenda to deal with Corporate Reports prior to hearing the Public Hearing delegations.

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the agenda be varied to deal with

Corporate Reports prior to hearing the Public Hearing delegations.

RES.R01-1830

Carried

It was

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That a Regular Council meeting be held

Monday, July 30, 2001, at 9:00 a.m. in the Council Chambers.

RES.R01-1831

Carried

## **B. DELEGATIONS**

- Rita Fried**  
**RCMP Victim Services Volunteer**  
File: 0065-012

The Chief Superintendent, RCMP Victim Services volunteer was in attendance to recognize Rita Fried, RCMP Victim Services Volunteer, for having donated 4,500 hours of volunteer service over the last 14 years.

The Chief Superintendent reviewed the Victim Service program, which started in Surrey in 1983 and serves those who are victims of crime or who witness a

traumatic event. He noted the contribution of the volunteers to the citizens of Surrey and that last year they provided 14,135 hours of service to their clients. The Chief Superintendent introduced Rita Fried who is the longest serving member of the RCMP Victim Services.

The Mayor noted that Ms. Fried has served for 14 years and commented on her level of commitment and professionalism, and stated that it was his pleasure to present an envelope containing several certificates in recognition of her efforts on behalf of the citizens of Surrey, and for her contribution of 4,500 volunteer hours.

## A. ADOPTION OF MINUTES

### 1. Council-in-Committee - July 16, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the minutes of the  
Council-in-Committee meeting held on July 16, 2001, be received.  
RES.R01-1832 Carried

### 2. Regular Council - July 16, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the minutes of the Regular Council  
meeting held on July 16, 2001, be adopted.  
RES.R01-1833 Carried

### 3. Regular Council Minutes - October 30, 2000

Council is requested to amend Resolution RES.R00-2570, Clerk's Report Item I.3(d) of the minutes by deleting "in attendance" and inserting "requesting to appear before Council".

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Resolution RES.R00-2570, Clerk's  
Report Item I.3(d) of the minutes be amended by deleting "in attendance" and  
inserting "requesting to appear before Council".  
RES.R01-1834 Carried

**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of July 28, 2001, were considered and dealt with as follows:

**Item No. R171** Road Exchange and Right-of-Way Acquisition at  
40 Avenue & 156 Street  
File: 1505-15600; 4899-414; E-22-210

The General Manager, Engineering submitted a report concerning a road exchange and right-of-way acquisition at 40 Avenue and 156 Street.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

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

1. a road exchange to close  $\pm 3,682 \text{ m}^2$  ( $\pm 39,634 \text{ s.f.}$ ) of unopened 156 Street at 40 Avenue for a  $\pm 341 \text{ m}^2$  ( $\pm 3,671 \text{ s.f.}$ ) portion of PID No. 008-479-674 (15649 - 40 Avenue);
2. the acquisition of a  $\pm 378 \text{ m}^2$  ( $\pm 4,069 \text{ s.f.}$ ) "new" statutory right-of-way and a  $\pm 2,036 \text{ m}^2$  ( $\pm 21,916 \text{ s.f.}$ ) right-of-way for existing works for dyking purposes at the Nicomekl River; and
3. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

RES.R01-1835

Carried

**Item No. R172** Land Acquisition for Rosemary Heights  
File: 8380-182/B

The General Manager, Engineering submitted a report concerning land acquisition for Rosemary Heights.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

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

1. the partial acquisition of PID No. 012-060-194 (15337 - 34 Avenue) for park/open space as set out in the Rosemary Heights Central Neighbourhood Concept Plan in the amount of \$266,001.07, plus GST.

RES.R01-1836

Carried



**Item No. R173** Lease of City Land at 11619 Surrey Road  
File: 0540-001

The General Manager, Engineering submitted a report concerning the lease of City land at 11619 Surrey Road.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Council approve the lease of City land  
at 11619 Surrey Road to the Islamic Heritage Society for a term of 5 years with  
one 5 year renewal.

RES.R01-1837

Carried

**Item No. R174** Water & Sewer Service for 16762 Beach Road:  
Semiahmoo First Nation  
File: 1218-009; 2007-001

The General Manager, Engineering submitted a report to seek Council's authority to provide sewer and water services for 16762 Beach Road.

The General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the City approve in principle the  
provision of sewer and water services to the property 16762 Beach Road, and that  
staff be authorized to prepare an agreement for the provision of these services on  
the basis of the attached Term Sheet.

RES.R01-1838

Carried

**Item No. R175** Quarterly Financial Report  
File: 0202-001

The Acting General Manager, Finance, Technology & Human Resources submitted a report concerning the Quarterly Financial Report.

The Acting General Manager, Finance, Technology & Human Resources was recommending that the report be received for information.



It was  
received.  
RES.R01-1839

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Corporate Report No. R175 be  
Carried

**Item No. R176**      Police Services and Priorities  
File: 8020-001

The City Manager for Chair, Public Safety Committee submitted a report concerning

The City Manager for Chair, Public Safety Committee was recommending approval of the recommendations outlined in his report.

It was  
Moved by Councillor Watts  
Seconded by Councillor Villeneuve  
That Council:

1. Receive the report.
2. Direct that a high priority be given to deal with the Drug and Prostitution issues in the City.
3. Approve an additional twelve officers effective immediately, in particular, to assist with the above priority.
4. Particularly direct that the forthcoming twenty Auxiliary officer Volunteers be optimally deployed to further support this priority.

RES.R01-1840      Carried

**Item No. R177**      Amendments to Dog Responsibility By-law, 1999,  
No. 13880  
File: 0023-14453

The City Solicitor submitted a report concerning amendments to the Dog Responsibility By-law, 1999, No. 13880.

The City Solicitor was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That Council adopt the amendments to the  
 Dog Responsibility By-law, 1999, No. 13880. The fees for animal disposal be  
 increased from \$30.00 to \$50.00 and the boarding fees be increased from \$7.00 to  
 \$12.00 per diem.

RES.R01-1841

Carried

**Item No. R178** Amendments to Surrey Security and Fire Alarm By-law,  
 1997, No. 13168  
 File: 0023-14452; 0023-13168

The City Solicitor submitted a report concerning amendments to the Surrey  
 Security and Fire Alarm By-law, 1997, No. 13168.

The City Solicitor was recommending approval of the recommendations outlined  
 in his report.

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

1. Consider the information provided in this report.
2. Amend the By-law as recommended.

RES.R01-1842

Carried

**Item No. R179** Amendments to Surrey Smoking Regulation By-law, 1996,  
 No. 12993  
 File: 0023-14448; 0023-12993

The City Solicitor submitted a report concerning amendments to the Surrey  
 Smoking Regulation By-law, 1996, No. 12993.

The City Solicitor was recommending approval of the recommendations outlined  
 in his report.

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

1. Consider the information provided in the report.
2. Amend the Smoking By-law to allow smoking on outdoor patios and  
 approved designated smoking rooms.

RES.R01-1843

Carried with Councillor Watts against.

**Item No. R180** Contract Renewal for Surrey Sport & Leisure Complex  
File: 8072-003

The General Manager, Parks, Recreation & Culture submitted a report concerning the contract renewal for the Surrey Sport & Leisure Complex.

The General Manager, Parks, Recreation & Culture was recommending approval of the recommendations outlined in his report.

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

1. Approve in principle the amendments to the contract with Leisure Aquatics (1999) Incorporated and Black and McDonald Limited carrying on business in the partnership under the firm name and style of Leisure Aquatics/B&M Group (the Contractor) including the provision of a five-year extension.
2. Authorize the counter-petition process for the amendment to the contract.

RES.R01-1844

Carried

**Item No. R181** Star of the Sea Parish - Development Cost Charges  
File: 7896-0259-00; 5503-001/#5

The General Manager, Planning & Development submitted a report concerning Development Cost Charges for Star of the Sea Parish.

The General Manager, Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That Corporate Report No. R181 be

received.

RES.R01-1845

Carried

## **B. DELEGATIONS - PUBLIC HEARING**

1. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14444**

Rezoning Application No. 7901-0135-00

ADDRESS: CIVIC/LEGAL



**14470 - 68 Ave./PID:** 012-779-504, Lot 3 Except: Firstly: South 33 Feet, Secondly: Part Subdivided by Plan 35577, Sec. 15, Tp. 2, NWD, Plan 2563

**14518 - 68 Ave./PID:** 004-933-826, Lot 57, Sec. 15, Tp. 2, NWD, Plan 51212

**14532 - 68 Ave./PID:** 000-764-957, Lot 58, Sec. 15, Tp. 2, NWD, Plan 51212

APPLICANT: Surrey Holdings Ltd., and Baljinder & Kulvinder  
K. Dhanda  
c/o Bob Cheema/Bob Dhaliwal  
2998 West 41st Ave.  
Vancouver, BC V6N 4E7

PROPOSAL: To rezone the properties from "Suburban Residential Zone (RS)" (By-law 5942) and "General Industrial Zone (I-G)" (By-law 5942) to "Comprehensive Development Zone (CD)" (By-law 12000).

The purpose of the rezoning is to permit subdivision into approximately 44 small, single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14444**

**INTENT:**

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

**PERMITTED USES:**

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

- (a) One *single family dwelling*; and
- (b) *Accessory uses*.

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.

Correspondence was on table from B. & H. Latham expressing concerns, and M. McKenzie opposing the proposed rezoning.

Mel McKenzie, 14444 – 68<sup>th</sup> Avenue, was present to comment on the proposed rezoning, and submitted a letter to Council.

It was Moved by Councillor Watts  
 Seconded by Councillor Hunt  
 That the letter from Mr. McKenzie be  
 received.

RES.R01-1846

Carried

Mr. McKenzie stated that he was concerned that his property was being boxed in. He commented on the number of accidents that have occurred on 68<sup>th</sup> Avenue and possible relocation of access so as not to intrude on 68<sup>th</sup> Avenue. Mr. McKenzie felt that not enough time had been provided for him to consult with his neighbours.

Dave Gibb, 15789 Mountain View Drive was present to comment on the proposed rezoning, and stated that he represents Cam Chain at 14577 – 66<sup>th</sup> Avenue. Mr. Gibb stated that the operations of Cam Chain may impact residents due to the noise of fork lift operations. He stated that Cam Chain had a similar situation in Richmond, which went through the courts, but Cam Chain was allowed to continue operations. Mr. Gibb noted, however, that it is not pleasant to know you are annoying your neighbours. He felt that Council should be aware that noise could become a problem, even though they stay within the requirements of the Noise By-law.

Mrs. Daryl Pike, 6762 – 144 Street was present to comment on the proposed rezoning, and stated that they own property to the west. Mrs. Pike advised that they support the rezoning, provided the suggested revision mentioned by Mr. McKenzie is attended to.

Raymond Naud, 15635 – 98<sup>th</sup> Avenue was present to comment on the proposed rezoning, and submitted a letter to Council.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the letter from Mr. Naud be received.  
Carried

RES.R01-1847

Mr. Naud questioned the need for small lots, and commented on the side yard setbacks, which may create a fire hazard. He stated nearly 500 families will move in with no transit service planned for the area, and expressed concern that Trans Link may not understand the requirements of Surrey's growth.

Mr. Naud stated that additional vehicles will be a detriment to the air quality of the Fraser Valley due to increasing development, if there is not an improvement to transit service in the area. He commented on the Transit strike and asked that the City of Surrey take steps to end the transit strike.

Robert McTavish, 14672 – 68<sup>th</sup> Avenue, was present to comment on the proposed rezoning. Mr. McTavish stated that he was concerned with drainage, and that he understands a large detention pond would be required for the properties along 68<sup>th</sup> Avenue.

Glen Bryson, 8988 Frasersen Court was present to comment on the proposed rezoning, and stated that they had previously made an application on 14612 – 68<sup>th</sup> Avenue. Mr. Bryson questioned the detention requirements, and asked whether his property would also be capable of a stand-alone development.

**2. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14466**

Rezoning Application No. 7997-0288-00

ADDRESS:           **CIVIC/LEGAL**  
**7162 - 150 Street**/PID: 001-960-440, Lot "C", Sec. 15,  
Tp. 2, NWD, Plan 22386  
**15040 - 72 Avenue**/PID: 012-135-011, East 138 Feet,  
Lot 29, Sec. 15, Tp. 2, NWD, Plan 1360  
**15070 - 72 Avenue**/PID: 008-979-260, Lot 34, Sec. 15,  
Tp. 2, NWD, Plan 27304

APPLICANT:       Wilbur & Margaret Gorrill, Balvinder & Jaspal Aulakh,  
Paramjit Sandhu, Kulbinder Aulakh and Nilo Zanatta  
c/o Suncor Development Corporation  
# 206 - 5631 No. 3 Rd.  
Richmond, B.C. V6X 2C7

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

The purpose of the rezoning is to permit the development  
of approximately 28 single family lots.

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.

Zarko Krota, was present to comment on the proposed rezoning, and stated that he  
represents his parents who own property at 13886 - 78<sup>th</sup> Avenue and 14988- 71A  
Avenue. Mr. Krota stated that they object to losing the back alley access.

Raymond Naud, 15635 – 98 Avenue, was present to comment on the proposed  
rezoning, and stated that there is no transit service in the area.



**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14467**

Rezoning Application No. 7901-0114-00

**ADDRESS: CIVIC/LEGAL**  
**14548 - 72A Avenue/PID: 006-036-988, Lot 76, Sec. 22,**  
Tp. 2, NWD, Plan 46213

**APPLICANT:** Avtar Bola, Balwant Girn, Satpal Pabla and Bhupinder  
Pabla  
c/o Avtar Bola  
13144 - 73A Avenue  
Surrey, B.C. V3W 2R7

**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 a 3-lot single family residential subdivision.

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.

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14470**

Rezoning Application No. 7901-0117-00

**ADDRESS: CIVIC/LEGAL**  
**12660 - 92 Avenue/PID: 002-072-718, Lot 301, Sec. 31,**  
Tp. 2, NWD, Plan 45062  
**Portion of Lane to the West of 12660 - 92 Avenue**  
/Portion of Lane Dedicated by Plan 2135 and LMP35771

**APPLICANT:** Paramjit and Jagdish Nijjer  
c/o H.Y. Engineering Ltd.  
# 4 - 15243 - 91 Avenue  
Surrey, B.C. V3R 8P8

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

The purpose of the rezoning is to allow retention of the existing dwelling with a secondary suite and to permit a subdivision creating one additional single family lot.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 16A, Section F, as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 5.22 metres (17.1 ft.).

The development variance permit is only for the existing building on the proposed Lot 1.

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.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14471**

Rezoning Application No. 7901-0127-00

ADDRESS: **CIVIC/LEGAL**  
**5852 - 148 Street/PID: 005-211-263, Lot 47, Sec. 10,**  
Tp. 2, NWD, Plan 54344  
**5880 - 148 Street/PID: 007-493-363, N½ Lot 6, Sec. 10,**  
Tp. 2, NWD, Plan 4258  
**5865 - 150 Street/PID: 005-211-280, Lot 48, Sec. 10,**  
Tp. 2, NWD, Plan 54344

APPLICANT: Therese Peck and Lakehead Developments Ltd.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
300 - 65 Richmond Street,  
New Westminster, B.C. V3L 5P5

PROPOSAL: To rezone the properties from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of approximately 90 residential lots containing a combination of detached and semi-detached units.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14471**

**INTENT:**

This Zone is intended to accommodate and regulate the development of *single family dwellings* on three types of small *urban lots*.

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

**PERMITTED USES:**

The *Lands* and *structures* in Blocks A, B and C shall be used only for one *single family dwelling* per lot.

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.

Derek Copeland, 14939 – 59 Avenue was present to comment on the proposed rezoning, and noted unsightly conditions along 150<sup>th</sup> Street. He advised that the street has not been swept in 2 weeks, and expressed concern that the same type of situation would occur when 59<sup>th</sup> Avenue is widened.

Raymond Naud, 15635 – 98 Avenue was present to comment on the proposed rezoning, and commented on bus service to the area.

Councillor Higginbotham advised that both she and her husband are volunteers for the Air Canada Championship and receive no pecuniary interest, and pointed out that she has no conflict of interest with Item 6.

**6. Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 23 Amendment By-law, 2001, No. 14456**

Rezoning Application No. 7901-0160-00

ADDRESS:                   **CIVIC/LEGAL**  
**6716 - 168 Street/PID: 111-393-335, Parcel "L"**  
(Reference  
Plan 8560) SW¼, Sec. 18, Tp. 8, NWD

APPLICANT:               Luis Yep Wong, Rosa Yep Gay, Hip Poa Wan and  
Cho Pik Wan  
c/o Mr. Pat Higginbotham  
14357 - 26 Avenue  
Surrey, B.C. V4B 2G8



PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Schedule B, Division A. Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Area No. 1, Location 3, as follows:

Delete the legal and civic addresses of the following properties that are no longer used as temporary use permit areas:

16709 - 60 Avenue, 6738 - 168 Street, 6545 - 176 Street, 6515 - 176 Street, 16620 - 63 Avenue, and 16661 - 61 Avenue

Insert new civic and legal for the property at 6716 - 168 Street to permit for the designation of the property as a temporary use permit area and will allow temporary parking for the duration of the Air Canada Championship Golf Tournament on this site.

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

**7. Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 24 Amendment By-law, 2001, No. 14457**

Rezoning Application No. 7901-0169-00

ADDRESS: CIVIC/LEGAL  
5419 - 192 Street/PID: 010-457-887, Lot 6, Sec. 4, Tp. 8, NWD, Plan 19148

APPLICANT: Jack Rabbit Enterprises Ltd.  
c/o Ron Gillespie  
# 100 - 17919 Roan Place,  
Surrey, B.C. V3S 5K1

PROPOSAL: To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Division A. of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 9 "Temporary Storage and Parking of Vehicles".

This amendment will permit the designation of the property as a temporary use permit area to allow the parking and storage of new vehicles, for a period of two years.

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

There were no persons present who objected to the proposed Official Community Plan amendment.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14458**

Rezoning Application No. 7996-0082-00

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

APPLICANT: 602777 B.C. Ltd., 602778 B.C. Ltd., and 558063 B.C. Ltd.  
c/o Barnett Dembek Architects Inc.  
Unit 202 - 12448 - 82 Avenue  
Surrey, B.C. V3W 3E9

PROPOSAL: To rezone the portion of the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of approximately 64 townhouse units.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14458**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity space* to be developed in accordance with a *comprehensive design*.

**PERMITTED USES:**

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

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

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

There was correspondence on table from K. Pearl opposing the proposed rezoning.

Raymond Naud, 15635 – 98<sup>h</sup> Avenue was present to comment on the proposed rezoning. Mr. Naud commented on transit service to the area, and advised that his previous comments also apply to Zoning By-law 14459.

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14459**

Rezoning Application No. 7996-0267-00

ADDRESS:                   **CIVIC/LEGAL**  
**16578 - 64 Avenue/PID: 012-419-796, Lot 6, Sec. 12, Tp. 2, NWD, Plan 1921**  
**16600 - 64 Avenue/PID: 003-985-687, West Half Lot 5, Sec. 12, Tp. 2, NWD, Plan 1921**  
**16614 - 64 Avenue/PID: 000-865-966, The East Half of Lot 5, Sec. 12, Tp. 2, NWD, Plan 1921**

APPLICANT:               Prime Building Maintenance (1981) Ltd. and 480579 B.C. Ltd.  
c/o McElhanney Consulting Services  
13160 - 88 Avenue, Surrey, B.C. V3W 3K3

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 subdivision into approximately 54 single family lots.

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

Mayor McCallum noted that J. & D. Connelly and D. & D. Christopherson had indicated in writing their opposition to the proposed rezoning.

There was correspondence on table from K. Pearl opposing the proposed rezoning.

Rob Murray, 6026 – 190 B Street, was present to comment on the proposed rezoning. Mr. Murray advised that he is presently building a home in the area. He referred to the map and discussed the road pattern in the area. Mr. Murray



presented a 26-name petition to Council requesting specific road accesses/improvements to the development.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the petition submitted by Mr. Murray

be received.

RES.R01-1848

Carried

Mr. Murray continued by referring to traffic flow in the area and road designations in the Neighbourhood Concept Plan. He stated that opening up of 166<sup>th</sup> would provide a short cut for traffic through a residential area, and that high-density events such as the Greater Vancouver Open add to traffic problems. Mr. Murray stated that the petitioners are asking Council to prohibit any road connection between 64th Avenue and the Clover Ridge neighbourhood until road improvements identified in the NCP are completed; reassess the need to designate 164<sup>th</sup> and 63<sup>rd</sup> Ave as collector roads; and to implement traffic calming measures on 164<sup>th</sup> Street and 63<sup>rd</sup> Avenue and 166<sup>th</sup> to reduce speed and discourage traffic volumes.

**10. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14460**

Rezoning Application No. 7901-0029-00

ADDRESS: CIVIC/LEGAL  
6734 - 184 Street/PID: 024-993-026, Lot 1, Sec. 16, Tp. 8,  
NWD, Plan LMP48911

APPLICANT: 8828 Investments Ltd.  
c/o Parklane Homes (Carla Kalke)  
95 Schooner Street  
Coquitlam, B.C. V3K 7A8

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)"(BL 12973) to "Comprehensive Development Zone (CD)" (BL 12000).

The purpose of the rezoning is to permit subdivision into approximately 16 small single family lots.

**PROPOSED “COMPREHENSIVE DEVELOPMENT ZONE (CD)”  
FOR BY-LAW 14460**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the provision of *single family dwellings* on small *urban residential lots*.

**PERMITTED USES:**

The *Lands* and *structures* shall be used for one *single family dwelling* on each *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.

Raymond Naud, 15635 – 98<sup>th</sup> Avenue was present to comment on the proposed rezoning. Mr. Naud commented on trees and transit service to the area.

**11. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14461**

Rezoning Application No. 7901-0080-00

**ADDRESS:**                   **CIVIC/LEGAL**  
**5805 - 168 Street/PID: 007-436-050, Lot "B", Lot 9, SE¼,**  
**Sec. 12, Tp. 2, NWD, Plan 1752**

**APPLICANT:**               Gary Negrave and Loretta Kazakoff  
c/o McElhanney Consulting Services Ltd.  
(Brian M. Franklin)  
13160 - 88 Avenue  
Surrey, B.C., V3W 3K3

**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 3 single lots and a remainder lot that has development potential.

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.

**12. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14462**

Rezoning Application No. 7901-0101-00

ADDRESS: **CIVIC/LEGAL**  
**16717 - 57A Avenue**/PID: 007-436-017, Parcel "A"  
(J134045E), Lot 8, SE¼, Sec. 12, Tp. 2, NWD, Plan 1752

APPLICANT: Sharyn Hiltz  
c/o Paul Leger  
21980 - 8th Avenue  
Langley, B.C. V3Z 1R4

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

The purpose of the rezoning is to allow subdivision into approximately two single family lots and to permit the retention of an existing home.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 16, Section F, as follows:

- (a) To reduce the rear yard setback for the proposed Lot 1, from 7.5 metres (25 ft.) to 2.91 metres (9.55 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.

**13. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14465**

Rezoning Application No. 7901-0132-00

ADDRESS: **CIVIC/LEGAL**  
**8350 - 170 Street**/PID: 025-067-419, Lot 1, SW¼, Sec. 30,  
Tp. 8, NWD, Plan LMP50226

APPLICANT: Lakeridge Enterprises Ltd.  
c/o Ron Marr  
5591 - No. 3 Road,



Richmond, B.C. V6X 2C7

**PROPOSAL:** To rezone the property from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)", "Half-Acre Gross Density Zone (RH-G)" and "Half-Acre Residential Zone (RH)".

The purpose of the rezoning is to allow a residential subdivision consisting of approximately 12 single family lots, 10 half-acre gross density lots and 2 half-acre 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.

Don McLean, 8275 - 170A Street was present to comment on the proposed rezoning. Mr. McLean expressed concern with the number of people notified in the area, and stated that a 10-day notification period was insufficient. He commented on urban sprawl, and expressed concern for the preservation of trees in the area. Mr. McLean displayed a picture of 170A Street and stated that it is an 18 foot road with no sidewalk or lighting. He asked that truck traffic be diverted from 170A Street.

Norm Hall, Arbortech Consulting was present to comment on the proposed rezoning, and advised that they are the arborists for the project. He stated that a complete tree survey has been done, but all of the trees are tall and spindly and rely on one another for stability. Mr. Hall stated that trees left on their own would be hazardous to any residential development in the area, but an environmentally sensitive area was being proposed for preservation.

Rick Hart, President, Fleetwood Community Association, 15996 – 84<sup>th</sup> Avenue was present to comment on the proposed rezoning. Mr. Hart questioned the name of the developer, and noted that the name on the property sign property is different than that on the Public Hearing Notice. He concurred that the trees would probably have to be taken down, but the property is on a hill sloping to agricultural land. He stated that consideration and due diligence should be given to developing the area. Mr. Hart expressed concern that there are high school children who will have to travel across 168<sup>th</sup> Street to get to school, and that additional density increases safety concerns.

Mr. Hart continued by asking that City staff be designated to work with the Fleetwood Community Association to look at traffic problems in the area. He noted that there are still undeveloped pockets between 160<sup>th</sup> and 168<sup>th</sup> and 88<sup>th</sup> and Fraser Highway, and it would be nice to have the town centre filled in rather than encouraging urban sprawl.

Olga Illuch of Suncor was present to comment on the proposed rezoning, and stated that Lakeridge was a joint venture company with Suncor. Ms. Illuch stated

that there is a 53-metre lot in the middle of the property which has a stream through it, and on which the trees will be maintained.

**14. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14226**

Rezoning Application No. 7900-0269-00

ADDRESS: **CIVIC/LEGAL**  
**Portion of 2289 King George**  
**Highway/PID: 011-306-866, Lot 9, Sec. 14, Tp. 1, NWD,**  
**Plan 8443**

APPLICANT: Spring Lake Ventures Inc.  
c/o Hardy Bains  
12367 - 63A Avenue  
Surrey, B.C. V3X 3H4

PROPOSAL: To rezone the property from "Highway Commercial Industrial Zone (CHI)" to "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" to permit the development of two single family lots on the westerly portion of the site and a hotel on the easterly portion of the site.

This notice is **only to amend Section 2.D and 2.G(1)** to allow an increase in the Floor Area Ratio of the proposed hotel from 0.57 to 0.655 and to increase the height of the proposed hotel from 9.0m (30 ft.) to 9.6m (31 ft. 6 in.).

**(Note: The first public hearing on this proposal was held on March 26, 2001.)**

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14226**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in shopping centre, *Town Centre* or *City Centre*.

**PERMITTED USES:**

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

1. *Eating establishments* excluding *drive-through restaurant*.
2. *Tourist accommodation*.
3. *Accessory uses* including the following:
  - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
    - i. contained within the *principal building*; and
    - ii. occupied by the owner or the owner's employee, for the protection of the business permitted on the *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.

Barbara Paton, 3417 – 148<sup>th</sup> Street was present to comment on the proposed rezoning, and asked why the floor area ratio was allowed to be increased. Ms. Paton stated that she objected to the selling of King George Highway.

**15. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14445A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14445B**

Rezoning Application No. 7900-0265-00

ADDRESS: **CIVIC/LEGAL**  
**3282 - 164 Street/PID: 003-085-210, Lot 1, Sec. 25, Tp. 1,**  
**NWD, Plan 71035**  
**Portion of 3330 - 164 Street (also shown as**  
**3306 - 164 Street)/**  
 PID: 004-536-142, Lot 2, Sec. 25, Tp. 1, NWD, Plan 61088

APPLICANT: 617972 BC Ltd., Mieczyslaw Zbigniew and  
 Maria Olkowski  
 c/o Aplin & Martin Consultants Ltd.  
 # 201 - 12448 - 82 Avenue  
 Surrey, B.C. V3W 3E9

PROPOSAL: **BYLAW 14445A**  
 To rezone portions of the above noted properties (shown as Block A) from "General Agriculture Zone (A-1)" (Bylaw 12000) and "Intensive Agriculture Zone (A-2)" (Bylaw 12000) to "Half-Acre Residential Zone (RH)"



(Bylaw 12000) - to permit the development of 12 "Half-Acre Residential Zone (RH)" lots.

**BYLAW 14445B**

To rezone portions of the above noted properties (shown as Block B from "General Agriculture Zone (A-1)" (Bylaw 12000) and "Intensive Agriculture Zone (A-2)" (Bylaw 12000) - to permit the development of 5 "Comprehensive Development Zone (CD)" lots based on "Acreage Residential Gross Density Zone (RA-G)".

The purpose of the rezoning is to permit the development of 12 RH lots and 5 CD lots based on RA-G.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14445B**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate *single family dwellings* on large *suburban lots*.

**PERMITTED USES:**

The *Lands* and *structures* shall be used for only one *single family dwelling*.

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.

**16. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14468**

Rezoning Application No. 7900-0249-00

**ADDRESS:** CIVIC/LEGAL  
15442 - 36 Avenue/PID: 012-060-151, Lot 5, Sec. 26,  
Tp. 1, NWD, Plan 1300

**APPLICANT:** Noran West Developments Ltd.  
c/o McElhanney Consulting Services Ltd. (Brian Franklin)  
13160 - 88 Avenue  
Surrey, B.C. B3W 3K3

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

The purpose of the rezoning is to permit the development of approximately 9 single family lots and one remainder 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.

17. **Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14474A**

**Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14474B**

Rezoning Application No. 7900-0360-00

ADDRESS: **CIVIC/LEGAL**  
**3315 - 144 Street**/PID: 006-782-973, Lot 38, District Lot 166, Group 2, NWD, Plan 33266  
**3335 - 144 Street**/PID: 001-945-289, Lot 39, District Lot 166, Group 2, NWD, Plan 33266  
**3379 - 144 Street**/PID: 006-782-990, Lot 40, District Lot 166, Group 2, NWD, Plan 33266

APPLICANT: Kenneth Derpak, Keith & Gail Boswell, and Vernon & Diane Halliday  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: **BYLAW 14474A**  
To rezone portions of 3315, 3335, and 3379 - 144 Street from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)". (Area B)

**BYLAW 14474B**  
To rezone portions of 3315, 3335, and 3379 - 144 Street from "One-Acre Residential Zone (RA)" to "Half - Acre Residential Gross Density Zone (RH-G)". (Area A)

The purpose of the rezoning is to allow subdivision into approximately 19 suburban lots.

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

**PROPOSED “COMPREHENSIVE DEVELOPMENT ZONE (CD)”  
FOR BY-LAW 14474A**

**INTENT:**

This Zone is intended for *single family dwelling* on small *suburban lots* with substantial public *open space* set aside within the subdivision.

**PERMITTED USES:**

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

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

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

There was correspondence on table from C. Ellis and M. Lefebvre supporting the proposed rezoning.

The Mayor noted that the following persons had indicated in writing their support for the proposal:

<u>Name</u>	<u>For</u>	<u>Against</u>
Richard Holliday	X	
Mike Holliday	X	
Kelley Winters	X	
Maureen Lefebvre	X	
Diane Halliday	X	
Lisa Dale	X	
Roberta Pringle	X	
Cathie Ellis	X	
V. Halliday	X	
Tricia Halliday	X	



<u>Name</u>	<u>For</u>	<u>Against</u>
Sylvia Kenny	X	
George Kenny	X	
C.R. Molik	X	

Marie Sandall, 3380 – 140<sup>h</sup> Street, was present to comment on the proposed rezoning, and stated that she was fully in favor of the proposal.

Ken Sully, 2489 – 138 Street, was present to comment on the proposed rezoning, and stated that he is one of the developers. Mr. Sully reviewed the development proposal and stated that the CD zone was 2 units per acre, and that lots are slightly larger than those approved in Elgin Park. He advised that they have worked closely with Progressive Construction to look at traffic circulation and servicing. He noted that the development will not impact the creek area within 15 metres from the top of bank. Mr. Sully advised that one building close to the creek will be removed and the area returned to its natural state. Mr. Sully introduced consultants who were in attendance.

Rob Way, 14310 Greencrest Drive was present to comment on the proposed rezoning. Mr. Way stated that he is concerned with the protection of Elgin Creek, preservation of trees, water flows and protection of riparian areas. Mr. Way stated that the tree survey appears to be clear cutting with the exception of about 5 trees, and that it is his opinion that most of the trees could be retained.

Keith Boswell, 3379 – 144<sup>th</sup> Street was present to comment on the proposed rezoning, and stated that he is in favour of the project.

Diane Halliday, 3315 – 144 Street was present to comment on the proposed rezoning, and stated that she has sent letters outlining concerns, but that she is in favour of the development.

Rick Hulla, 5591 – No. 3 Road Richmond, was present to comment on the proposed rezoning. Mr. Hulla stated that he represents Progressive Construction, and that they are in favor of development.

Barbara Paton, 3417 – 148<sup>th</sup> Street was present to comment on the proposed rezoning. Ms. Paton questioned the amount of parkland designated for Area A and Area B. She stated that she agrees with the previous speaker and his concerns with preservation of trees in the Elgin Park area.

Brock Doron, 12482 – 23A Avenue was present to comment on the proposed rezoning. Mr. Doron stated that they are willing to meet with the Elgin Park Ratepayers Association concerning the trees. He stated that some of the trees have been trimmed by homeowners and are hazardous, but that he believes in retaining as many trees as possible.

Clark Kavolinas, Landscape Architect, was present to comment on the proposed rezoning. Mr. Kavolinas advised that there is a conflict between the plan and tree

summary as some trees are undersized and do not fit into the Surrey Tree By-law. These trees are not included on the tree summary, but are on the plan.

Clarence Arychuk, Hunter Laird Engineering was present to comment on the proposed rezoning. Mr. Arychuk advised that open space complies with by-law requirements.

**18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13614, Amendment By-law, 2000, No. 13967, Amendment By-law, 2001, No. 14475"**

Rezoning Application No. 7901-0038-00

ADDRESS:           **CIVIC/LEGAL**  
**3833 - 160 Street/PID: 024-557-293, Lot 2, Sec. 26, Tp. 1, NWD, Plan LMP42537**  
**15820 - 40 Avenue/PID: 024-557-331, Lot 5, Except Part Road on Plan LMP47699, Sec. 26, Tp. 1, NWD, Plan LMP42537**  
**15791 - 39A Avenue/PID: 024-557-285, Lot 1, Except Part Subdivided by Plan LMP47699, Sec. 26, Tp. 1, NWD, Plan LMP42537**

APPLICANT:       Morgan Creek Holdings Inc.  
                          c/o Ken Anderson  
                          # 504 - 1367 W. Broadway,  
                          Vancouver, B.C. V6H 4A7

PROPOSAL:        To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13614" by replacing Schedule II and Schedule III to reflect the removal of a walkway;

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13967" by replacing the Survey Plan and replacing the civics and legals in Section 1 to reflect the inclusion of a walkway.

The purpose of these amendments are to permit the development of an 11-lot subdivision and to relocate an existing walkway.

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,  
Amendment By-law, 2001, No. 14473A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14473B**

Rezoning Application No. 7900-0156-00

ADDRESS: **CIVIC/LEGAL**  
**1987 Ocean Park Road/PID: 011-365-811, Lot "A",**  
Sec. 18, Tp. 1, NWD, Plan 8605  
**2011 Indian Fort Drive/PID: 005-601-177, Lot 107,**  
Sec. 18, Tp. 1, NWD, Plan 57711

APPLICANT: Clifford Cmolik and Ellen Saklas  
c/o Creekside Architects  
# 150 - 1450 Creekside Drive  
Vancouver, B.C. V6J 5B3

PROPOSAL: **BYLAW 14473A**  
To rezone the property at 2011 Indian Fort Drive and a  
portion of 1987 Ocean Park Road from "Half-Acre  
Residential Zone (RH)" and "Single Family Residential  
Zone (RF)" to "Comprehensive Development Zone (CD)"  
(Block A).

**BYLAW 14473B**  
To rezone a portion of 1987 Ocean Park Road from "Single  
Family Residential Zone (RF)" to "Half-Acre Residential  
Zone (RH)" (Block B).

The purpose of the rezoning is to permit a lot line  
adjustment and development of a single family house and a  
separate building containing two (2) guest units on the  
Indian Fort Drive lot.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14473A**

**INTENT:**

This Comprehensive Development Zone is intended for single family residence  
and a second building containing two *dwelling units* to be used to accommodate  
family or guests on a *lot* of about two acres or larger.



## 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*, excluding *bed and breakfast* use and the keeping of *boarders* or *lodgers*.
3. When the *lot* is 7,840 m<sup>2</sup> (1.9 acres) or more and has a *single family dwelling*, one *duplex* provided that it is:
  - (a) Not contained in the *principal building* containing the *single family dwelling*; and
  - (b) The *gross floor area* shall not exceed 208 sq. m. (3,014 sq. 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.

Mayor McCallum noted that S. & G. Kenny had indicated in writing their support for the proposed rezoning.

**20. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 47, Amendment By-law, 2001, No. 14442**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14443**

Rezoning Application No. 7901-0074-00

ADDRESS: **CIVIC/LEGAL**  
**9278 - 120 Street/PID: 023-810-653, Lot 1, Sec. 31, Tp. 2,**  
**NWD, Plan LMP33755**

APPLICANT: 8888 Construction Ltd.  
c/o A & A Construction  
2450 - East 51 Avenue  
Vancouver, B.C. V5S 1P6

PROPOSAL: **BYLAW 14442**  
To authorize the redesignation of the property from  
Commercial (COM) to Town Centre (TC).

**BYLAW 14443**

To rezone the property from "Comprehensive Development Zone (CD)" (BL 12847) to "Comprehensive Development Zone (CD)" (BL 12000) to permit the option of converting the second and third floors of a three-storey building from retail/office uses to multiple residential units and to modify some of the existing permitted uses for the site.

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000", Section J Special Regulation (4)(b) as follows:

- (a) The requirement to provide indoor amenity space is deleted subject to compliance with Council Policy, prior to Building Permit Issuance.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14443****INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the development of retail and service commercial facilities, offices, recreation and associated uses as well as residential uses in a comprehensive manner.

**PERMITTED USES:**

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

1. *Retail stores* excluding the following:
  - (a) *Adult entertainment stores*; and
  - (b) *Secondhand stores* and *pawnshops*.
2. *Personal service* uses, excluding *body rub parlours*.
3. *General service* uses, excluding funeral parlours and *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Neighbourhood pubs*.
6. Office uses, excluding:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.

7. *Parking facilities.*
8. *Indoor recreational facilities.*
9. *Entertainment uses* excluding *arcades* and *adult entertainment stores.*
10. *Community services.*
11. *Child care centres.*
12. Multiple residential *dwelling units* provided that they are limited to the second and third floors or only the third floor.
13. *Accessory uses* including the following:
  - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
    - i. Contained within the *principal building*; and
    - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *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 was correspondence on table from the Corporation of Delta supporting the proposed rezoning.

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

## **21. City of Surrey Heritage Designation By-law, 2001, No. 14446.**

**ADDRESS:** **CIVIC/LEGAL**  
**10668 - 125B Street/PID:** 012-265-420, Lot 1, Sec. 20,  
B5N, R2W, NWD Plan 1587

**APPLICANT:** Victor & Alice Puchmayr  
10668 - 125B Street  
Surrey, B.C. V3V 5A7

**PROPOSAL:** To introduce a Heritage Designation by-law for the James Creighton House, located at 10668 - 125B Street to protect the architectural and historical significance of the House.

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.

**22. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14469**

Rezoning Application No. 7901-0013-00

ADDRESS: CIVIC/LEGAL  
10986 - 143A Street/PID: 006-896-421, Lot 1, Sec. 13,  
B5N, R2W, NWD, Plan 19115

APPLICANT: Randy & Karen Herber  
c/o Hunter Laird Engineering Ltd.  
# 300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to legalize an existing  
legally non-conforming duplex.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14469**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate  
a *duplex*.

**PERMITTED USES:**

The *Lands* and *structures* shall be used for a *duplex* provided that the minimum  
*lot* size shall be 1,130 square metres [12,164 sq.ft.] and minimum *lot* width shall  
be 21 metres [69 ft.]. Where the *lot* under this zone is subdivided into strata *lots*,  
only 1 *dwelling unit* shall be permitted within each of the strata *lots* and in the  
case of such a subdivision, each of the permitted *dwelling units* must form part of  
the *duplex* constructed on the *lot* as it existed prior to the subdivision.

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 was correspondence on table from B. & L. Kalutycz and V. & D. Kamiek  
opposing the proposed rezoning.

Sandy More-Hartmans 14281 – 110<sup>th</sup> Avenue was present to comment on the proposed rezoning. Ms. More-Hartmans expressed concern that the owners may wish to sell the property and that a new owner may build a larger unit. Ms. Hartman stated that the by-law would allow for a four-plex, and then there will be 4 families living where there are presently 2. She concluded that she would like to see the area stay as single family.

Louise Kalutycz, Langley was present to comment on the proposed rezoning and expressed concern with the deterioration of the neighbourhood. Ms. Kalutycz commented that the property would end up as a four-plex. She noted that her property was purchased as a duplex lot but was down zoned and is now single family.

Pauline Diether, 10979 – 143A Street was present to comment on the proposed rezoning. Ms. Diether stated that she had recently moved back to Whalley after a 3-year absence, and that the deterioration of the area was very visible. Ms. Deither commented on rental housing and traffic in the area, and encouraged Council to reject the proposal to rezone.

Clarence Arychuk Hunter Laird Engineering, was present to comment on the proposed rezoning. Mr. Arychuk advised that he represented the owners, who when they purchased the property, were not aware that it could not be renovated. Mr. Arychuk noted that under the by-law the unit would be no larger than 2000 sq. feet, and that any development proposal would have to come back to Council and be reviewed by the neighbourhood.

**23. Surrey Official Community Plan By-law, 1996,  
No. 12900, No. 48 Amendment Bylaw, 2001, No. 14463**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14464A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14464B**

Rezoning Application No. 7900-0307-00

ADDRESS: **CIVIC/LEGAL**  
**7764 - 168 Street/PID: 006-435-696, Lot 15, Sec. 19,**  
**Tp. 8, NWD, Plan 49521**  
**7878 - 168 Street/PID: 011-157-160, Parcel "One",**  
**(Reference Plan 15093) of Parcel "A" (Explanatory Plan**  
**10557) Lot 10, Sec. 19, Tp. 8, NWD, Plan 5364**  
**16890 Fraser Highway/PID: 009-439-021, Lot 2, Sec. 19,**  
**Tp. 8, NWD, Plan 10937**  
**16910 Fraser Highway/PID: 009-439-005, Lot 1, Sec. 19,**  
**Tp. 8, NWD Plan 10937**

**16916 Fraser Highway**/PID: 007-538-731, W½, Lot 8,  
Sec. 19, Tp. 8, NWD, Plan 5364  
**16934 Fraser Highway**/PID: 001-515-560, The E½, of  
Lot 8,  
Sec. 19, Tp. 8, NWD, Plan 5364

APPLICANT: Richard Hayward, Nancy Schiedel, James Jones, BC Gas  
Utility Ltd., and 435582 B.C. Ltd.  
c/o Damax Consultants Ltd.  
3862 W.14th Avenue  
Vancouver, B.C. V6R 2W9

PROPOSAL: **BYLAW 14463**  
To authorize the redesignation of portions of  
7764 - 168 Street and 16934 Fraser Highway from  
Suburban (SUB) to Urban (URB).

**BYLAW 14464A**  
To rezone portions of 7764, 7878 -168 Street & 16916,  
16890 Fraser Highway from "One-Acre Residential Zone  
(RA)" to "Single Family Residential Zone (RF)" and  
portions of 7764 - 168 Street & 16916 & 16934 Fraser  
Highway from "One-Acre Residential Zone (RA)" to  
"Half-Acre Residential Zone (RH)". The purpose of this  
bylaw is to permit the development of 2 single family lots

**BYLAW 14464B**  
To rezone 16910 Fraser Highway and portions of 16890,  
16916 & 16934 Fraser Highway from "One-Acre  
Residential Zone (RA)" to "Comprehensive Development  
Zone (CD)". The purpose of this rezoning is to permit the  
development of approximately 46 small single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14464B**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate  
the development of *single family dwellings* on *urban lots* with a minimum width  
of 12.0 metres [40 ft.].

**PERMITTED USES:**

The *Lands* and *structures* shall be used only for one *single family dwelling* per *lot*.

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 was correspondence on table from B. Gourley in opposition to the proposed rezoning.

Brian Gourley, 17338 – 60<sup>th</sup> Avenue was present to comment on the proposed rezoning, and expressed concern that the development would impact on future development of his property. Mr. Gourley commented on traffic problems in the area and that children going to school would have to cross a very busy intersection.

Raymond Naud, 15635 – 98 Avenue, was present to comment on the proposed rezoning. Mr. Naud commented on new recreational/commercial development in the area, and the lack of transit to the area.

Rick Hart, President Fleetwood Community Association, 15996 – 84<sup>th</sup> Avenue was present to comment on the proposed rezoning. Mr. Hart stated that he feels the development density is too high, and noted that 168<sup>th</sup> will eventually be four lanes which is a safety concern for pedestrians. Mr. Hart stated that the area could be developed, but in a much more appropriate way, and that he was not in favour of the rezoning.

Anthony Hepworth, was present to comment on the proposed rezoning, and stated that he is the developer. Mr. Hepworth stated that he had previously met with representatives from the Fleetwood Community Association and that it was his impression they supported the application

**24. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 46 Amendment By-law, 2001, No. 14435**

ADDRESS: CIVIC/LEGAL

FROM: COMMERCIAL (COM)

TO: TOWN CENTRE (TC)

**8558 - 160 St./PID: 009-790-161, Lot "F" Sec. 25 T/ 2 NWD, Plan 13227;**  
**8550 - 160 St./ PID: 009-790-144, Lot "E" Sec. 25 Tp. 2 NWD, Plan 13227;**  
**16013 Fraser Hwy./PID: 008-888-175, Lot 24 Except: Part on Hwy. Statutory Right of Way Plan 59645; Sec. 25 Tp. 2 NWD, Plan 26463;**  
 Strata Lots 1 to 16 Sec. 25 Tp. 2 NWD, Strata Plan LMS2661 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, and more particularly described as follows:

**Unit 101, 16055 Fraser Hwy./PID: 023-687-908, Strata Lot 1;**

**Unit 102, 16055 Fraser Hwy./PID: 023-687-924, Strata Lot 2;**

**Unit 103, 16055 Fraser Hwy./PID: 023-687-932, Strata Lot 3;**

**Unit 104, 16055 Fraser Hwy./PID: 023-687-941, Strata Lot 4;**

**Unit 105, 16055 Fraser Hwy./PID: 023-687-959, Strata Lot 5;**

**Unit 106, 16055 Fraser Hwy./PID: 023-687-967, Strata Lot 6;**

**Unit 107, 16055 Fraser Hwy./PID: 023-687-975, Strata Lot 7;**

**Unit 108, 16055 Fraser Hwy./PID: 023-687-983, Strata Lot 8;**  
**Unit 201, 16055 Fraser Hwy./PID: 023-687-991, Strata Lot 9;**  
**Unit 202, 16055 Fraser Hwy./PID: 023-688-009, Strata Lot 10;**  
**Unit 203, 16055 Fraser Hwy./PID: 023-688-017, Strata Lot 11;**  
**Unit 204, 16055 Fraser Hwy./PID: 023-688-025, Strata Lot 12;**  
**Unit 205, 16055 Fraser Hwy./PID: 023-688-033, Strata Lot 13;**  
**Unit 206, 16055 Fraser Hwy./PID: 023-688-041, Strata Lot 14;**  
**Unit 207, 16055 Fraser Hwy./PID: 023-688-050, Strata Lot 15;**  
**Unit 208, 16055 Fraser Hwy./PID: 023-688-068, Strata Lot 16;**  
**Portion of 16039 Fraser Hwy./Portion of PID: 002-210-037,**  
Lot "J" Except: Part on Hwy. Statutory Right-of-Way Plan 59645; Sec. 25 Tp. 2  
NWD, Plan 19257;  
**Portion of 16098 Fraser Hwy./Portion of PID: 000-554-049**  
Lot 4 Sec. 25 Tp. 2 NWD, Plan 8828;  
**Portion of 16090 Fraser Hwy./Portion of PID: 006-904-301**  
Lot 26 Sec. 25 Tp. 2 NWD, Plan 33457;  
**Portion of 16084 Fraser Hwy./Portion of PID: 006-904-262**  
Lot 25 Sec. 25 Tp. 2 NWD, Plan 33457;  
**16074 Fraser Hwy./PID: 010-987-193** Lot 2 Except: South 168 Feet, Sec. 25  
Tp. 2 NWD, Plan 8828;  
**Portion of 16050 Fraser Hwy./Portion of PID: 005-724-805**  
Parcel "A" Sec. 25 Tp. 2 NWD, Plan 59038;  
**Portion of 16110 Fraser Hwy./Portion of PID: 002-429-829**  
Lot 5 Sec. 25 Tp. 2 NWD, Plan 8828  
**15953 Fraser Hwy./PID: 014-525-640, Lot 1 Sec. 26 Tp. 2 NWD, Plan 81868;**  
**15961 Fraser Hwy./PID: 014-525-682.,** Lot 4 Except: Parcel C (Bylaw Plan  
84210) Sec. 26 Tp. 2 NWD, Plan 81868;  
**15959 Fraser Hwy./PID: 016-622-090,** Lot 2 Sec. 26 Tp. 2 NWD, Plan 87182;  
**8585 - 160 St. (also shown as 15957 Fraser Hwy.)/**  
PID: 016-622-081, Lot 1 Sec. 26 Tp. 2 NWD, Plan 87182;  
**15955 Fraser Hwy. PID: 014-525-666/Lot 2 Except: Parcel A (Bylaw Plan**  
84210) Sec. 26 Tp. 2 NWD, Plan 81868;

**FROM: URBAN (URB)**  
**TO: COMMERCIAL (COM)**

**Portion of 16315 -Fraser Hwy. Portion of PID: 023-205-326**  
Lot 1 Sec. 25 Tp. 2 NWD, Plan LMP24581;  
**15903 - Fraser Hwy.(also shown as 15901 - Fraser Hwy.)/**  
PID: 005-650-178, Lot 37 Except:  
Parcel "A" (Explanatory Plan 11086) Sec. 26 Tp. 2 NWD, Plan 2824;  
**15913 Fraser Hwy. PID: 002-079-569,** Parcel "A" (Explanatory Plan 11086) of  
Lot 37 Sec. 26 NWD, Plan 2824;  
**15929 Fraser Hwy.)/PID: 010-765-484, Lot 38 Except:**  
Parcel "A" (Explanatory Plan 11680) Sec. 26 Tp. 2 NWD, Plan 2824;  
**15937 Fraser Hwy./PID: 010-765-433, Parcel "A"**  
(Explanatory Plan 11680) Lot 38 Sec. 26 Tp. 2 NWD, Plan 2824;

**FROM: TOWN CENTRE (TC)**



**TO: MULTIPLE RESIDENTIAL (RM)**

**8310 - 160 St./PID:** 009-323-392, Lot 35 Sec. 25 Tp. 2 NWD, Plan 24217;

**8322 - 160 St./PID:** 009-323-376, Lot 34 Sec. 25 Tp. 2 NWD, Plan 24217;

**8330 - 160 St./PID:** 001-265-776, Lot 33 Sec. 25 Tp. 2 NWD, Plan 24217;

**8352 - 160 St./PID:** 009-741-887, Lot 3 Sec. 25 Tp. 2 NWD, Plan 12786;

Strata Lots 58 to 86, Sec. 26 Tp. 2 NWD, Strata Plan LMS2722 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 and more particularly described as follows:

**Unit 101, 15885 - 84 Ave./PID:** 023-703-431, Strata Lot 58

**Unit 102, 15885 - 84 Ave./PID:** 023-703-440, Strata Lot 59

**Unit 103, 15885 - 84 Ave./PID:** 023-703-458, Strata Lot 60

**Unit 104, 15885 - 84 Ave./PID:** 023-703-466, Strata Lot 61

**Unit 105, 15885 - 84 Ave./PID:** 023-703-474, Strata Lot 62

**Unit 106, 15885 - 84 Ave./PID:** 023-703-482, Strata Lot 63

**Unit 108, 15885 - 84 Ave./PID:** 023-703-491, Strata Lot 64

**Unit 209, 15885 - 84 Ave./PID:** 023-703-504, Strata Lot 65

**Unit 210, 15885 - 84 Ave./PID:** 023-703-512, Strata Lot 66

**Unit 201, 15885 - 84 Ave./PID:** 023-703-521, Strata Lot 67

**Unit 202, 15885 - 84 Ave./PID:** 023-703-539, Strata Lot 68

**Unit 203, 15885 - 84 Ave./PID:** 023-703-547, Strata Lot 69

**Unit 204, 15885 - 84 Ave./PID:** 023-703-555, Strata Lot 70

**Unit 205, 15885 - 84 Ave./PID:** 023-703-563, Strata Lot 71

**Unit 206, 15885 - 84 Ave./PID:** 023-703-571, Strata Lot 72

**Unit 207, 15885 - 84 Ave./PID:** 023-703-580, Strata Lot 73

**Unit 208, 15885 - 84 Ave./PID:** 023-703-598, Strata Lot 74

**Unit 309, 15885 - 84 Ave./PID:** 023-703-601, Strata Lot 75

**Unit 310, 15885 - 84 Ave./PID:** 023-703-610, Strata Lot 76

**Unit 301, 15885 - 84 Ave./PID:** 023-703-628, Strata Lot 77

**Unit 302, 15885 - 84 Ave./PID:** 023-703-636, Strata Lot 78

**Unit 303, 15885 - 84 Ave./PID:** 023-703-644, Strata Lot 79

**Unit 304, 15885 - 84 Ave./PID:** 023-703-652, Strata Lot 80

**Unit 305, 15885 - 84 Ave./PID:** 023-703-661, Strata Lot 81

**Unit 306, 15885 - 84 Ave./PID:** 023-703-679, Strata Lot 82

**Unit 307, 15885 - 84 Ave./PID:** 023-703-687, Strata Lot 83

**Unit 308, 15885 - 84 Ave./PID:** 023-703-695, Strata Lot 84

**Unit 409, 15885 - 84 Ave./PID:** 023-703-709, Strata Lot 85

**Unit 410, 15885 - 84 Ave./PID:** 023-703-717, Strata Lot 86

Strata Lots 4 to 55, Sec. 26 Tp. 2 NWD, Strata Plan LMS2722 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 and more particularly described as follows:

**Unit 101, 15895 - 84 Ave./PID:** 023-702-869, Strata Lot 4

**Unit 102, 15895 - 84 Ave./PID:** 023-702-877, Strata Lot 5

**Unit 103, 15895 - 84 Ave./PID:** 023-702-885, Strata Lot 6

**Unit 104, 15895 - 84 Ave./PID:** 023-702-893, Strata Lot 7

**Unit 105, 15895 - 84 Ave./PID:** 023-702-907, Strata Lot 8

**Unit 106, 15895 - 84 Ave./PID:** 023-702-915, Strata Lot 9

**Unit 107, 15895 - 84 Ave./PID:** 023-702-923 Strata Lot 10

**Unit 108, 15895 - 84 Ave./PID:** 023-702-931, Strata Lot 11



- Unit 110, 15895 - 84 Ave./PID: 023-702-940, Strata Lot 12
  - Unit 111, 15895 - 84 Ave./PID: 023-702-958, Strata Lot 13
  - Unit 212, 15895 - 84 Ave./PID: 023-702-966, Strata Lot 14
  - Unit 213, 15895 - 84 Ave./PID: 023-702-974, Strata Lot 15
  - Unit 214, 15895 - 84 Ave./PID: 023-702-982, Strata Lot 16
  - Unit 201, 15895 - 84 Ave./PID: 023-702-991, Strata Lot 17
  - Unit 202, 15895 - 84 Ave./PID: 023-703-008, Strata Lot 18
  - Unit 203, 15895 - 84 Ave./PID: 023-703-016, Strata Lot 19
  - Unit 204, 15895 - 84 Ave./PID: 023-703-024, Strata Lot 20
  - Unit 205, 15895 - 84 Ave./PID: 023-703-032, Strata Lot 21
  - Unit 206, 15895 - 84 Ave./PID: 023-703-041, Strata Lot 22
  - Unit 207, 15895 - 84 Ave./PID: 023-703-059, Strata Lot 23
  - Unit 208, 15895 - 84 Ave./PID: 023-703-067, Strata Lot 24
  - Unit 209, 15895 - 84 Ave./PID: 023-703-075, Strata Lot 25
  - Unit 210, 15895 - 84 Ave./PID: 023-703-083, Strata Lot 26
  - Unit 211, 15895 - 84 Ave./PID: 023-703-091, Strata Lot 27
  - Unit 312, 15895 - 84 Ave./PID: 023-703-105, Strata Lot 28
  - Unit 313, 15895 - 84 Ave./PID: 023-703-113, Strata Lot 29
  - Unit 314, 15895 - 84 Ave./PID: 023-703-121, Strata Lot 30
  - Unit 301, 15895 - 84 Ave./PID: 023-703-130, Strata Lot 31
  - Unit 302, 15895 - 84 Ave./PID: 023-703-148, Strata Lot 32
  - Unit 303, 15895 - 84 Ave./PID: 023-703-156, Strata Lot 33
  - Unit 304, 15895 - 84 Ave./PID: 023-703-164, Strata Lot 34
  - Unit 305, 15895 - 84 Ave./PID: 023-703-172, Strata Lot 35
  - Unit 306, 15895 - 84 Ave./PID: 023-703-181, Strata Lot 36
  - Unit 307, 15895 - 84 Ave./PID: 023-703-199, Strata Lot 37
  - Unit 308, 15895 - 84 Ave./PID: 023-703-202, Strata Lot 38
  - Unit 309, 15895 - 84 Ave./PID: 023-703-211, Strata Lot 39
  - Unit 310, 15895 - 84 Ave./PID: 023-703-229, Strata Lot 40
  - Unit 311, 15895 - 84 Ave./PID: 023-703-237, Strata Lot 41
  - Unit 412, 15895 - 84 Ave./PID: 023-703-245, Strata Lot 42
  - Unit 413, 15895 - 84 Ave./PID: 023-703-253, Strata Lot 43
  - Unit 414, 15895 - 84 Ave./PID: 023-703-261, Strata Lot 44
  - Unit 401, 15895 - 84 Ave./PID: 023-703-270, Strata Lot 45
  - Unit 402, 15895 - 84 Ave./PID: 023-703-288, Strata Lot 46
  - Unit 403, 15895 - 84 Ave./PID: 023-703-296, Strata Lot 47
  - Unit 404, 15895 - 84 Ave./PID: 023-703-300, Strata Lot 48
  - Unit 405, 15895 - 84 Ave./PID: 023-703-318, Strata Lot 49
  - Unit 406, 15895 - 84 Ave./PID: 023-703-326, Strata Lot 50
  - Unit 407, 15895 - 84 Ave./PID: 023-703-334, Strata Lot 51
  - Unit 408, 15895 - 84 Ave./PID: 023-703-342, Strata Lot 52
  - Unit 409, 15895 - 84 Ave./PID: 023-703-351, Strata Lot 53
  - Unit 410, 15895 - 84 Ave./PID: 023-703-369, Strata Lot 54
  - Unit 411, 15895 - 84 Ave./PID: 023-703-377, Strata Lot 55
- Strata Lots 1 to 33 Sec. 26 Tp. 2 NWD, Strata Plan LMS4113 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1, and more particularly described as follows:
- Unit 110, 15915 - 84 Ave./PID: 024-721-221, Strata Lot 1;

Unit 109, 15915 - 84 Ave./PID: 024-721-255, Strata Lot 2;  
Unit 108, 15915 - 84 Ave./PID: 024-721-263, Strata Lot 3;  
Unit 107, 15915 - 84 Ave./PID: 024-721-271, Strata Lot 4;  
Unit 106, 15915 - 84 Ave./PID: 024-721-280, Strata Lot 5;  
Unit 105, 15915 - 84 Ave./PID: 024-721-298, Strata Lot 6;  
Unit 104, 15915 - 84 Ave./PID: 024-721-301, Strata Lot 7;  
Unit 103, 15915 - 84 Ave./PID: 024-721-310, Strata Lot 8;  
Unit 102, 15915 - 84 Ave./PID: 024-721-328, Strata Lot 9;  
Unit 101, 15915 - 84 Ave./PID: 024-721-336, Strata Lot 10;  
Unit 111, 15915 - 84 Ave./PID: 024-721-344, Strata Lot 11;  
Unit 210, 15915 - 84 Ave./PID: 024-721-352, Strata Lot 12;  
Unit 209, 15915 - 84 Ave./PID: 024-721-361, Strata Lot 13;  
Unit 208, 15915 - 84 Ave./PID: 024-721-379, Strata Lot 14;  
Unit 207, 15915 - 84 Ave./PID: 024-721-387, Strata Lot 15;  
Unit 206, 15915 - 84 Ave./PID: 024-721-395, Strata Lot 16;  
Unit 205, 15915 - 84 Ave./PID: 024-721-409, Strata Lot 17;  
Unit 204, 15915 - 84 Ave./PID: 024-721-417, Strata Lot 18;  
Unit 203, 15915 - 84 Ave./PID: 024-721-425, Strata Lot 19;  
Unit 202, 15915 - 84 Ave./PID: 024-721-433, Strata Lot 20;  
Unit 201, 15915 - 84 Ave./PID: 024-721-441, Strata Lot 21;  
Unit 211, 15915 - 84 Ave./PID: 024-721-450, Strata Lot 22;  
Unit 310, 15915 - 84 Ave./PID: 024-721-468, Strata Lot 23;  
Unit 309, 15915 - 84 Ave./PID: 024-721-476, Strata Lot 24;  
Unit 308, 15915 - 84 Ave./PID: 024-721-484, Strata Lot 25;  
Unit 307, 15915 - 84 Ave./PID: 024-721-492, Strata Lot 26;  
Unit 306, 15915 - 84 Ave./PID: 024-721-506, Strata Lot 27;  
Unit 305, 15915 - 84 Ave./PID: 024-721-514, Strata Lot 28;  
Unit 304, 15915 - 84 Ave./PID: 024-721-522, Strata Lot 29;  
Unit 303, 15915 - 84 Ave./PID: 024-721-531, Strata Lot 30;  
Unit 302, 15915 - 84 Ave./PID: 024-721-549, Strata Lot 31;  
Unit 301, 15915 - 84 Ave./PID: 024-721-557, Strata Lot 32;  
Unit 311, 15915 - 84 Ave./PID: 024-721-565, Strata Lot 33;

**FROM: URBAN (URB)**

**TO: MULTIPLE RESIDENTIAL (RM)**

**8688 - 158 St./PID: 001-430-335, Lot 13 Sec. 26 Tp. 2 NWD, Plan 2824;**  
**8672 - 158 St./PID: 003-107-361, Lot 14 Sec. 26 Tp. 2 NWD, Plan 2824;**  
**15809 Fraser Hwy./PID: 010-764-704, Lot 15 Sec. 26 Tp. 2 NWD, Plan 2824;**  
**15825 Fraser Hwy./PID: 003-107-141, Parcel "A" (Explanatory Plan 10370)**  
**Lot 16 Sec. 26 Tp. 2 NWD, Plan 2824;**  
**15837 Fraser Hwy./PID: 003-107-311, Lot 16 Except: Part on Explanatory Plan**  
**10370; Sec. 26 Tp. 2 NWD, Plan 2824;**  
**15847 Fraser Hwy. (also shown as 15851 Fraser Hwy./**  
**PID: 010-207-457, Lot 1 Sec. 26 Tp. 2 NWD, Plan 16674;**  
**15859 Fraser Hwy./PID: 010-207-481, Lot 2 Sec. 26 Tp. 2 NWD, Plan 16674;**  
**15869 Fraser Hwy./PID: 010-207-571, Lot 7 Sec. 26 Tp. 2 NWD, Plan 16674;**  
**15881 Fraser Hwy./PID: 010-207-490, Lot 3 Sec. 26 Tp. 2 NWD, Plan 16674;**



8687 - 159 St./PID: 007-727-666, Lot 21 Sec. 26 Tp. 2 NWD, Plan 2824;  
8671 - 159 St./PID: 001-474-596, Lot 20 Sec. 26 Tp. 2 NWD, Plan 2824;  
8647 - 159 St./PID: 004-249-895, Lot 19 Sec. 26 Tp. 2 NWD, Plan 2824;  
8639 - 159 St./PID: 010-207-520, Lot 4 Sec. 26 Tp. 2 NWD, Plan 16674;  
8627 - 159 St./PID: 010-207-546, Lot 5 Sec. 25 Tp. 2 NWD, Plan 16674;  
8615 - 159 St./PID: 003-107-647, Lot 6 Sec. 26 Tp. 2 NWD, Plan 16674;  
8734 - 159 St./PID: 010-765-301, North Half Lot 30 Sec. 26 Tp. 2 NWD,  
Plan 2824;  
8722 - 159 St./PID: 000-737-780, The South Half of Lot 30 Sec. 26 Tp. 2 NWD,  
Plan 2824;  
8710 - 159 St./PID: 002-596-202, Lot 31 Sec. 26 Tp. 2 NWD, Plan 2824;  
8690 - 159 St./PID: 000-504-742, Lot 32 Sec. 26 Tp. 2 NWD, Plan 2824;  
8672 - 159 St./PID: 009-303-600, Lot 1 Sec. 26 Tp. 2 NWD, Plan 22724;  
8664 - 159 St./PID: 009-304-339, Lot 2 Sec. 26 Tp. 2 NWD, Plan 22724;  
8650 - 159 St./PID: 002-792-028, Lot 34 Sec. 26 Tp. 2 NWD, Plan 2824;  
8628 - 159 St./PID: 010-765-336, Lot 35 Sec. 26 Tp. 2 NWD, Plan 2824;  
8608 - 159 St./PID: 010-765-361, Lot 36 Sec. 26 Tp. 2 NWD, Plan 2824;  
8710 - 160 St./PID: 013-238-574, South Half of Parcel "D" (Ref. Plan 2485) NW  
1/4 Sec. 25 Tp. 2 NWD, Plan;  
8717 - 160 St./PID: 002-596-261, Lot 48 Sec. 26 Tp. 2 NWD, Plan 2824;  
8727 - 160 St./PID: 002-402-734, Lot 49 Sec. 26 Tp. 2 NWD, Plan 2824;  
15852 Fraser Hwy./PID: 011-194-120, Lot 7 Sec. 26 Tp. 2 NWD, Plan 6486;  
15878 Fraser Hwy./PID: 011-194-138, Lot 8 Sec. 26 Tp. 2 NWD, Plan 6486;

**FROM: URBAN (URB)**

**TO: TOWN CENTRE (TC)**

8608 - 160 St./PID: 013-238-787, Parcel "One" (Explanatory Plan 16165) of  
Parcel "C" (Ref. Plan 2988) of the NW1/4 Sec. 25 Tp. 2 NWD, Plan;  
8590 - 160 St./PID: 013-238-868, North 132 Feet of Parcel "B" (Ref. Plan 2623)  
of the NW 1/4 Sec. 25 Tp. 2 NWD, Plan;  
Portion of 8632 - 160 St./Portion of PID: 008-809-623, Lot 17 Sec. 25 Tp. 2  
NWD, Plan 26254;  
8664 - 160 St. (also shown as 8662 - 164 St.)/PID: 008-809-666, Lot 18 Sec. 25  
Tp. 2 NWD, Plan 26254;  
8686 - 160 St./PID: 008-809-691, Lot 19 Sec. 25 Tp. 2 NWD, Plan 26254;  
8697 - 160 St./PID: 010-765-760, Lot 47 Sec. 26 Tp. 2 NWD, Plan 2824;  
8615 - 160 St./PID: 000-866-385, Lot 43 Sec. 26 Tp. 2 NWD, Plan 2824;  
8625 - 160 St./PID: 002-424-924, The South Half Lot 44 Sec. 26 Tp. 2 NWD,  
Plan 2824;  
8635 - 160 St./PID: 001-803-662, The North Half of Lot 44 Sec. 26 Tp. 2 NWD,  
Plan 2824;  
8655 - 160 St./PID: 001-735-217, Lot 45 Sec. 26 Tp. 2 NWD, Plan 2824;  
8673 - 160 St./PID: 010-765-735, Lot 46 Sec. 26 Tp. 2 NWD, Plan 2824;

APPLICANT: Various Owners

PROPOSAL: To authorize the redesignation of various properties in the  
Fleetwood Area from Commercial to Town Centre, Urban



to Commercial, Town Centre to Multiple Residential, Urban to Multiple Residential and Urban to Town Centre. This amendment is required to implement the Fleetwood Town Centre Land Use Plan.

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 was correspondence on table from A. Louie expressing concerns with the proposed redesignations.

I.A. Gomes, 8366 – 160<sup>th</sup> Avenue was present to comment on the proposed rezoning, and questioned why his property was rezoned from commercial to multi-family.

David Zindler, 16127 – 86B Avenue was present to comment on the proposed rezoning, and stated that he is concerned with retail development encroaching on residential areas. Mr. Zindler asked that buffers be established between commercial and residential, and that there be continued consultation with the neighbours.

Andrew Louie, 234 East Hastings Street, Vancouver was present to comment on the proposed rezoning, and stated that he represents the owners of two lots. Mr. Louie stated that large townhouses were not marketable, and that an area of smaller townhouses on the eastern edge would be a better buffer with the residential properties. He noted that if the entire area were zoned town centre, it would allow for more flexibility and a higher quality development.

Rick Hart, President, Fleetwood Community Association, 15996 – 84<sup>th</sup> Avenue was present to comment on the proposed rezoning, and stated that the Fleetwood Community Association is in favour of the proposed rezonings.

**25. Surrey Zoning By-law 1993, No. 12000,  
Amendment By-law, 2001, No. 14430**

To amend "Surrey Zoning By-law, 1993, No. 12000" as follows:

To convert the following properties which proceeded to final adoption under Zoning By-law No. 5942, and now require conversion to an appropriate Zoning By-law No. 12000 zone;

The properties that were zoned RFR-SS and RF-SS under By-law No. 5942 to allow for a secondary suite and were not included in the secondary suite batch conversion by -law adopted by Council earlier this year;

The applications that did not achieve completion and were closed, these properties need to be converted to a By-law No. 12000 Zone;

The properties that were converted to an inappropriate zone when Zoning By-law No. 12000 was adopted, and must now be converted to a more appropriate 12000 Zone;

Schedule E - List of Properties Affected By Instream Applications is replaced with a new Schedule. The purpose of this amendment is to revise the Schedule to remove applications that have now been completed or which will be converted in this conversion process.

FROM: RETAIL COMMERCIAL ZONE ONE (C-R(1))  
TO: COMMUNITY COMMERCIAL ZONE (C-8)

Unit #1, 2, 3 - 7388 - 137 Street, #1101, 1102, 1103, 1104, 1105, 1106 - 7360 - 137 Street, Unit 1107, 1108, 1109, 1110, 1111, 1112 - 7330 - 137 Street Unit #1114 - 7318 - 137 Street and 6450 - 120 Street

FROM: HALF-ACRE RESIDENTIAL - GROSS DENSITY ZONE (R-H(G))  
TO: HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)

13633, 13649, 13644, 13628, 13612 - 23A Avenue, 13609, 13635, 13638, 13622 - 23 Avenue, 2288, 2276, 2260 - 136 Street, 13629, 13647, 13636, 13626 - 22A Avenue, 2248, 2236, 2228, 2225, 2243 - 136 Street, 13572, 13566, 13558, 13552, 13561, 13579 - 22A Avenue, 2261, 2273, 2285, 2295, 2301, 2327, 2333 - 136 Street, 2372, 2330, 2326, 2312, 2290, 2282, 2278 - 135A Street, 2377 - 136 Street, 13577, 13563 - 23A Avenue  
13799, 13805, 13813 - 20 Avenue, 13818, 13802, 13788, 13795 - 20A Avenue, 2077, 2099, 2111, 2129, 2141 - 138 Street, 13815 - 20A Avenue (also known as 2060 - 138 Street), 2088, 2098, 2122, 2138, 2148 - 138 Street, 13797, 13789 - 21A Avenue, 2216, 2232, 2248, 2266, 2280 - 138A Street, 13858, 13880, 13906, 13926 - 23 Avenue, 2287, 2265 - 139A Street, 13933, 13923, 13911, 13930, 13938 - 22A Avenue, 2239, 2221 - 139A Street, 13993, 13971 - 22 Avenue, 13968 13982, 13996 - 22A Avenue, 2319, 2307, 2293, 2277, 2263 - 140 Street, 2258, 2272, 2288, 2302, 2310, 2315, 2305, - 139A Street, 13921, 13899, 13877 - 23 Avenue, 13713, 13701, 13710 - 23A Avenue, 2338, 2326, 2310, 2292, 2278 - 137 Street, 2255 - Chantrell Park Drive, 2022, 2038, 2039, 2023, 2011 - 137A Street, 13677 - 20 Avenue, 13658, 13680, 13706, 13777, 13757, 13735, 13711, 13679, 13657 - 20A Avenue, 2068, 2082 - 136A Street, 13656, 13676, 13698, 13720, 13746, 13768, 13771, 13749, 13681 - 21 Avenue, 13688, 13716, 13738, 13758, 13776, 13781, 13759, 13737, 13715, 13663 - 21A Avenue, 2095 - 136A Street, 13811 - 24 Avenue, 13818 - 24A Avenue, 2458, 2466, 2488 - 138 Street, 13822, 13830 - 25 Avenue, 13857 - 24 Avenue, 2570, 2562, 2558, 2546, 2528, 2512 - 138 Street, 13825 - 25 Avenue, 2525, 2533, 2555, 2577, 2585, 2530, 2548, 2566, 2588 - 138A Street, 13908, 13922 - 26 Avenue, 2583 - 139A Street, 13947 - 25A Avenue (also known as 2569 - 139A Street), 13933, 13913, 13905, 13902, 13910, 13918, 13928, 13942 - 25A Avenue, 2511, 2560, 2578 - 139A Street, 13966 - 26 Avenue, 2579, 2567, 2559 - 140 Street, 2559, 2543, 2531, 2515, 2489, 2467, 2455, 2433 - 138 Street, 13795 - 24 Avenue, 18249, 18233, 18225 - 98 Avenue, 9838 - 182 Street, 9809, 9869,



9830 - 182 Street, 18155 - 98 Avenue, 5861, 5866 Kettle Crescent West, 15275, 15289 - 58A Avenue, 2152 - 138 Street, 2198, 2201 - 139A Street and 5863, 5862 - Kettle Crescent East

FROM: ACREAGE RESIDENTIAL - GROSS DENSITY ZONE (R-A(G))  
TO: ACREAGE RESIDENTIAL GROSS DENSITY ZONE (RA-G)

3199, 3177, 3169, 3139, 3122, 3136, 3150, 3168, 3188 - 136 Street, and 13688 - 32 Avenue

FROM: HALF-ACRE RESIDENTIAL - GROSS DENSITY ZONE (R-H(G))  
AND: HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)  
TO: HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)

2261, 2271 - Chantrell Park Drive

FROM: SUBURBAN RESIDENTIAL ZONE (RS)  
TO: ONE-ACRE RESIDENTIAL ZONE (RA)

16572 - 88 Avenue, 14822, 14854 - 72 Avenue, 7095 - 150 Street, 7090, 6958, 6890 - 150 Street, 7616 - 160 Street, 14549 - 76 Avenue, 3391, 3409, 3435 - 150 Street, Portion of 3466 - 148 Street, 3489 - 148 Street, 3591, 3484 - 150 Street, 3415 - 152 Street, 3332, 3352 - Croydon Drive, 8081, 8119 - 146 Street, 14178 - 88 Avenue, 14470 - 68 Avenue, Portion of 14518, 14532 - 68 Avenue

FROM: RESIDENTIAL ZONE NO. ONE (1) (R-1)  
TO: HALF-ACRE RESIDENTIAL ZONE (RH)

8709, 8725, 8741 - 166 Street, 16589 and 16575 - 87A Avenue

FROM: MULTIPLE RESIDENTIAL ZONE TWO (RM-2)  
TO: MULTIPLE RESIDENTIAL 45 ZONE (RM-45)

Unit # 101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112, 113, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313 - 10130 - 139 Street

FROM: RESTRICTED SINGLE FAMILY RESIDENTIAL -SECONDARY SUITE ZONE (RFR-SS)  
TO: SINGLE FAMILY RESIDENTIAL SECONDARY SUITE ZONE (RF-SS)

8752 - 128A Street, 13325 - 84 Avenue, 7588, 7580 - 123A Street, 7585, 7577 - 124 Street, 12310 - 84 Avenue, 8380, 8372, 8364, 8356, 8348, 8340, 8332, 8324, 8316, 8308 - 122A Street, 6702, 6714, 6722, 6730, 6738, 6744, 6752, 6760, 6768, 6780, 6792 - 124 Street, 12418, 12426 - 68 Avenue, 6797, 6789, 6773, 6765, 6759, 6751, 6745, 6733, 6725, 6713, 6705 - 124A Street, 6698, 6690, 6682, 6670, 6662, 6648, 6640, 6634, 6639, 6649, 6659, 6669, 6679, 6689, 6699, 6709, 6719, 6729, 6739, 6749, 6761, 6771 - 124 Street, 12396, 12386 - 68 Avenue, 12446, 12430 - 72 Avenue, 7192, 7176, 7164 - 124 Street, 12427, 12441 - 71A Avenue,



7173, 7185, 7178, 7170, 7162, 7154 - 124A Street, 12464, 12456, 12448, 12434, 12422 - 71A Avenue, 12458, 12466, 12480 - 72 Avenue, 7157 - 125 Street, 12473 - 71A Avenue, 7171, 7177, 7183, 7189, 7182, 7176, 7168, 7160, 7152, 7146, 7132 - 125 Street, 12482, 12478 - 71A Avenue, 12496 - 72 Avenue, 8894, 8886, 8878, 8870 - 141A Street, 14151, 14157, 14163, 14169 - 88A Avenue, 8867, 8879, 8887, 8893, 8896, 8888, 8880, 8872, 8864, 8856, 8848 - 141B Street, 14182, 14174, 14168, 14162, 14156, 14152 - 88A Avenue, 8820, 8806 - 141A Street, 14161, 14175, 14183, 14195 - 88 Avenue, 8970, 8954 - 141A Street, 14159, 14165, 14173, 14181, 14189, 14193, 14197, 14194, 14190, 14186, 14184, 14178, 14172, 14164, 14158 - 89A Avenue, 8936, 8922 - 141A Street, 14201, 14197, 14152, 14156, 14160, 14162, 14170, 14176, 14182, 14192 and 14202 - 89B Avenue

FROM: RECREATION ZONE (P-R)  
TO: GOLF COURSE ZONE (CPG)

18150 - 8 Avenue

FROM: RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE (R-F(R))  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

6465 - 138 Street

FROM: FAMILY RESIDENTIAL ZONE (R-F)  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

10826 - 132A Street, 13265 - 108 Avenue, Portion of 13295 - 108 Avenue, 15555 - 26 Avenue, 2656, 2666 - 155A Street, 2663 - Highway # 99, 10712, 10702, 10692 - 138 Avenue, 10230 - 133A Street, 13380, 13386, 13387, 13381 - 102A Avenue, 10262 - 133A Street, 13389 - 102 Avenue, 10220 - 133A Street, and 10210 - 133A Street

FROM: HIGHWAY COMMERCIAL ZONE (C-H)  
TO: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

Portion of 13295 - 108 Avenue

FROM: AGRICULTURAL ZONE ONE (A-1)  
TO: GENERAL AGRICULTURE ZONE (A-1)

12389 - 104 Avenue, 8321 - 140 Street, and Portion of 3600 King George Highway

FROM: RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE (R-F(R))  
(BY-LAW NO. 5942)  
AND: SINGLE FAMILY RESIDENTIAL GROSS DENSITY ZONE (RF-G)  
(BY-LAW NO. 12000)  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF) (BY-LAW NO. 12000)

6670 - 138 Street

FROM: HIGHWAY COMMERCIAL ZONE (C-H)  
TO: NEIGHBOURHOOD COMMERCIAL ZONE (C-5)

2429 - 152 Street

FROM: AGRICULTURAL ZONE THREE (A-3)  
TO: GENERAL AGRICULTURE ZONE (A-1)

16781 - 72 Avenue, 16094 - 76 Avenue, and 7585 - 160 Street

FROM: RECREATION ZONE (P-R)  
TO: COMMERCIAL RECREATION ZONE (CPR)

Portion of 3600 King George Highway

FROM: GENERAL INDUSTRIAL ZONE (I-G)  
TO: LIGHT IMPACT INDUSTRIAL ZONE (IL)

Portion of 14518 - 68 Avenue and Portion of 14532 - 68 Avenue

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

9430, 9436, 9448, 9456, 9462, 9470 - 159A Street, 9429, 9443, 9453, 9467, 9475  
- 160 Street, and 9483 - 160 Street

FROM: DUPLEX RESIDENTIAL ZONE (RM-D)  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

9781, 9798 - 137B Street

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
AND DUPLEX RESIDENTIAL ZONE (RM-D)  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

9793 - 137B Street

FROM: COMMUNITY COMMERCIAL ZONE (C-8)  
TO: TOWN CENTRE COMMERCIAL ZONE (C-15)

10662 King George Highway

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: SINGLE FAMILY RESIDENTIAL SECONDARY SUITE ZONE (RF-SS)

7588, 7580 - 123A Street, 7585, 7577 - 124 Street, and 7591 - 144 Street

APPLICANT: Various Owners

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.

The Public Hearing recessed at 9:47 p.m. and reconvened at 9:57 p.m. with all members of Council in attendance except Councillors Steele, Eddington, and Bose.

**C. COMMITTEE REPORTS**

**1. Finance Committee**

Councillor Watts left the meeting at 9:58 p.m. due to a potential conflict of interest concerning the grant from Servants Anonymous Society.

**Corporate Report Item No. F004**

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the following grant recommendations  
be approved:

HRC Care Society	\$955
Destination ImagiNation	0
Lena Shaw Elementary	0

RES.R01-1849 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That a grant in the amount of \$1,000 be  
approved for Servants Anonymous Society.

RES.R01-1850 Carried

Councillor Watts returned to the meeting at 9:58 p.m.



**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - June 19, 2001**

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That the minutes of the Board of Variance  
meeting held on June 19, 2001, be received.  
RES.R01-1851 Carried

**2. Surrey Heritage Advisory Commission - July 18, 2001**

(a) It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on July 18, 2001, be received.  
RES.R01-1852 Carried

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

**Christ the Redeemer Church  
File: 0525-009**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the Heritage Advisory Commission  
recommends that Council approve the application for financial assistance in the  
amount of \$7,500 to Christ the Redeemer Church, following review by the  
Engineering Department, and subject to satisfactory resolution of the water supply  
line requirements relative to the installation of a fire suppression system in the  
Church.  
RES.R01-1853 Carried

**Correspondence received from Mr. and Mrs. Hoffman:  
Formerly of the Atchelitz Threshermen's Association**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the Heritage Advisory Commission  
(HAC) recommends to Council that correspondence be forwarded to Mr. and  
Mrs. Hoffman, requesting their appearance as a delegation to the HAC in order to  
clarify the direction of their goals.  
RES.R01-1854 Carried

**Baron von Mackensen House****File: 0525-026**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the Heritage Advisory Commission recommends to Council, that in the process of designating the Baron von Mackensen House, that the Planning and Development Department work closely with the developer/owner, in order to facilitate, suggest and pursue options for the adaptive re-use of the property that will a) save the house; and b) develop property appropriately.

RES.R01-1855

Carried**Official Community Plan (OCP) Review**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the Heritage Advisory Commission recommends to Council that staff report back on the feasibility of the including as a heritage conservation area 182 *Street (as referenced in Part II of the Heritage Management Plan)*, in the current review of the Official Community Plan.

RES.R01-1856

Carried**Richardson House, 16890 Friesien Drive****File: 0525-012**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That the Heritage Advisory Commission recommends to Council that the Engineering, and Planning and Development Departments provide a status report relative to ownership and the requirements of the Revitalization Agreement attached to the Richardson House located at 16890 Friesien Drive.

RES.R01-1857

Carried**E. MAYOR'S REPORT****1. Proclamations**

Mayor McCallum read the following proclamations:

(a) THE SALVATION ARMY BLUE-BAG-IT-MONTH

August, 2001

WHEREAS The Salvation Army BLUE-BAG-IT campaign is a nation wide program encouraging the public to donate used clothing and other recyclable goods. During this special campaign, BLUE-BAG-IT bags will be distributed throughout the community, encouraging people to clean out their closets and donate their clothing to help others in need; and

WHEREAS this program will generate funds through the sale of donated clothing in The Salvation Army Thrift Stores. Participating in The Salvation Army BLUE-BAG-IT program promotes social responsibility, helps those in need and reduces landfill quotas; and

WHEREAS The Salvation Army BLUE-BAG-IT program provides easy access for people to donate. Through a wide variety of sponsors and partners one half million BLUE-BAG-IT bags will be distributed to the community and can be returned to central drop-off locations;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of August, 2001 as "THE SALVATION ARMY BLUE-BAG-IT-MONTH" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) AIR CANADA CHAMPIONSHIP WEEK

August 27 to September 2, 2001

WHEREAS the Air Canada Championship PGA Tournament will be held this summer with the City of Surrey as "Host City"; and

WHEREAS the Air Canada Championship focuses National and International attention on British Columbia's Lower Mainland as a major golfing destination; and

WHEREAS the Air Canada Championship to be held in Surrey August 27 to September 2, 2001 will attract over 100 thousand visitors and raise more than a million dollars for charities; and

WHEREAS the Lower Mainland's image as a world-class golfing destination greatly benefits local industry and the golfing community, generating millions of dollars in tourism and economic activity; and



WHEREAS British Columbia boasts over 600 golf courses and 28 of the 100 top-rated golf courses in Canada;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of August 27 to September 2, 2001 as "AIR CANADA CHAMPIONSHIP WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

## F. COUNCILLORS' REPORTS

### 1. SEEDS (Self Employment and Entrepreneurial Development Society)

Councillor Higginbotham reported that she attended Seeds, Self Employment and Entrepreneurial Development Society, and commented on the excellent work being done by the Society.

### 2. Stay B.C. Travel Cards

Councillor Higginbotham distributed Stay B.C. Travel Cards which is a partnership between B.C. Hydro and the B.C. & Yukon Hotels Association, which benefits tourism and the B.C. Paraplegic Association.

### 3. McDonalds "Cool Card"

Councillor Higginbotham reported that she attended a photograph session with the RCMP and Fire Department to promote the "Cool Card" sponsored by McDonalds, and which promotes bicycle safety.

### 4. Muslim Canadian Federation

Councillor Higginbotham reported that she was the Council representative to the Muslim Canadian Federation meeting last Sunday, and that there it was a very interesting and educational process.

### 5. "Walk with the Dragon"

Councillor Higginbotham reported that she did the "Walk With the Dragon" event, through the SUCCESS organization, and that there were 14,000 people in attendance, and 7,000 volunteers, and was a very exciting event.

**6. Peace Arch Border Tourist Information Centre**

Councillor Higginbotham reported that the Peace Arch Border Tourist Information Centre was opened up, which will give information to tourists as they cross the border into Canada.

**7. Presentation to the City of Surrey for Vision and Support of Tourism**

Councillor Higginbotham presented the Mayor with a plaque presented to the City of Surrey for its vision and support of Surrey Tourism, and which was given to the City at the opening of the Independent Tourism Association in Guildford.

**8. Union of B.C. Municipalities**

Councillor Hunt reported that he attended Union of B.C. Municipalities executive and that meetings were held with 5 of the new Provincial Ministers, and that things are looking positive.

**9. Safety Fest**

Councillor Watts reported that she attended the Safety Fest on Sunday and thanked the community volunteers and organizing committee who did an excellent job.

**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14444"

7901-0135-00 - Baljinder and Kulvinder Dhanda; Surrey Holdings Ltd.,  
c/o Bob Cheema/Bob Dhaliwal

RS (BL 5942) and I-G (BL 5942) to CD (BL 12000) - 14470, 14518, and  
14532 - 68 Avenue - to permit subdivision into approximately 44 small,  
single family lots

Approved by Council: June 18, 2001

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14444" pass its third reading.

RES.R01-1858

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That staff prepare a mechanism for  
application 7901-0135-00 to provide for notification to potential property  
purchasers that the property abuts an industrial or light industrial development.  
RES.R01-1859 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That staff develop a policy to develop a  
process to provide for notification to potential property purchasers who may be  
impacted by proposed industrial or light industrial developments, and the  
interface between residential and industrial or light industrial areas.  
RES.R01-1860 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14466"

7997-0288-00 - Balvinder and Jaspal Aulakh; Paramjit Sandhu; Kulbinder  
Aulakh; Wilbur and Margaret Gorrill; Nilo Zanatta,  
c/o Suncor Development Corporation

RS (BL 5942) & RA (BL 12000) to RF (BL 12000) - 15070 and  
15040 - 72 Avenue; 7162 - 150 Street - to permit the development of  
28 single family lots.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14466" pass its third reading.  
RES.R01-1861 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14467"

7901-0114-00 - Avtar Bola; Balwant Girn; Satpal Pabla; Bhupinder Pabla,  
c/o Avtar Bola

RA (BL 12000) to RF (BL 12000) - 14548 - 72A Avenue - to permit the  
development of a 3-lot single family residential subdivision.

Approved by Council: July 9, 2001



It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14467" pass its third reading.  
RES.R01-1862 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14470"

7901-0117-00 - Paramjit and Jagdish Nijjer, c/o H.Y. Engineering Ltd.

RF (BL 12000) to RF (BL 12000) & RF-SS (BL 12000) -  
12660 - 92 Avenue; and portion of lane to the west of 12660 - 92 Avenue -  
to allow the retention of the existing dwelling with a secondary suite and  
to permit a subdivision creating one additional single family lot.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14470" pass its third reading.  
RES.R01-1863 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14471"

7901-0127-00 - Lakehead Developments Ltd., Theresa Peck,  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to CD (BL 12000) - 5852 and 5880 - 148 Street;  
5865 - 150 Street - to permit the development of approximately  
90 residential lots containing a combination of detached and semi-  
detached units.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14471" pass its third reading.  
RES.R01-1864 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 23  
Amendment By-law, 2001, No. 14456"

7901-0160-00 - Luis Wong, Rosa Gay; Hip and Cho Wan,  
c/o Mr. Pat Higginbotham

To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Schedule B, Division A. Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Area No. 1, Location 3, as follows:

Delete the legal and civic addresses of the following properties that are no longer used as temporary use permit areas: 16709 - 60 Avenue, 6738 - 168 Street, 6545 - 176 Street, 6515 - 176 Street, 16620 - 63 Avenue, and 16661 - 61 Avenue

Insert new civic and legal for the property at 6716 - 168 Street to permit for the designation of the property as a temporary use permit area and will allow temporary parking for the duration of the Air Canada Championship Golf Tournament on this site.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 23 Amendment By-law, 2001, No. 14456"  
pass its third reading.

RES.R01-1865

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 23 Amendment By-law, 2001, No. 14456" be  
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
Seal.

RES.R01-1866

Carried

- 7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 24 Amendment By-law, 2001, No. 14457"

7901-0169-00 - Jack Rabbit Enterprises Ltd., c/o Ron Gillespie

To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, in Division A. of Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permits by adding new Temporary Industrial Use Permit Area No. 9 "Temporary Storage and Parking of Vehicles".

This will permit for the designation of the property located at 5419 - 192 Street as a temporary use permit area to allow the parking and storage of new vehicles, for a period of two years.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 24 Amendment By-law, 2001, No. 14457"  
 pass its third reading.

RES.R01-1867 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 24 Amendment By-law, 2001, No. 14457" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R01-1868 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14458"  
 7996-0082-00 - 602777 B.C. Ltd., 602778 B.C. Ltd., 558063 B.C. Ltd.,  
 c/o Barnett Dembek Architects Inc.

RA (BL 12000) to CD (BL 12000) - Portion of 16709 - 60 Avenue - to  
 permit the development of approximately 64 townhouse units.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14458" pass its third reading.

RES.R01-1869 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14459"  
 7996-0267-00 - 480579 B.C. Ltd., Prime Building Maintenance (1981) Ltd.,  
 c/o McElhanney Consulting Services

A-1 (BL 12000) to RF (BL 12000) - 16578, 16600 and 16614 - 64 Avenue  
 - to permit subdivision into approximately 54 single family lots.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14459" pass its third reading.

RES.R01-1870 Carried



It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That staff take into consideration the traffic concerns and traffic calming suggestions which were presented in a petition at the Public Hearing.

RES.R01-1871 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14460"

7901-0029-00 - 8828 Investments Ltd., c/o Carla Kalke, Parklane Homes

RA (BL 12000) & CD (BL 12973) to CD (BL 12000) - 6734 - 184 Street - to permit subdivision into approximately 16 small single family lots.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14460" pass its third reading.

RES.R01-1872 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14461"

7901-0080-00 - Gary Negrave and Loretta Kazakoff, c/o Brian M. Franklin, McElhanney Consulting Services Ltd.

RA (BL 12000) to RF (BL 12000) - 5805 - 168 Street - to permit the development of approximately 3 single lots and a remainder lot that has development potential.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14461" pass its third reading.

RES.R01-1873 Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14462"

7901-0101-00 - Sharyn Hiltz, c/o Paul Leger

RA (BL 12000) to RF (BL 12000) - 16717 - 57A Avenue - to allow subdivision into approximately two single family lots and to permit the retention of an existing home.

Approved by Council: July 9, 2001

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14462" pass its third reading.  
RES.R01-1874 Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14465"

7901-0132-00 - Lakeridge Enterprises Ltd., c/o Ron Marr

A-1 (BL 12000) to RF (BL 12000), RH-G (BL 12000) and RH (BL 12000) - 8350 - 170 Street - to allow a residential subdivision consisting of approximately 12 single family lots, 10 half-acre gross density lots, and 2 half-acre lots.

Approved by Council: July 9, 2001

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14465" pass its third reading.  
RES.R01-1875 Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14226"

7900-0269-00 - Spring Lake Ventures Inc., c/o Hardy Bains

CHI (BL 12000) to RF (BL 12000) & CD (BL 12000) - Portion of 2289 King George Highway - to permit the development of 2 single family lots on the westerly portion of the site and a hotel on the easterly portion of the site.

Approved by Council: March 12, 2001

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14226" pass its third reading.  
RES.R01-1876 Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14445A"

7900-0265-00 - Maria and Mieczyslaw Olkowski; 617972 BC Ltd.,  
c/o Aplin & Martin Consultants Ltd.

A-1 (BL 12000) and A-2 (BL 12000) to RH (BL 12000) - Portions of  
3330 and 3282 - 164 Street - to permit the development of 12 "Half-Acre  
Residential Zone (RH)" lots.

Approved by Council: June 18, 2001

This by-law in proceeding in conjunction with By-law 14445B.

It was  
RES.R01-1877

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14445A" pass its third reading.  
Carried with Councillor Hunt against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,  
No. 14445B"

7900-0265-00 - Maria and Mieczyslaw Olkowski; 617972 BC Ltd.,  
c/o Aplin & Martin Consultants Ltd.

A-1 (BL 12000) and A-2 (BL 12000) to CD (BL 12000) - Portions of  
3330 and 3282 - 164 Street - to permit the development of  
5 "Comprehensive Development Zone (CD)" lots based on "Acreage  
Residential Gross Density Zone (RA-G)".

Approved by Council: June 18, 2001

This by-law in proceeding in conjunction with By-law 14445A.

It was  
RES.R01-1878

Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14445B" pass its third reading.  
Carried with Councillors Hunt and  
Villeneuve against.

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14468"

7900-0249-00 - Noran West Developments Ltd., c/o Brian Franklin,  
McElhanney Consulting Services Ltd.





It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14474B" pass its third reading.  
RES.R01-1881 Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13614, Amendment By-law, 2000, No. 13967, Amendment By-law, 2001, No. 14475"

7901-0038-00 - Morgan Creek Holdings Inc., c/o Ken Anderson

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13614" by replacing Schedule II and Schedule III to reflect the removal of a walkway;

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 13967" by replacing the Survey Plan and replacing the civics and legals in Section 1 to reflect the inclusion of a walkway.

The purpose of these amendments are to permit the development of an 11-lot subdivision on properties located at 15791 - 39A Avenue; Portion of 3833 - 160 Street; Portion of 15820 - 40 Avenue, and to relocate an existing walkway.

Approved by Council: July 9, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1998, No. 13614, Amendment By-law, 2000,  
No. 13967, Amendment By-law, 2001, No. 14475" pass its third reading.  
RES.R01-1882 Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14473A"

7900-0156-00 - Clifford Cmolik and Ellen Saklas, c/o Creekside Architects

RH (BL 12000) & RF (BL 12000) to CD (BL 12000) - 2011 Indian Fort Drive & Portion of 1987 Ocean Park Road - to permit a lot line adjustment and development of a single family house and a separate building containing two (2) guest units on the Indian Fort Drive lot.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-law 14473B.





"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14443"

7901-0074-00 - 8888 Construction Ltd., c/o A & A Construction

CD (BL 12847) to CD (BL 12000) - 9278 - 120 Street - to permit the option of converting the second and third floors of a three-storey building from retail/office uses to multiple residential units and to modify some of the existing permitted uses for the site.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-law 14442.

RES.R01-1886	It was No. 12000, Amendment By-law, 2001, No. 14443" pass its third reading.	Moved by Councillor Higginbotham Seconded by Councillor Hunt That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14443" pass its third reading. <u>Carried</u>
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21. "City of Surrey Heritage Designation By-law, 2001, No. 14446"

0023-14446/0525-044 - Victor & Alice Puchmayr

To introduce a Heritage Designation By-law for the James Creighton House, located at 10668 - 125B Street to protect the architectural and historical significance of the House.

Approved by Council: June 25, 2001

RES.R01-1887	It was By-law, 2001, No. 14446" pass its third reading.	Moved by Councillor Higginbotham Seconded by Councillor Hunt That "City of Surrey Heritage Designation By-law, 2001, No. 14446" pass its third reading. <u>Carried</u>
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22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14469"

7901-0013-00 - Randy and Karen Herber, c/o Hunter Laird Engineering Ltd.

RF (BL 12000) to CD (BL 12000) - 10986 - 143A Street - to legalize an existing legally non-conforming duplex.

Approved by Council: July 9, 2001



It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14464A" pass its third reading.  
RES.R01-1891 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,  
No. 14464B"

7900-0307-00 - 435582 B.C. Ltd., BC Gas Utility Ltd., James Jones,  
Richard Hayward, Nancy Schiedel, c/o Damax Consultants Ltd.

RA (BL 12000) to CD (BL 12000) - Portion of 16916 Fraser Highway;  
Portion of 16890 Fraser Highway, Portion of 16934 Fraser Highway,  
16910 Fraser Highway to permit the development of 46 small single  
family lots.

Approved by Council: July 9, 2001

This by-law in proceeding in conjunction with By-laws 14463 & 14464A.

It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14464B" pass its third reading.  
RES.R01-1892 Carried

24. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 46 Amendment  
By-law, 2001, No. 14435"

0023-14435/2350-013 - City of Surrey - Council Initiative

To authorize the redesignation of various properties in the Fleetwood Area from  
Commercial to Town Centre, Urban to Commercial, Town Centre to Multiple  
Residential, Urban to Multiple Residential and Urban to Town Centre. This  
amendment is required to implement the Fleetwood Town Centre Land Use Plan.

Approved by Council: November 28, 2000  
Corporate Report Item C016

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That By-law 14435 be amended to correct  
the mapping error.  
RES.R01-1893 Carried



It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 46 Amendment By-law, 2001, No. 14435", pass its  
 third reading, as amended.

RES.R01-1894 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 46 Amendment By-law, 2001, No. 14435", be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R01-1895 Carried

25. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14430"

0023-14430/5502-027 - Council Initiated Soft Conversion

To amend "Surrey Zoning By-law, 1993, No. 12000" as follows:

(1) To convert those properties which proceeded to final adoption under Zoning  
 By-law No. 5942, and now require conversion to an appropriate Zoning By-law  
 No. 12000 zone;

Properties that were zoned RFR-SS and RF-SS under By-law No. 5942 to allow  
 for a secondary suite and were not included in the secondary suite batch  
 conversion by -law adopted by Council earlier this year;

Applications that did not achieve completion and were closed, these properties  
 need to be converted to a By-law No. 12000 Zone;

Properties that were converted to an inappropriate zone when Zoning By-law  
 No. 12000 was adopted, and must now be converted to a more appropriate 12000  
 Zone.

(2) Schedule E - List of Properties Affected By Instream Applications is replaced  
 with a new Schedule. The purpose of this amendment is to revise the Schedule to  
 remove applications that have now been completed or which will be converted in  
 this conversion process.

Approved by Council: June 4, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14430" pass its third reading.

RES.R01-1896 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14430" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-1897 Carried

## FINAL ADOPTIONS

26. "Portion of 144A Street at 89A Avenue Road Exchange By-law, 2001,  
 No. 14454"

0023-14454/7999-0111 - Master Tools Canada Ltd., and Harjit and Jaswinder Gill

To authorize the closure of 323 square metres opened 144A Street at 89A Avenue  
 and its exchange for 52 square metres of 8966 - 144 Street. This exchange will  
 allow the developer to consolidate the closed road with a proposed 4 lot  
 residential subdivision and will facilitate the future widening of 144 Street.

Compensation: \$15,190.00

Approved by Council: January 15/2001  
 Corporate Report Item R006

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That "Portion of 144A Street at 89A Avenue  
 Road Exchange By-law, 2001, No. 14454" be finally adopted, signed by the  
 Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-1898 Carried

27. "Surrey Delegation of Authority By-law, 2001, No. 14455"

0023-14455; 1701-001/11; 1701-005/11; 4701-501-21 - Council Initiative

A by-law to establish a Delegation of Authority pursuant to Section 192 of the  
 "Local Government Act" to approve a proposed agreement with BCG Services for  
 the Water Meter Incentive Program, and to authorize the City Manager to execute  
 the Agreement with BCG Services Inc. in Council's absence.

Approved by Council: July 16, 2001  
 Corporate Report Items R159 and R160

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That "Surrey Delegation of Authority  
 By law, 2001, No. 14455" be finally adopted, signed by the Mayor and Clerk, and  
 sealed with the Corporate Seal.

RES.R01-1899

Carried

28. "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. 2240,  
 Amendment By-law, 2001, No. 14484"

0023-14484/0023-2240 - Regulatory By-law Text Amendment

To amend "Surrey Sewer Rates and Extension Regulation By-law, 1964,  
 No. 2240" as amended, as follows:

Section 3. Connections is amended in sub-section (f) by inserting the words  
 "sanitary sewer" in front of the words "service connection", wherever they occur;  
 and, Section 20. is replaced with a new Section 20.

These amendments are necessary to more clearly define the conditions under  
 which sanitary sewer connections may be installed and clarify the responsibility  
 between the property owner and the City for blockages in storm sewer  
 connections

Approved by Council: July 9, 2001  
 Corporate Report Item R148

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That "Surrey Sewer Rates and Extension  
 Regulation By-law, 1964, No. 2240, Amendment By-law, 2001, No. 14484" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R01-1900

Carried

29. "City of Surrey Vehicle for Hire By-law, 1999, No. 13610, Amendment By-law,  
 2001, No. 14485"

0023-14485/0023-13610 - Regulatory By-law Text Amendment

To amend "City of Surrey Vehicle for Hire By-law, 1999, No. 13610" as  
 amended, in Section 30 by deleting the reference to "Section 26" and inserting the  
 words "Section 28". This is a housekeeping amendment to correct an inaccurate  
 section reference.

Approved by Council: July 16, 2001



It was Moved by Councillor Villeneuve  
 Seconded by Councillor Higginbotham  
 That "City of Surrey Vehicle for Hire  
 By-law, 1999, No. 13610, Amendment By-law, 2001, No. 14485" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-1901 Carried

## INTRODUCTIONS

30. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13399,  
 Amendment By-law, 2001, No. 14487"

7901-0177-00 - Balwant, Rajkiron and Amy Chandi

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998,  
 No. 13399" in Part 2, Section B. Permitted Uses, under section 15, by inserting  
 "(h) Physiotherapy offices" immediately following sub-section (g). This  
 amendment is necessary to allow the addition of Physiotherapy Offices at  
 13569 - 76 Avenue.

Approved by Council: To be approved.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1998, No. 13399, Amendment By-law, 2001,  
 No. 14487" pass its first reading.  
 RES.R01-1902 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 1998, No. 13399, Amendment By-law, 2001,  
 No. 14487" pass its second reading.  
 RES.R01-1903 Carried

It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13399, Amendment  
 By-law, 2001, No. 14487" be held at the City Hall on September 17, 2001, at 7:00  
 p.m.  
 RES.R01-1904 Carried

FINAL ADOPTIONS (Cont'd.)

- 31. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 37 Amendment By-law, 2000, No. 14168"

7996-0097-00 - Bill-Brad Developments Ltd., Kuldip and Baljinder Johal, 420302 B.C. Ltd., Bhajan and Kashmir Sall, Mukhtiar and Kamaljit Johal, c/o Mr. Clarence Arychuk, Hunter Laird Engineering Ltd.

To authorize the redesignation of the properties located at 14466, 14486 - 84 Avenue; 8341, 8361, 8379 - 146 Street, and 14557 - 82A Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14169.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 37 Amendment By-law, 2000, No. 14168" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-1905

Carried

- 32. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14169"

7996-0097-00 - Bill-Brad Developments Ltd., Kuldip and Baljinder Johal, 420302 B.C. Ltd., Bhajan and Kashmir Sall, Mukhtiar and Kamaljit Johal, c/o Mr. Clarence Arychuk, Hunter Laird Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 14466 and 14486 - 84 Avenue; 8341, 8361 and 8379 - 146 Street, 14557 - 82A Avenue - to permit subdivision into approximately 55 single family lots.

Approved by Council: November 6, 2000

This By-law is proceeding in conjunction with By-law 14168.

\* Planning & Development advise that (reference memorandum dated July 19, 2001 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Fleetwood Local Area Plan to redesignate the site from Suburban Residential to Urban Residential.

RES.R01-1906 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the Fleetwood Local Area Plan be  
amended to redesignate the site from Suburban Residential to Urban Residential.  
Carried

RES.R01-1907 It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2000, No. 14169" be finally adopted, signed by  
the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

33. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14386"

7998-0315-00 - Rosemary Developments Ltd., c/o Hunter Laird Engineering Ltd.

A-1 (BL 12000) to RF-G (BL 12000) - Area A 15387 - 34 Avenue,  
Portions of 15337 - 34 Avenue and 15365 - 34 Avenue;  
A-1 (BL 12000) to CD (BL 12000) - Area B Portions of  
15365 - 34 Avenue and 15337 - 34 Avenue, and  
A-1 (BL 12000) to CD (BL 12000) - Area C Portion of  
15337 - 34 Avenue - to permit the development of 37 single family lots  
and future neighbourhood commercial buildings.

Approved by Council: April 23, 2001

- \* Planning & Development advise that (reference memorandum dated July 19, 2001 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

- \* In addition, Planning & Development advise that it is now in order for Council to pass a resolution amending the Rosemary Heights Central Neighbourhood Concept Plan to redesignate the site from Clustering at Single Family Density to Compact Single Family.



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Rosemary Heights Central  
 Neighbourhood Concept Plan be amended to redesignate the site from Clustering  
 at Single Family Density to Compact Single Family.  
 RES.R01-1908 Carried

**Note:** A Development Permit (7998-0315-00) on the site is to be considered for  
 Final Approval under Item I.2(b).

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14386" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-1909 Carried

34. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14387"

7900-0339-00 - Rosemary Developments Ltd., c/o Hunter Laird Engineering Ltd.

A-1 (BL 12000) to CD (BL 12000) - 15273 - 34 Avenue and Portion of  
 15337 - 34 Avenue - to permit the development of 40 single family lots.

Approved by Council: April 23, 2001

\* Planning & Development advise that (reference memorandum dated July 19, 2001  
 in By-law back-up) the building scheme which has been filed with the City Clerk  
 has been developed by a Design Consultant based on a character study of the  
 surrounding neighbourhood. The building scheme will be registered concurrently  
 with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219  
 Restrictive Covenant will also be registered to tie the building scheme to the land.

\* In addition, Planning & Development advise that it is now in order for Council to  
 pass a resolution amending the Rosemary Heights Central Neighbourhood  
 Concept Plan to redesignate the site from Townhouse to Single Family Small  
 Lots.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Rosemary Heights Central  
 Neighbourhood Concept Plan be amended to redesignate the site from Townhouse  
 to Single Family Small Lots.  
 RES.R01-1910 Carried

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14387" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R01-1911 Carried

INTRODUCTIONS (Cont'd.)

35. "Surrey Dog Responsibility By-law, 1999, No. 13880, Amendment By-law, 2001,  
 No. 14453"

0023-14453 - Regulatory By-law Text Amendment

To amend "Surrey Dog Responsibility By-law, 1999, No. 13880", as follows:  
 "Term of License" is amended in Section 13; "Poundkeeper Services" is amended  
 in Section 25 by replacing \$30.00 with \$50.00; Section 26 is amended by  
 replacing \$25.00 with \$50.00; "Fees - General" is amended in Section 38 by  
 replacing \$7.00 with \$12.00.

These amendments are necessary to reflect those costs associated with operating  
 and maintaining our animal control program within the City.

Approved by Council: To be approved.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Dog Responsibility By-law,  
 1999, No. 13880, Amendment By-law, 2001, No. 14453" pass its first reading.  
 RES.R01-1912 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Dog Responsibility By-law,  
 1999, No. 13880, Amendment By-law, 2001, No. 14453" pass its second reading.  
 RES.R01-1913 Carried

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

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That "Surrey Dog Responsibility By-law,  
 1999, No. 13880, Amendment By-law, 2001, No. 14453" pass its third reading.  
 RES.R01-1914 Carried

36. "Surrey Security and Fire Alarm By-law, 1987, No. 13168, Amendment By-law, 2001, No. 14452"

0023-14452/0023-13168 - Regulatory By-law Text Amendment

"Surrey Security and Fire Alarm By-law, 1987, No. 13168", as amended, is hereby further amended in Part 3. Use of Alarm Systems by replacing Section 6; and Part 4. General Provisions is amended by deleting Sections 9, 10, and 11 in their entirety. These amendments are necessary to provide a more consistent and less confusing process by which the Police and Fire may charge fees for these services.

Approved by Council: To be approved.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Tymoschuk  
That "Surrey Security and Fire Alarm  
By-law, 1987, No. 13168, Amendment By-law, 2001, No. 14452" pass its first  
reading.

RES.R01-1915

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Security and Fire Alarm  
By-law, 1987, No. 13168, Amendment By-law, 2001, No. 14452" pass its second  
reading.

RES.R01-1916

Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Hunt  
That "Surrey Security and Fire Alarm  
By-law, 1987, No. 13168, Amendment By-law, 2001, No. 14452" pass its third  
reading.

RES.R01-1917

Carried

37. "Surrey Smoking Regulation By-law, 1996, No. 12993, Amendment By-law, 2001, No. 14448"

0023-14448/0023-12993 - Regulatory By-law Text Amendment

To amend "Surrey Smoking Regulation By-law, 1996, No. 12993" as follows:  
Section 1. Interpretation, the definition (d) "liquor outlet" is amended; inserting  
new definition "(f.1) "patio"; amending the definition "restaurant"; deleting the  
definition "Smoking Area" and inserting new definition for "Smoking Room";





It was Moved by Councillor Hunt  
Seconded by Councillor Higginbotham  
That Development Variance Permit  
No. 7901-0117-00 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.R01-1921

Carried

(b) **Development Variance Permit No. 7901-0101-00**

**Sharyn Hiltz**  
**c/o Paul Leger**  
16717 - 57A Avenue

To reduce the rear yard setback requirement for the proposed Lot 1, from  
7.5 metres (25 ft.) to 2.91 metres (9.55 ft.).

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Development Variance Permit  
No. 7901-0101-00 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.R01-1922

Carried

(c) **Development Variance Permit No. 7901-0074-00**

**8888 Construction Ltd.**  
**c/o A & A Construction**  
9278 - 120 Street

The requirement to provide indoor amenity space to be deleted subject to  
compliance with Council Policy, prior to Building Permit Issuance.

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Development Variance Permit  
No. 7901-0074-00 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.R01-1923

Carried

- (d) **Development Variance Permit No. 7901-0119-00**  
**Amrik Bath, Balwinder Bath and Lark Enterprises Ltd./**  
**Kirk Fisher, Lark Group**  
17871 – 64 Avenue and 17858 – 66 Avenue

To reduce the minimum rear yard setback requirement for the proposed building at 17871 – 64 Avenue from 7.5 metres (25 ft.) to 0.0 metre (0.0ft.), and to reduce the minimum south side yard setback requirement for the existing building at 17858 – 66 Avenue from 7.5 metres (25 ft.) to 0.0 metre (0.0 ft.).

The proposal is to permit the construction of a warehouse facility on 17871 – 64 Avenue and the installation of a movable structure connecting the two buildings to facilitate access between the new building and the existing facility at 17858 – 66 Avenue.

**Note:** See separate correspondence package in the binder flap regarding this Development Variance Permit.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Variance Permit  
No. 7901-0119-00 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.R01-1924

Carried

- (e) **Development Variance Permit No. 7900-0265-00**  
**Mieczyslaw and Maria Olkowski/**  
**Aplin & Martin Consultants Ltd.**  
Portion of 3330 - 164 Street

To reduce the minimum lot size requirement from 4 hectares (10 ac.) to 2 hectares (5 ac.) for land in the Agricultural Land Reserve to permit the subdivision of land at the ALR boundary.

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



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Watts  
 That Development Variance Permit  
 No. 7900-0265-00 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.R01-1925

Carried with Councillor Hunt against.

- (f) **Development Variance Permit No. 7901-0131-01**  
 172965 Canada Ltd./ Phil deLeeuw, Devon Estates Ltd.  
 Portion of 7272 King George Highway

To relax requirements as following:

- (a) To reduce the minimum front yard setback on 137 Street from  
 7.5 metres (25 ft.) to 4.2 metres (14 ft.);
- (b) To reduce the minimum side yard on a flanking street (72A  
 Avenue) from 7.5 metres (25 ft.) to 2.0 metres (7 ft.);
- (c) To reduce the south side yard setback from 7.5 metres (25 ft.) to  
 3.0 metres (10 ft.).

The proposal is to permit future commercial development.

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

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That Development Variance Permit  
 No. 7901-0131-01 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.R01-1926

Carried

- (g) **Development Variance Permit No. 7901-0176-00**  
**Morgan Creek Holdings Inc./Genex Development Corp.**  
 South Portion of 15772 - 34 Avenue and  
 3500 Morgan Creek Way

To increase the maximum lot coverage requirement from 1.31% to 2.0%  
 to permit the development of a 1,587 square metre (17,080 sq.ft) golf  
 course maintenance building.

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

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

No. 7901-0176-00 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.R01-1927

Carried

- (h) **Development Variance Permit No. 7901-0124-00**  
**Wilhelm Kreykenbohm/**  
**R. Fung & Associates Inc. (Ray Fung)**  
18800 - 96 Avenue

To relax the minimum east side yard setback from 7.5 metres (25 ft.) or 0.0. metres ( if the said side yard abuts land which is commercial or industrial) to 1.5 metres (5 ft. ) as shown on the attached Schedule A.

The proposal is to permit the development of an industrial/warehouse building of approximately 13,400 square metres (144,240 sq.ft.) in two phases.

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

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

No. 7901-0124-00 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.R01-1928

Carried

- (i) **Development Variance Permit No. 7901-0042-00**  
**Edward C. Crosby and**  
**Burlington Northern Railroad Company**  
2522 Maple Street

To relax requirements, as follows:

- (a) To reduce the minimum required distance from a lot to the centre line of a railway track from 50 metres (164 ft.) to 7.86 metres (25.8 ft.);

- (b) To reduce the minimum required distance from a building or structure on railway lands to the centre line of a railway track from 57.5 metres (188ft.) to 10.5 metres (34.4 ft.) for the existing building and structures and to 15.36 metres (50.4 ft.) for future buildings or structures or additions to existing ones.

The proposal is to permit a proposed subdivision, consolidating the leased portion of a railway property and an existing lot, into a single lot to be less than the minimum prescribed distance from a railway track.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That Development Variance Permit

No. 7901-0042-00 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.R01-1929

Carried

- (j) **Development Variance Permit No. 7901-0140-00**  
**Dawson Developments 9 Ltd./David W. Walls**  
 5811 – 150 Street

To relax requirements as follows:

- (a) To relax the front yard setback from 7.5 metres (25 ft.) to 7 metres (23 ft.) for buildings, except for the two corner buildings along 150 Street where the front yard setback is relaxed from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) for no more than 3 metres (10 ft.) of the building frontage, and from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the recreation building and 7.5 metres (25 ft.) to 4.57 metres (15 ft.) for porches; and from 7.5 metres (25 ft.) to 3 metres (10 ft.) for stairways;
- (b) To relax the rear yard from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the recreation building only.

The proposal is to permit the development of a 64-unit townhouse complex.

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



It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That Development Variance Permit  
 No. 7901-0140-00 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.R01-1930

Carried

**2. Formal Approval of Development Permits**

- (a) **Development Permit No. 7901-0140-00**  
**David W. Walls/Dawson Developments 9 Ltd.**  
 5811 - 150 Street

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

"That Development Permit No. 7901-0140-00 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 Villeneuve  
 That Development Permit  
 No. 7901-0140-00 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.R01-1931

Carried

- (b) **Development Permit No. 7998-0315-00**  
**Hunter Laird Engineering Ltd./Rosemary Developments Ltd. and**  
**Richard Russell Daniel Scott**  
 15387 - 34 Avenue, Portion of 15337, 15365 - 34 Avenue

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

"That Development Permit No. 7998-0315-00 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 Higginbotham  
That Development Permit

No. 7998-0315-00 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.R01-1932

Carried

**3. Formal Approval of Temporary Use Permits**

- (a) **Temporary Industrial Use Permit No. 7901-0133-00**  
**Robert Scot and Cheryl Ann McGillivray/**  
**Rick Johnson, Rimark Consulting Services**  
Portion of 15360 - 32 Avenue

Council is requested to pass a resolution to authorize the issuance of the permit.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Temporary Industrial Use Permit

7901-0133-00 be issued to Robert Scot and Cheryl Ann McGillivray/Rimark Consulting Services to allow continued use of an automotive repair shop on a temporary basis while the owners of the business seek a new site for the commercial operation, for a period not exceeding two years, on the site more particularly described as Portion of Lot 26, Section 23, Township 1, New Westminster District, Plan 46154, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R01-1933

Carried

- (b) **Temporary Commercial Use Permit No. 7901-0160-00**  
**Mr. Pat Higginbotham/Luis Yep Wong, Rosa Yep Gay, Hip Poa Wan**  
**and Cho Pik Wan**  
6716 - 168 Street

Council is requested to pass a resolution to authorize the issuance of the permit.

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That Temporary Commercial Use Permit  
 7901-0160-00 be issued to Mr. Pat Higginbotham/Luis Yep Wong, Rosa  
 Yep Gay, Hip Poa Wan and Cho Pik Wan to allow temporary parking for  
 the duration of the Air Canada Championship Golf Tournament and one  
 week prior and one week after on the site more particularly described as  
 Parcel L (Reference Plan 8560), South West Quarter, Section 19,  
 Township 8, New Westminster District, and that the Mayor and Clerk be  
 authorized to sign the necessary documents.

RES.R01-1934

Carried

- (c) **Temporary Commercial Use Permit No. 7901-0161-00**  
**Mr. Pat Higginbotham/Donald and Marilyn Stewart and**  
**Douglas Lewis Gardiner**  
 6518 - 168 Street and 16913 - 66 Avenue

Council is requested to pass a resolution to authorize the issuance of the  
 permit.

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That Temporary Commercial Use Permit  
 7901-0161-00 be issued to Mr. Pat Higginbotham/Donald and  
 Marilyn Stewart and Douglas Lewis Gardiner to allow temporary parking  
 in conjunction with the annual Air Canada Championship Golf  
 Tournament and one week prior and one week after on the site more  
 particularly described as Lot 8, Except: Parcel "A" (Explanatory Plan  
 12317), Section 18, Township 8, New Westminster District Plan 2611)  
 and Lot 13, Section 18, Township 8, New Westminster District, Plan  
 28334, and that the Mayor and Clerk be authorized to sign the necessary  
 documents.

RES.R01-1935

Carried

#### 4. Write-off of Property Taxes

Letter received from the Ministry of Municipal Affairs authorizing Council to  
 write off property taxes in the amount of \$32,981 to Al's Auto Wrecking Ltd. -  
 Roll Nos. 2700-00078-X, 2700-02042-X and 2700-90014-5.  
 File: 0580-001



It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That property taxes in the amount of  
 \$32,981 to Al's Auto Wrecking Ltd. be written off as follows:

Roll No. 2700-00078-X	\$5,161
Roll No. 2700-02042-X	\$8,586
Roll No. 2700-90014-5	\$19,234

RES.R01-1936

Carried**5. Additional Beer Garden Days**

File: 2157-2001

Council is requested to approve the award of additional beer garden license days as follows:

Fraser Valley Rugby Union  
 South Surrey Athletic Park - July 28, 2001  
 12:00 p.m. to 7:00 p.m.

Surrey United Soccer Club  
 Cloverdale Athletic Park - August 18 & 19, 2001  
 12:00 p.m. to 6:00 p.m.

**Note:** The Surrey United Soccer Club application is contingent on the organizer meeting with Dan Nielsen of the Parks, Recreation & Culture Department to obtain the necessary information relative to the City's expectations of beer gardens held in Surrey.

The Beer Garden Review Committee is in agreement with the above.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That Council approve the award of  
 additional beer garden license days as follows:

Fraser Valley Rugby Union  
 South Surrey Athletic Park - July 28, 2001  
 12:00 p.m. to 7:00 p.m.

Surrey United Soccer Club  
 Cloverdale Athletic Park - August 18 & 19, 2001  
 12:00 p.m. to 6:00 p.m.

RES.R01-1937

Carried with Councillor Hunt against.

6. Delegation Requests

(a) Residents of Orchard Ridge Cloverdale

File: 0065-012; 7901-0119-00

Requesting to appear before Council to speak to Development Variance Permit 7901-0119-00.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That the letter from residents of Orchard Ridge Cloverdale be referred to the Planning & Development Department.  
Carried

RES.R01-1938

J. CORRESPONDENCE

ACTION ITEMS

- 1. Letter dated July 13, 2001 from **George Puil, Chair, TransLink**, requesting a resolution from each member council supporting gas tax as the preferred measure to meet TransLink's current funding shortfall, and provide the following resolution for this purpose:

"Whereas TransLink is currently facing a deficit it is Councils preferred choice, if new funding is required to implement an additional gas tax of 2 cents per litre in the Greater Vancouver Regional District."

File: 0048-001

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Whereas TransLink is currently facing a deficit it is Councils preferred choice, if new funding is required to implement an additional gas tax of 2 cents per litre in the Greater Vancouver Regional District.

RES.R01-1939

Carried

- 2. Letter dated July 9, 2001 from **Wayne D. Noye, Assistant Secretary-Treasurer, School District 36 (Surrey)**, requesting approval of the Eligible School Site Proposal for the period 2002 - 2006.

**Note:** Council should receive this correspondence to establish the date for the start of the 60 day response period.

- \* To be received and referred to General Manager, Planning & Development for a report to Council.  
File: 0547-001

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That the letter dated July 9, 2001 from  
 Wayne D. Noye, Assistant Secretary-Treasurer, School District 36 (Surrey), be  
 received and referred to staff.

RES.R01-1940

Carried

3. Letter dated July 20, 2001 **Jack Layton, President, Federation of Canadian Municipalities**, requesting a contribution of 5.9 cents per capita per year for three years in support of the FCM's legal proceeding on the Rights-of-Way Defence Fund.

File: 0034-001; 1020-001

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the letter dated July 20, 2001  
 Jack Layton, President, Federation of Canadian Municipalities be received and  
 referred to staff.

RES.R01-1941

Carried

## K. NOTICE OF MOTION

### 1. Community Gardens

At the July 16, 2001 Regular Council meeting, Councillor Bose submitted the following Notice of Motion:

Whereas the creation of community gardens greatly enhance the quality of life, strengthen community identity and offer significant economic and educational benefits for all ages; and

Whereas the City identifies and markets land deemed surplus to its needs; and

Whereas such lands often present ongoing costs for maintenance or are simply neglected to the detriment of the neighbourhood and the City as a whole;

Therefore, be it resolved that such lands, as a matter of policy be evaluated for their potential as community gardens as part of the evaluation when considered for sale or disposal.

File: 8358-001

This item was deferred as Councillor Bose was not in attendance.



**L. ANY OTHER COMPETENT BUSINESS****1. By-law 14465 (Item H.13)**

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Watts  
 That Planning staff review the issues which  
 were raised regarding the residential subdivisions at the Public Hearing for  
 (Item 13), By-law 14465, particularly landscaping on the ridge.  
 RES.R01-1942 Carried

**2. By-law 14474A and 14474B (Item H.17)**

It was Moved by Councillor Watts  
 Seconded by Councillor Hunt  
 That staff review the tree retention plan for  
 By-laws 14474A and 14474B (Item 17), prior to final adoption.  
 RES.R01-1943 Carried

**3. Delegation to Council - Hotel Owners**

It was Moved by Councillor Watts  
 Seconded by Councillor Tymoschuk  
 That Council request the owners of motels  
 on King George Highway north of 76 Avenue to 96 avenue to appear before  
 Council-in-Committee to discuss community concerns relating to their property.  
 RES.R01-1944 Carried

**4. EWOS - Odour Problem**


It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That the Engineering Department report to  
 Council with the latest information from the G.V.R.D. on the air quality at the  
 EWOS operation.  
 RES.R01-1945 Carried


**M. ADJOURNMENT**

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That the Regular Council - Public Hearing  
 meeting do now adjourn.  
 RES.R01-1946 Carried

The Regular Council - Public Hearing adjourned at 10:23 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor