



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 15, 2001  
Time: 7:00 p.m.

#### Present:

Chairperson - Mayor McCallum  
Councillor Villeneuve  
Councillor Tymoschuk  
Councillor Steele  
Councillor Bose  
Councillor Watts  
Councillor Hunt

#### Absent:

Councillor Eddington  
Councillor Higginbotham

#### Staff Present:

City Manager  
Acting City Clerk  
General Manager, Planning &  
Development  
Manager, Area Planning &  
Development Division  
Manager, North Surrey Section  
Manager, South Surrey Section

### A. ADOPTION OF MINUTES

#### 1. Regular Council - Land Use - October 1, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Regular Council –  
Land Use meeting held on October 1, 2001, be adopted.

RES.R01-2307

Carried

#### 2. Council-in-Committee - October 1, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Council-in-Committee minutes of  
October 1, 2001 be amended to show that Councillor Hunt was not in attendance.

RES.R01-2308

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the  
Council-in-Committee meeting held on October 1, 2001, as amended, be received.

RES.R01-2309

Carried

**3. Regular Council - October 1, 2001**

It was moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That the minutes of the Regular Council  
meeting held on October 1, 2001, be adopted.  
RES.R01-2310 Carried

**B. DELEGATIONS - PRESENTATIONS****1. Pat Jacobsen, TransLink**

File: 0065-012; 0048-001

Pat Jacobsen, TransLink, was in attendance to make a presentation regarding transportation choices and funding.

Pat Jacobsen advised:

- That shortly after the strike, TransLink conducted a survey that indicated health, transportation and crime were issues people are concerned about.
- That there will be an impact on taxes if there are transportation improvements, or an increase in congestion if improvements are not made.
- That TransLink is not just transportation but roads, and there is a funding shortfall where roads are concerned.
- That in the GVRD, 57% of commuters leave their home community.
- That 62% of car drivers leave Surrey.
- That 82% of transit commuters leave Surrey.
- That Surrey has a relatively mobile commuter pattern.
- That Surrey residents travel a longer distance than the average resident of the GVRD.
- That the South of Fraser Area Transit Plan has been placed on hold pending funding.
- That they are trying to balance the roads/transit and urban/suburban issues.
- That in order to improve efficiency, TransLink has cut 16 million dollars mainly in non-service areas.
- That they are looking at other ways in which they can restructure to improve efficiencies.
- That 80% of TransLink expenditures are for the bus service.
- That they are seeking input as to whether to cut expenditures or increase funding.
- That the Provincial Government has refused a grant for transit services, but has offered up to a 2 cents per litre gas tax.
- That they are presently meeting with municipalities and will be holding open houses to meet with the public and other stakeholders.
- That new funding could be gained through increased property tax, increased gas tax, and increased transit fares.

Ms. Jacobsen reviewed road networks, population and road statistics, the TransLink Capital Funding Summary for Surrey Projects for the period 1999 - 2001, future projects, existing transit services, proposed services and mini-bus areas.

Ms. Jacobsen reviewed the choices facing TransLink, which are to cut service for roads and transit, or to increase funding and return to the original plan. She reviewed transit improvements such as services to Richmond and improved service on local routes should the choice be to increase services and funding. Ms. Jacobsen noted that a new Fraser crossing is a fairly urgent major project, which needs to be considered.

## B. DELEGATIONS - PUBLIC HEARING

### 1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14520

#### Rezoning Application: 7901-0163-00

ADDRESS: CIVIC/LEGAL  
10258 - 152 Street/PID: 006-411-657, Lot 44, Sec. 28,  
B5N, R1W, NWD, Plan 49836  
10278 - 152 Street/PID: 004-982-754, Lot 45, Sec. 28,  
B5N, R1W, NWD, Plan 51685

APPLICANT: McDonald's Restaurants of Canada Limited  
c/o Mr. Rick Jones, Urban Design Group Arch.  
900 - 815 W. Hastings Street  
Vancouver, B.C. V6C 1B4

PROPOSAL: To rezone the properties from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to allow the redevelopment of an existing drive-through restaurant.

#### **PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)" FOR BY-LAW 14520**

#### INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of retail and service commercial facilities, including *drive-through restaurants*, offices, recreation and associated uses as well as

residential uses developed in a comprehensive manner, serving a town of several communities.

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 *adult entertainment stores*, *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *drive-through banks*.
4. *Eating establishments* including *drive-through restaurants*.
5. *Neighbourhood pubs*.
6. Office uses excluding *social escort services* and *methadone clinics*.
7. *Tourist accommodation*.
8. *Indoor recreational facilities*.
9. *Parking facilities*.
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
11. *Assembly halls*.
12. *Child care centres*.
13. *Community services*.
14. *Multiple unit residential building* may be provided subject to such use forming an integral part of the commercial uses on the *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 were no persons present who objected to the proposed rezoning.

2. **Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14521**

**Rezoning Application: 7901-0012-00**

ADDRESS: **CIVIC/LEGAL**  
**8790 - 154A Street**/PID: 001-444-204, Lot 13, Except: Part  
Dedicated Road on Plan LMP21622, Sec. 26, Tp. 2, NWD,  
Plan 18987

APPLICANT: Amrik Purewal and Jaspreet Gill  
c/o Mr. Amrik Purewal  
14360 - 91 Avenue  
Surrey, B.C. V3V 7T7

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

The purpose of the rezoning is to permit one secondary  
suite and a home occupation limited to a beauty salon in an  
owner-occupied single family dwelling.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14521**

INTENT:

This Comprehensive Development Zone is intended exclusively for a *single family dwelling* which may contain one *secondary suite* and a beauty salon as a *home occupation*.

PERMITTED USES:

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* limited to a beauty salon *home occupation*

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That on table correspondence from  
 T. Delivuk opposing the proposed rezoning be received.  
 RES.R01-2311 Carried

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

Amrik Purewal, 14360 – 91 Avenue, was present to comment on the proposed rezoning, and advised that he would be pleased to answer questions.

Charles Gallagher, 8746 – 154A Street, was present to comment on the proposed rezoning, and stated that between Christmas and New Years of last year the owners had illegally installed extra space and increased the square footage of property, over that which is allowed by City By-law. He stated that they should not be rewarded for their actions and that they should have to remove the extra space at their own cost.

Jaspreet Gill, 8790 – 154A Street, was present to comment on the proposed rezoning, and stated that she has one lady living in a rented suite. She stated that there are only 2 cars parked on her property.

Patrick Harrop, 9620-161 Street, was present to comment on the Fleetwood area in general and stated that he is concerned that Fleetwood is dangerously near to being called Fleeting Wood. Mr. Hura commented on the history of development and increased traffic in the area. He expressed concern with development in the area, and asked that Council look after the best interests of Surrey residents.

**3. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2001, No. 14522**

**Rezoning Application: 7901-0197-00**

ADDRESS: **CIVIC/LEGAL**  
**7406 - 144 Street**/PID: 005-927-641, Lot 62, Sec. 22,  
 Tp. 2, NWD, Plan 41064  
**7430 - 144 Street**/PID: 005-036-607, N½ Lot 5, Sec. 22,  
 Tp. 2, NWD, Plan 3558  
**7407 Wiltshire Drive**/PID: 005-927-650, Lot 63, Sec. 22,  
 Tp. 2, NWD, Plan 41064

APPLICANT: Gurminderjit Sher Gill, Jaspal Bahga, Gурpal Bahga,  
 Surinder Malhotra, Seneha Malhotra, Didar Mann,  
 Jasvinder Mann  
 c/o CitiWest Consulting Ltd.  
 #101 - 9030 King George Highway  
 Surrey, B.C. V3V 7Y3

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

The proposal is to permit the development of a 22-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 properties 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. 14524**

**Rezoning Application: 7901-0201-00**

ADDRESS: **CIVIC/LEGAL**  
**5914 - 146 Street/PID: 006-574-475, S½ Pcl "B"**  
(Exp. Plan 9456) of the N½ Legal Subdivision 6 of the SW¼, Sec. 10, Tp. 2, NWD  
**5932 - 146 Street/PID: 013-214-748, N½ Pcl. "B"**  
(Exp. Plan 9456) SW¼, Sec. 10, Tp. 2, NWD

APPLICANT: Amarjit Chahel and Anthony Bouwman  
c/o Hunter Laird Engineering Ltd.  
#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 39 single family residential small lots which range in size from approximately 335m<sup>2</sup> (3,606 sq. ft.) to 599 m<sup>2</sup> (6,448 sq.ft.).

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14524**

**INTENT:**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *urban lots* at least 12 metres [40 ft.] in width.

**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 properties was indicated to the Public Hearing.

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That on table correspondence from the

following be received:

	<u>Support</u>	<u>Oppose</u>	<u>Concerns</u>
D. & A. Hayward		X	
H. & K. Krieger		X	
C. Dennis		X	
P. Seto			X
J. & D. Wallace		X	
Letter with 10 signatures		X	

RES.R01-2312

Carried

The Mayor noted that Mr. H. Brar had indicated in writing his support for the proposed rezoning.

Colin Dennis 14611 – 59A Avenue, was present to comment on the proposed rezoning, and stated that he was against the development. Mr. Dennis stated that the development will impact on privacy in the area, increase crime, increase vehicles in the area and have an impact on wildlife.

Karl Krieger, 14645 – 59A Avenue was present to comment on the proposed rezoning, and stated that he is opposed to the proposal. He stated that it was their understanding that lots in the area should not be less than ¼ acre, and that these are mostly under ¼ acre.

Patrick Mooney, 5929 – 146 Street was present to comment on the proposed rezoning, and stated that he is concerned about how the smaller lots will fit in with the neighbouring communities and with increased traffic and noise.

**5. Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2001, No. 14525**

**Rezoning Application: 7901-0206-00**

ADDRESS: **CIVIC/LEGAL**  
**5909 - 148 Street/PID: 013-214-691, Pcl "D" (Exp. Plan 13978), N½ Legal Subdivision 6 of Sec. 10, Tp. 2, NWD**



- APPLICANT: Nirmal Kooner and Kamaljit Kooner  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
#300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5
- PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

**BLOCK A**

The maximum unit density may be increased to 25 dwelling units per hectare (10 u.p.a.).

**BLOCK B**

The maximum unit density may be increased to 31 dwelling units per hectare (13 u.p.a.)

The purpose of the rezoning is to permit the development of approximately 15 single family residential small lots which range in size from 224m<sup>2</sup> (2,411 sq.ft.) to 558m<sup>2</sup> (6,006 sq.ft.)

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14525**

**INTENT:**

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

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

**PERMITTED USES:**

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the letter containing 10 signatures

opposing the proposed rezoning be received.

RES.R01-2313

Carried

Carl Krieger 14645 – 59A Avenue was present to comment on the proposed rezoning, and stated that the lots are too small for the area.

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14526**

**Rezoning Application: 7901-0225-00**

ADDRESS: CIVIC/LEGAL  
**5957 - 148 Street**/PID: 013-214-667, Pcl. "A" (Ref Plan 5419) Legal Subdivision 6, Sec. 10, Tp.2, Except: Firstly: Pcl "One" (Exp. Plan 15636) and Road, Secondly: The W 33 Feet Except the N 33 Ft., NWD

APPLICANT: Nahar Dhesa, Ratinder Dhesa, Sohan Dhesa, Jaspal Dhesa, Kebal Dhesa and Amarjit Dhesa  
c/o Gerry Blonski  
#1A - 12468 - 82 Avenue  
Surrey, B.C. V3W 3E9

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

The proposal is to permit the development of approximately 18 single family residential small lots, which range in size from 355 m<sup>2</sup> (3,821 sq.ft.) to 415m<sup>2</sup> (4,220 sq.ft.)

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
FOR BY-LAW 14526**

**INTENT:**

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

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Jagdip Sivia	X		
Devender Dhillon	X		
Harpinder Sidhu	X		
Pidar S. Mann	X		
Jatwinder Gill	X		
Sucha S. Dhaliwal			X

There was a letter on table, containing 10 signatures opposing the proposed rezoning.

Karl Krieger, 14645 – 59A Avenue, was present to comment on the proposed rezoning, and stated that they have canvassed for signatures and 95% are against all three of the projects.

Gerry Blonski, 12468 - 82<sup>nd</sup> Avenue, was present to comment on the proposed rezoning, and stated that the proposal complies with the Community Plan and he would be pleased to answer questions.

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14516**

**Rezoning Application: 7900-0352-00**

ADDRESS:                   **CIVIC/LEGAL**  
**9042 - 140 Street**/PID: 010-549-331, Lot 13, Except: Part Dedicated Road on Plan LMP17678, SE¼, Sec. 33, Tp 2, NWD, Plan 5488  
**9082 - 140 Street**/PID: 010-549-340, Lot 16, Except: Part Dedicated Road on Plan LMP17678, SE¼, Sec. 33, Tp 2, NWD, Plan 5488  
**8994 - 141A Street**/PID: 010-709-541, Lot A, Except: Part Subdivided By Plan LMP1076, Sec. 33, Tp. 2, NWD, Plan 77374

APPLICANT:               Irene Tsuyuki, Dennis Yoshizawa, Wayne Yoshizawa, Barry Yoshizawa, Leslye Vidal, Elaine Kusaka, Norman Tsuyuki, and The City of Surrey  
c/o Oleg Verbenkov, Planet Consulting Group Inc.  
Suite 201, 5627 - 176A Street  
Surrey, B.C. V3S 4G8; and  
c/o Frank Wilton, Citiwest Consulting  
101, 9030 King George Highway  
Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to permit subdivision into approximately 80 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.

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

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Dave Denney	X		
Marleau Sharan	X		
M.S. Brar		X	
Sarbjit Bains		X	

Dale Denny, 14440 Kennedy Road, was present to comment on the proposed rezoning, and stated that he is in favour of the project. Mr. Denny commented on the history of the property and King Creek, which is a Coho stream. He noted that the Coho had stopped coming into the creek until the City straightlined a culvert.

Mr. Denny noted that King Creek dries up in the summer and that now they are pumping water in there to provide habitat to the Coho, and commented on a plus/minus system for restoration of the creek. He noted that little ponds will be put in place to help maintain the appropriate temperature for the Coho.

Mr. Denny noted that only 9 Coho had made it up the Creek for spawning last year, and only 1 was a female. He stated that stream repair needs to be done so that the females are able to make the trip up the stream.

Mr. Denny stated that the housing part of the development is laid out with large lots, and those that back onto green space are strategically placed so that the residents can be stewards of the green space. He noted that the proposed park area is presently a dumping ground, and that this will clean it up and make it usable for the residents.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14523**

**Rezoning Application: 7901-0137-00**

ADDRESS: CIVIC/LEGAL  
12192 - 92 Avenue/ PID:006-456-651, Lot 26 Except: East  
160 feet, Sec. 31, Tp. 2, NWD, Plan 2966

12218 - 92 Avenue/ PID:010-743-405, East 160 feet  
 Lot 26, Sec. 31, Tp. 2, NWD, Plan 2966

APPLICANT: Cole Properties Ltd., Vincenzo Ferraro, Antonia Ferraro,  
 Giovanni De Rose, and Anella De Rose  
 c/o Jagdip Sivia, Maskeen Development Ltd.  
 12579 89 Avenue  
 Surrey, B.C. V3V 1A4

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

The purpose of the rezoning is to permit the development  
 of a small-lot single family residential subdivision  
 consisting of approximately 32 lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"  
 FOR BY-LAW 14523**

INTENT:

This Comprehensive Development Zone is intended for *single family dwellings* on  
*urban lots* at least 12.0 m [40 ft.] wide.

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 properties was indicated to the Public  
 Hearing.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the letter from P. & J. Dahr enclosing a  
 90 signature petition, and from H. Doiron opposing the proposed rezoning be  
 received.

RES.R01-2314

Carried

The Mayor noted that following people had indicated in writing their support for  
 the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Jagdip Sivia	X		
Nirmal S. Gill	X		
Harpreet Bandesha	X		
Kulwinder S. Dhaliwal	X		
Manmohan S. Sidhu	X		

Balwinder Aulakh	X	
Hardeep S. Benipal	X	
Sukhammer Dhaliwal	X	
Devender Dhillon	X	
Harbinder Sidhu	X	
Sucha S. Dhaliwal	X	
Sohan Dhesa	X	
Nahar S. Dhesa	X	
Kulwant S. Cheema	X	
Mike Weir	X	
Jatinder Gill	X	
Bob Sidhu	X	
Soham S. Barth	X	
Mohinder Johal	X	
Frank Ashton		X

Amritpal Gill 12418 – 91A Avenue, was present to comment on the proposed rezoning, and stated that it would clean up the area and provide a bit of life to the parks on the site.

Bob Sidhu, 12428 – 91A Avenue, was present to comment on the proposed rezoning, and stated that he supports the proposal, and that the development would help clean up the area.

Don Der, 9133 – 122B Street, was present to comment on the proposed rezoning, and stated that over the weekend they had gone door to door and talked to over 90 people in the area. He advised that the majority of the people they talked to are opposed to the development.

Mr. Der stated that residents are concerned about quality of life, and that the owner had rebuked an offer to exchange the property with other City owned park land. He noted that they are concerned that once the trees are gone there will be no buffer from other developments, and that this will also have an impact on wildlife in the area. Mr. Der stated that this is about life itself for the birds and wildlife who live in the area.

Mr. Der stated that this is an area that they are working to revitalize and that they have already lost their swimming pool when the Kennedy Pool was closed. He noted that Kennedy Park is a jewel and that it should be preserved, along with the forested area, which has some very mature trees. Mr. Der stated that 51 trees are identified as protected under the Tree Preservation By-law and that only 9 will be saved.

Mr. Der stated that if secondary suites are installed, the development will increase to more than 32 residences, and that this will impact on schools in the area which already have larger than normal class sizes. He commented on increased traffic to the area, and that the density was greater than that presently in the area. Mr. Der noted that the Parks, Recreation & Culture Department have serious reservations about the development, and suggested that other alternatives be considered.

Frank Ashton, 12314 – 82<sup>nd</sup> Avenue was present to comment on the proposed rezoning, and stated that they used the area to teach their children about the wildlife habitat, and expressed concern that this will be lost. He noted that most of the residents are elderly and watch the forested area, and that recent projects proposed showed 2 playing fields.

Mr. Ashton stated that he would hate to see the property developed, and that he hoped the School Board would not consider development of the property behind the school. He expressed concern with the Comprehensive Development Zone and the type of development that it will allow.

Ron Hubenig, 9586 – 162<sup>nd</sup> Street was present to comment on the proposed rezoning, and stated that he was a realtor. Mr. Hubenig noted that he had originally contacted the Parks Department to see if they would like to purchase the property, but they were not interested. He stated that the developers have spent a lot of money trying to come up with a proposal that will satisfy all stakeholders.

Jagdeep Sivia, 12579 – 89 Avenue, was present to comment on the proposed rezoning, and stated that he is the developer, and that they were advised that the Parks Department did not want any land for the park, but they are charging 5% for park in another area.

**9. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2001, No. 14519**

APPLICANT: City of Surrey, Council, Initiative  
14245 - 56 Avenue, Surrey, BC V3X 3A2

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

- (a) Part 1 Definitions, the definition Density-Floor Area Ratio is amended;
- (b) Part 4 General Provisions, is amended in Section A. Uses Permitted in All Zones;
- (c) Part 12 One-Acre Residential Zone (RA) is amended in Section D. Density, E. Lot Coverage, H. Off-Street Parking and Loading/ Unloading;
- (d) Part 14 Half-Acre Residential Zone is amended; Part 15 Half-Acre Residential Gross Density Zone (RH-G); Part 15A Cluster Residential Zone (RC); Part 16 Single Family Residential Zone (RF); Part 16A Single Family Residential Secondary Suite Zone (RF-SS); Part 17 Single Family Residential Gross Density Zone (RF-G); and Part 18 Duplex

Residential Zone (RM-D) are amended in Section D. Density.

The purpose of these amendments is to approve changes pertaining to regulating house sizes in the RA Zone, regulating truck parking in the RA Zone, regulating garages in in-ground basements, regulating house sizes in the RF-SS Zone, amending the application of "undevelopable areas" in the RF Zone and RF-SS Zone, and regulating the maximum height of communication antennas on top of buildings.

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

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

The meeting recessed at 9:19 p.m. and reconvened at 9:30 p.m., with all members of Council present except Councillors Eddington and Higginbotham.

C. COMMITTEE REPORTS

1. Environmental Advisory Committee - September 20, 2001

RES.R01-2315 (a) It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Environmental  
Advisory Committee meeting held on September 20, 2001, be received.  
Carried

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

**Correspondence dated August 14, 2001 to Dr. R. Strang regarding large evergreens located in the 12500 block between 24 and 24A Avenues.**

RES.R01-2316 It was Moved by Councillor Tymoschuk  
Seconded by Councillor Watts  
That the Chair write a letter to the Planning  
& Development Department, asking how these types of situations develop, what remedial actions have been taken, and what steps will be taken to prevent this type of an issue in the future.  
Carried



**2. Agricultural Advisory Committee - October 5, 2001**

- (a) It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the minutes of the Agricultural  
Advisory Committee meeting held on October 5, 2001, be received.  
RES.R01-2317 Carried
- (b) The recommendations of these minutes were considered and dealt with as follows:
- Surrey Mobile Homes and Trailer Regulation and Control By-law, 1980, No. 6142**
- It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Agricultural Advisory Committee  
recommends to Council that staff be requested to investigate the  
possibility of Council allowing a variance on leased lands within the  
Agricultural Land Reserve for the accommodation of a watch person.  
RES.R01-2318 Carried

**Consideration of Sale of Land to Ducks Unlimited**

- It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the Agricultural Advisory Committee  
recommends to General Manager, Parks, Recreation and Culture that:
1. Sale of these lands to Ducks Unlimited be opposed; and
  2. That the Mayor forward correspondence to the Minister of Agriculture, Fisheries and Food and BC Assets and Lands Corporation stating that this farm has been allowed to deteriorate; and that immediate steps should be taken to bring this farm into viable agricultural production.
- RES.R01-2319 Carried

**D. BOARD/COMMISSION REPORTS****E. MAYOR'S REPORT****1. Proclamations**

Mayor McCallum read the following proclamations:

(a) WORLD FOOD DAY

October 16, 2001

WHEREAS global security hinges greatly on the ability of humanity to address the challenges associated with providing food security for the earth's human inhabitants; and

WHEREAS close to 800 million people globally are undernourished and deprived of the potential opportunity to lead healthy, productive and fulfilling lives; and

WHEREAS the majority of people in the City of Surrey, the Province of British Columbia, and Canada are blessed with a safe, abundant and high quality food supply; and

WHEREAS Oxfam Canada encourages the residents of Surrey to participate in the effort to support those who are less fortunate in building their own food security, including the citizens of Surrey;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare October 16, 2001 as "WORLD FOOD DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) BLOCK PARENT WEEK

October 21 - 27, 2001

WHEREAS the week of October 21 - 27, 2001 has been designated in Canada as National Block Parent Week, and in recognition thereof, communities across Canada are actively participating in this event; and

WHEREAS Block Parents provide a safe haven for children who find themselves in any form of trouble while away from their homes; and

WHEREAS the success of the Block Parent Program depends on people working together in families, neighbourhoods, business and community groups to build safer communities and to strengthen the crime prevention partnership with local law enforcement agencies; and

WHEREAS it is expedient that the Block Parent Program continue to expand to every Street, Avenue and Crescent in our City;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of October 21 - 27, 2001 as "BLOCK PARENT WEEK" in the City of Surrey, and encourage all citizens to become more familiar with this outstanding community program.

Doug W. McCallum  
Mayor

(c) SMALL BUSINESS WEEK

October 22 - 26, 2001

WHEREAS small business fuels Canada's economic growth, sustaining job creation and marking out a new path to prosperity; and

WHEREAS it is important to recognize the essential contribution to the economy by small business; and

WHEREAS for the past 20 years, October has been chosen as the month to showcase small business owners across the country with national and local co-sponsors organizing Small Business fairs, exhibits, workshops, conferences, luncheons, award ceremonies to celebrate the success of small business owners; and

WHEREAS Small Business Week offers business people not only opportunities to learn how to better manage their business, but also a chance to meet fellow entrepreneurs and raise public awareness; and

WHEREAS Small Business Week provides small business owners a forum through which they can communicate the important economic benefits, products and new markets that they develop and explore; and

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of October 22 - 26, 2001 as "SMALL BUSINESS WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

(d) FOSTER FAMILY MONTH

October, 2001

WHEREAS thousands of British Columbia foster families provide alternate family care for children temporarily unable to live with their families; and

WHEREAS foster families are an integral and valued part of the team of public and private professionals serving the children and families of British Columbia; and

WHEREAS foster families are asked to provide emotional support and care for children who may eventually return to their own families; and

WHEREAS fostering is a community responsibility and foster families build stronger communities; and

WHEREAS the Provincial Government wishes to recognize the care, compassion and unselfish commitment of British Columbia foster families; and

WHEREAS Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to direct by Order in Council in that behalf that a Proclamation be issued designating October, 2001 as "Foster Family Month" in British Columbia;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of October, 2001 as "FOSTER FAMILY MONTH" in the City of Surrey.

Doug W. McCallum  
Mayor

**Note:** See Clerk's Report, Delegation Requests, Item I.1(a) of this agenda.

(e) CREATIVE WRITING WEEK

October 15 - 21, 2001

WHEREAS over 2,200 Surrey writers have participated in the Surrey Continuing Education Creative Writing Program; and

WHEREAS many of these students of the Creative Writing Program are working toward or have received a Creative Writing Diploma in recognition of their accomplishments; and

- WHEREAS the instructors, as well as a large number of students, have had articles, short stories, poetry, journals, and novels appear in a variety of local, national and international publications; and
- WHEREAS creative writing education not only provides individuals with the skills and technique of writing, it heightens self-esteem, self-awareness, motivation and positive interaction in the community; and
- WHEREAS there are no limitations on any individual pursuing creativity; and
- WHEREAS within the community of Surrey there is to be hosted on October 19th to the 21st the Ninth Annual Writer's Conference, an education event where writers can learn, experience, share and nurture the art of creativity through writing; and
- WHEREAS October 19th, 20th and 21st is the Ninth Annual Surrey Writer's Conference;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of October 15 to 21, 2001, as "CREATIVE WRITING WEEK" in the City of Surrey, in recognition of the positive impact it has on our community.

Doug W. McCallum  
Mayor

**1. Vancouver Board of Trade Luncheon**

The Mayor reported that he had attended the Board of Trade Luncheon, which was very well attended.

**2. Foundex Explorations**

The Mayor reported that Foundex Explorations were being featured this month on the City of Surrey web page, as part of the City's program to feature one business a month. The Mayor commented on the amount of drilling and exploration which is carried out by Foundex around the world.

**3. Opening – Telus Hi-Tech E-Mail Facility**

The Mayor reported that he had attended an opening of a new Telus high tech e-mail facility launch, which is the first in Canada for a residential area, and was an exciting event.

**4. Opening – Dem Bones Restaurant**

The Mayor reported that he attended the opening of a new restaurant Dem Bones. He commented that it is a nice restaurant, and added he enjoyed being there.

**5. Opening – HSBC Bank, Strawberry Hills Branch**

The Mayor reported that he attended a new HSBC Bank opening at Strawberry Hills, and noted that there are several new bank offices opening in Surrey.

**6. Graduation Ceremony – Daniel Igali**

The Mayor reported that he had attended Daniel Igali's graduation ceremony at Simon Fraser University, and commented that it was a very large event.

**7. Furniture Store Opening**

The Mayor reported that he attended a furniture store opening.

**8. Exempt Staff Appreciation Evening**

The Mayor reported that he attended the exempt staff appreciation, which was well attended.

**9. Recycling/Environmental Facility**

The Mayor reported that he attended the opening of a recycling and environmental facility, which recycles old paint, oil and gas, and commented that it is a tremendous facility.

**10. Chamber of Commerce Luncheon**

Mayor McCallum advised that he attended a Chamber of Commerce luncheon at which the Minister of Finance was the guest speaker.

**11. Open House – Tech B.C.**

The Mayor reported that he had attended an open house for Tech B.C. and pointed out that it is a very impressive organization. Mayor McCallum added that he was impressed with the amount of work that had been done there.

**12. Safety Star Recognition Program**

The Mayor reported that he had attended the Safety Star recognition program.

**13. RCMP Community Police Volunteer Appreciation Evening**

The Mayor reported that he attended the RCMP Community Police Volunteer appreciation evening and expressed appreciation to the many volunteers for their work in the community.

**14. Opening – Southpoint Shopping Centre**

The Mayor reported that he had attended the opening of the Southpoint Shopping Centre.

**15. Opening – Carol Wall Centre**

The Mayor reported that he had attended the opening of the Carol Wall Centre, and expressed appreciation for the work done by the Surrey Community Services, and to Council for fast tracking the facility.

**16. Filipino Community Centre Gala**

The Mayor reported that he had attended the Filipino Community Centre Gala and complimented the Association on the work that they have done.

**17. Opening – Beauty Salon**

The Mayor reported that he had attended a beauty salon opening, which was very interesting, and well attended.

**F. COUNCILLORS' REPORTS**

**1. Volunteer Appreciation Afternoon – Seniors Centre**

Councillor Steele reported that she had attended the volunteer appreciation event at the Newton Senior Centre and commented that it was a wonderful afternoon.

**2. Filipino Community Centre Gala**

Councillor Steele reported that she had attended the Filipino Community Dinner, commenting that it was an enjoyable evening.

**3. Chamber of Commerce Luncheon**

Councillor Tymoschuk reported that he had attended the Chamber of Commerce Luncheon at which the Minister of Finance spoke.

**4. Opening – Southpoint Shopping Centre**

Councillor Tymoschuk reported that he had attended the opening of the Southpoint Shopping Centre.

**5. Filipino Community Gala**

Councillor Tymoschuk reported that he had attended the Filipino Community Dinner, which was a very enjoyable event.

**6. RCMP Community Police Volunteer Evening**

Councillor Tymoschuk reported that he had attended the RCMP Community police volunteer appreciation event and complimented the number of volunteers who assist the members in the community.

**7. Carol Wall Centre Opening/Filipino Community Gala**

Councillor Villeneuve advised that she attended the above events, along with other members of Council.

**8. Kwantlen University Foundation**

Councillor Villeneuve reported that she had attended the Kwantlen University Foundation launch which was an exciting event, and will provide scholarships for students in the City, and encouraged members of the public to drop by and look at the excellent Tech B.C. facility.

**9. RCMP Community Police Volunteer Evening**

Councillor Villeneuve reported that she had attended the RCMP Community police volunteer appreciation dinner, and expressed gratitude to the many volunteers.

**10. GVRD Housing Committee**

Councillor Villeneuve reported that she had attended a Regional Housing Corporation ground breaking ceremony in Port Moody for a 91 unit affordable housing project. She noted that this is a multi-faceted, mixed use project and the only one of its kind in Canada.



**11. Ocean Park Family Fun Run**

Councillor Villeneuve reported that she had hosted the Ocean park family fun run and there was a wonderful turn out of the community.

**12. Celebration – 90<sup>th</sup> National Day of the Republic of China**

Councillor Hunt reported that he had attended a celebration of the 90<sup>th</sup> national day of the Republic of China and that it was a wonderful event.

**13. Fire Prevention Week**

Councillor Watts reported that she attended the Safety Star Awards as part of Fire Prevention Week, and expressed appreciation to staff for their work on the Safety Star Awards, and the many volunteers who attended the open houses, many of who are members of the Fire Department.

**14. RCMP Community Police Volunteer Evening**

Councillor Watts reported that she attended the RCMP Community volunteer appreciation dinner, and thanked the volunteers for the many hours that they put in helping with the Community policing stations.

**15. Opening – Southpoint Shopping Centre**

Councillor Watts reported that she attended the Southpoint Shopping Centre grand opening, and noted that it is expanding and getting larger.

**16. Filipino Community Gala**

Councillor Watts reported that she had attended the Filipino Community Centre gala and thanked the Filipino Community Centre Society for their hard work and perseverance in developing the centre.

**17. Ocean Park Fun Run**

Councillor Bose reported that the proceeds from the Ocean Park Fun Run would be donated to a scholarship for the Elgin Park School.

**18. Green Buildings Conference**

Councillor Bose reported that he had attended a Green Buildings conference which was a very worthwhile conference on sustainable cities.

**19. Nicomekl Rowing Club Regatta**

Councillor Bose reported that he had attended the Nicomekl Rowing Club Regatta which was an interesting and impressive event.

**20. Cycling Safety Conference**

Councillor Bose reported that he had attended a conference sponsored by ICBC on cycling safety, and that a huge contingency of professional staff and bicycle advocates had attended.

**G. CORPORATE REPORTS**

1. The Corporate Report, under date of October 15, 2001, was considered and dealt with as follows:

**Item No. R214**            Section 339 Tax Exemption By-law for Properties under Section 339 and 340 of the Local Government Act - Gurdawara Sahib Dashmesh Darbar - Additional Property File: 0580-001

The Acting City Clerk submitted a report concerning a tax exemption for the additional property adjacent to the Gurdawara Sahib Dashmesh Darbar.

The Acting City Clerk was recommending approval of the recommendation outlined in her report.

It was

Moved by Councillor Hunt

Seconded by Councillor Villeneuve

That this matter be referred back to staff to

bring forward a by-law to exempt the portion of the property used for parking for the Gurdawara Sahib Dashmesh Darbar.

RES.R01-2320

Carried

**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14520"  
7901-0163-00 - McDonald's Restaurants of Canada Limited, c/o Mr. Rick Jones, Urban Design Group Arch.

C-8 (BL 12000) and CHI (BL 12000) to CD (BL 12000) - 10258 and 10278 - 152 Street - to allow the redevelopment of an existing drive-through restaurant.

Approved by Council: October 1, 2001

RES.R01-2321  
 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14520" pass its third reading.  
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14521"

7901-0012-00 - Amrik S. Purewal and Jaspreet K. Gill, c/o Mr. Amrik Purewal

RF (BL 12000) to CD (BL 12000) - 8790 - 154A Street - to permit one secondary suite and a home occupation limited to a beauty salon in an owner-occupied single family dwelling.

Approved by Council: October 1, 2001

RES.R01-2322  
 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14521" pass its third reading.  
Carried with Councillor Bose against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14522"

7901-0197-00 - Gurminderjit S. Gill, Jaspal Bahga, Gurpal Bahga,  
 Surinder Malhotra, Seneha Malhotra, Didar Mann,  
 Jasvinder Mann, c/o Citiwest Consulting Ltd.

RA (BL 12000) to RF (BL 12000) - 7406 & 7430 - 144 Street, and 7407 Wiltshire Drive - to permit the development of a 22-lot single family residential subdivision.

Approved by Council: October 1, 2001

RES.R01-2323  
 It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14522" pass its third reading.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14524"

7901-0201-00 - Amarjit Chahel and Anthony Bouwman,  
c/o Hunter Laird Engineering Ltd.

RA (BL 12000) to CD (BL 12000) - 5914 and 5932 - 146 Street - to permit the development of approximately 39 single family residential small lots which range in size from approximately 335 m<sup>2</sup> (3,606 sq.ft.) to 599 m<sup>2</sup> (6,448 sq.ft.).

Approved by Council: October 1, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14524" pass its third reading.  
Carried with Councillor Bose against.

RES.R01-2324

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14525"

7901-0206-00 - Nirmal and Kamaljit Kooner, c/o Hunter Laird Engineering Ltd.  
(Clarence Arychuk)

RA (BL 12000) to CD (BL 12000) - 5909 - 148 Street - to permit the development of approximately 15 single family residential small lots which range in size from 224 m<sup>2</sup> (2,411 sq.ft.) to 558 m<sup>2</sup> (6,006 sq.ft.).

Approved by Council: October 1, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14525" pass its third reading.  
Carried with Councillor Bose against.

RES.R01-2325

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14526"

7901-0225-00 - Nahar S. Dhesa and Ratinder K. Dhesa, Sohan S. Dhesa and Jaspal K. Dhesa, Keval S. Dhesa and Amarjit K. Dhesa,  
c/o Gerry Blonski

RA (BL 12000) to CD (BL 12000) - 5957 - 148 Street - to permit the development of approximately 18 single family residential small lots, which range in size from 355 m<sup>2</sup> (3,821 sq.ft.) to 415 m<sup>2</sup> (4,220 sq.ft.).

Approved by Council: October 1, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14526" pass its third reading.  
RES.R01-2326 Carried with Councillor Bose against.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14516"

7900-0352-00 - Dennis Yoshizawa, Wayne Yoshizawa, Barry Yoshizawa, Leslye Vidal, Elaine Kusaka, Norman and Irene Tsuyuki, City of Surrey, c/o Oleg Verbenkov, Planet Consulting Group Inc. and Frank Wilton, c/o Citiwest Consulting

RA (BL 12000) to RF (BL 12000) - 9042 and 9082 - 140 Street, 8994 - 141A Street - to permit subdivision into approximately 80 single family lots.

Approved by Council: September 17, 2001

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14516" pass its third reading.  
RES.R01-2327 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14523"

7901-0137-00 - Cole Properties Ltd., Vincenzo and Antonia Ferraro, Giovanni and Anella De Rose  
c/o Jagdip Sivia, Maskeen Development Ltd.

RF (BL 12000) to CD (BL 12000) - 12192 and 12218 - 92 Avenue - to permit the development of a small-lot single family residential subdivision consisting of approximately 32 lots.

Approved by Council: October 1, 2001

It was Moved by Councillor Watts  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14523" pass its third reading.

Before the motion was put:-

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the application be referred back to staff  
 for further discussion with the applicant, staff, and community, and report back to  
 Council.

RES.R01-2328

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14519"

0023-14519/5591-001 - Council Initiative

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

- (a) Part 1 Definitions, the definition Density-Floor Area Ratio is amended;
- (b) Part 4 General Provisions, is amended in Section A. Uses Permitted in All Zones;
- (c) Part 12 One-Acre Residential Zone (RA) is amended in Section D. Density, E. Lot Coverage, H. Off-Street Parking and Loading/Unloading;
- (d) Part 14 Half-Acre Residential Zone is amended; Part 15 Half-Acre Residential Gross Density Zone (RH-G); Part 15A Cluster Residential Zone (RC); Part 16 Single Family Residential Zone (RF); Part 16A Single Family Residential Secondary Suite Zone (RF-SS); Part 17 Single Family Residential Gross Density Zone (RF-G); and Part 18 Duplex Residential Zone (RM-D) are amended in Section D. Density.

The purpose of these amendments is to approve changes pertaining to regulating house sizes in the RA Zone, regulating truck parking in the RA Zone, regulating garages in in-ground basements, regulating house sizes in the RF-SS Zone, amending the application of "undevelopable areas" in the RF Zone and RF-SS Zone, and regulating the maximum height of communication antennas on top of buildings.

Approved by Council: October 1, 2001

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993  
 No. 12000, Text Amendment By-law, 2001, No. 14519" be amended by deleting  
 item 1 (c).

RES.R01-2329

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2001, No. 14519" pass its third reading, as amended.

RES.R01-2330 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2001, No. 14519" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2331 Carried

#### FINAL ADOPTIONS

10. "Portion of Lane at 72 Avenue and 128 Street Road Exchange By-law, 2001, No. 14517"

7901-0020-00/0023-14517 - Modhan Dhesa and Darshan Dhesa

To authorize the closure of 63 square metres of Lane at 72 Avenue and 128 Street and its exchange for 27 square metres of 7227 - 128 Street. This exchange will allow the developer to consolidate the closed road with a proposed Auto Lube facility and will facilitate the future widening of 128 Street.

Compensation: \$9,684.00 (payable to the City of Surrey)

Approved by Council: Sept. 4, 2001  
 Corporate Report Item R184

- \* This by-law is proceeding in conjunction with By-law No. 14349.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Portion of Lane at 72 Avenue and  
 128 Street Road Exchange By-law, 2001, No. 14517" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2332 Carried

11. "Portion of unopened 113A Avenue at 129 Street Road Exchange By-law, 2001, No. 14518"

0023-14518/1795-910 - City of Surrey

To authorize the closure of 418 square metres and 0.145 hectares (total 1,868 square metres) of 113A Avenue at 129 Street and its exchange for

0.310 hectares of 12874 - 113B Avenue. This exchange will facilitate the dedication of the constructed Bridgeview By-Pass between 128 and 129 Streets.

Compensation: \$nil

Approved by Council: October 1, 2001  
Corporate Report Item R200

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Portion of unopened 113A Avenue at  
129 Street Road Exchange By-law, 2001, No. 14518" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2333

Carried

12. "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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "City of Surrey Heritage Designation  
By-law, 2001, No. 14446" be finally adopted, signed by the Mayor and Clerk, and  
sealed with the Corporate Seal.

RES.R01-2334

Carried

## INTRODUCTIONS

13. "Section 341 Tax Exemption By-law, 2001, No. 14513"

0023-14513/580-001 - Tax Exemption (Sections 341 and 342)

A by-law to provide for the exemption from taxation of certain properties in the  
City of Surrey pursuant to Sections 341 and 342 of the "*Local Government Act*".

Approved by Council: October 1, 2001  
Corporate Report Item R207

**Note:** In order for the listed properties to receive a tax exemption in 2002,  
Council must pass this By-law by two-thirds of its members before  
October 31, 2001.



It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Section 341 Tax Exemption By-law,  
 2001, No. 14513" pass its first reading.  
 RES.R01-2335 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Section 341 Tax Exemption By-law,  
 2001, No. 14513" pass its second reading.  
 RES.R01-2336 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Section 341 Tax Exemption By-law,  
 2001, No. 14513" pass its third reading.  
 RES.R01-2337 Carried

14. "Section 339 Tax Exemption By-law, 2001, No. 14514"

0023-14514/580-001 - Tax Exemption (Sections 339 and 340)

A by-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Sections 339 and 340 of the "Local Government Act".

**Note:** In order for the listed properties to receive a tax exemption in 2002, Council must pass this By-law by two-thirds of its members before October 31, 2001.

Approved by Council: October 1, 2001  
 Corporate Report Item R207

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Section 339 Tax Exemption By-law,  
 2001, No. 14514" pass its first reading.  
 RES.R01-2338 Carried

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

It was  
2001, No. 14514" pass its second reading.  
RES.R01-2339

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Section 339 Tax Exemption By-law,  
Carried

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

It was  
2001, No. 14514" pass its third reading.  
RES.R01-2340

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Section 339 Tax Exemption By-law,  
Carried

15. "Surrey Stop Up and Close of 156 Street between 38A Avenue and 40 Avenue By-law, 2001, No. 14529"

0023-14529/2350-007/2152-15600 - Council Initiative

A by-law to authorize the closure of 156 Street south of 40 Avenue. This closure was planned for in the Rosemary Heights Central NCP and the road network is now sufficiently established to allow for this closure without negatively impacting area residents.

Approved by Council: October 1, 2001  
Corporate Report Item R201

It was  
156 Street between 38A Avenue and 40 Avenue By-law, 2001, No. 14529" pass its first reading.  
RES.R01-2341

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Stop Up and Close of  
Carried

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

It was  
156 Street between 38A Avenue and 40 Avenue By-law, 2001, No. 14529" pass its second reading.  
RES.R01-2342

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Stop Up and Close of  
Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Stop Up and Close of  
156 Street between 38A Avenue and 40 Avenue By-law, 2001, No. 14529" pass  
its third reading.

RES.R01-2343

Carried

16. "Surrey-Provincial Guildford-Port Kells Services Installation Agreement  
Authorization By-law, 1977, No. 5283, Amendment By-law, 1989, No. 10300,  
Repeal By-law, 2001, No. 14530."

0023-14530/0312-006 - City of Surrey

A by-law to authorize the repeal of "Surrey-Provincial Guildford-Port Kells  
Services Installation Agreement Authorization By-law, 1977, No. 5283,  
Amendment By-law, 1989, No. 10300". This repeal is necessary to allow for the  
elimination of the Section 286 levies in the Fleetwood/Guildford Specified Area  
and the Port Kells Specified Area.

Approved by Council: October 1, 2001  
Corporate Report Item R202

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey-Provincial Guildford-Port  
Kells Services Installation Agreement Authorization By-law, 1977, No. 5283,  
Amendment By-law, 1989, No. 10300, Repeal By-law, 2001, No. 14530" pass its  
first reading.

RES.R01-2344

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey-Provincial Guildford-Port  
Kells Services Installation Agreement Authorization By-law, 1977, No. 5283,  
Amendment By-law, 1989, No. 10300, Repeal By-law, 2001, No. 14530" pass its  
second reading.

RES.R01-2345

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey-Provincial Guildford-Port  
Kells Services Installation Agreement Authorization By-law, 1977, No. 5283,  
Amendment By-law, 1989, No. 10300, Repeal By-law, 2001, No. 14530" pass its  
third reading.

RES.R01-2346 Carried

17. "Surrey Housekeeping Text Amendment By-law, 2001, No. 14531"

0023-13531 - Regulatory By-law Text Amendment

A by-law to fix the incorrect use of the words "therefor" and "therefore" in  
various Surrey by-laws.

Approved by Council: To be approved.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Housekeeping Text  
Amendment By-law, 2001, No. 14531" pass its first reading.

RES.R01-2347 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Housekeeping Text  
Amendment By-law, 2001, No. 14531" pass its second reading.

RES.R01-2348 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Housekeeping Text  
Amendment By-law, 2001, No. 14531" pass its third reading.

RES.R01-2349 Carried

18. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2001, No. 14532"

023-14532 - Regulatory By-law Text Amendment

To amend "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as amended, in Sections 3 and 4 by deleting the words "Schedules 2 through 21" and replacing them with "Schedules 2 through 24". This amendment is necessary to update the schedule references in the by-law.

Approved by Council: To be approved

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2001, No. 14532" pass its first reading.

RES.R01-2350 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2001, No. 14532" pass its second reading.

RES.R01-2351 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2001, No. 14532" pass its third reading.

RES.R01-2352 Carried

#### FINAL ADOPTIONS (Cont'd.)

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14349"

7901-0020-00 - Modhan S. Dhesa, Darshan S. Dhesa, c/o Gerry Blonski

RF (BL 12000) to CD (BL 12000) - 7227 - 128 Street - to permit the development of a "Lube" Centre limited to vehicles less than 5,000 kilograms (11,023 lbs.) G.V.W., plus a residential caretaker unit and a fast food take-out establishment.

Approved by Council: March 12, 2001

- \* This by-law is proceeding in conjunction with By-law No. 14517.

**Note:** A Development Permit (7901-0020-00) on the site is to be considered for Final Approval under Item I.1(a).

- \* Planning & Development advise (reference memorandum dated October 10, 2001 in by-law back-up) that it is in order for Council to pass a resolution amending the Newton Local Area Plan to redesignate the site from Urban Residential to Commercial.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Newton Local Area Plan be  
 amended to redesignate the site from Urban Residential to Commercial.

RES.R01-2353

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2001, No. 14349" be finally adopted, signed by  
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2354

Carried

## I. CLERK'S REPORT

### 1. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0020-00**  
**Modhan S. Dhesa, Darshan S. Dhesa, c/o Gerry Blonski**  
 7227 - 128 Street

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

"That Development Permit No. 7901-0020-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

**Note:** See By-law 14349, H.19 of this agenda.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Permit  
No. 7901-0020-00 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.R01-2355

Carried

## 2. Delegation Requests

- (a) **Ministry of Children & Family Development Local Representatives**  
File: 0065-012; 0864-003

Requesting to appear before Council to give a small presentation  
ceremony to thank foster parents for the contributions they make every  
day to children and to their communities.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Local representatives from the Ministry  
of Children & Family Development be heard as a delegation at  
Council-in-Committee.

RES.R01-2356

Carried

**Note:** See Proclamation, Item E.1(d) of this agenda.

3. **Tourism Industry Association of Canada (TIAC)**  
**2001 National Conference on Tourism - October 21 - 23, 2001**  
File: 0053-001

Council is requested to pass a resolution authorizing Councillor Higginbotham to  
attend the TIAC 2001 National Conference on Tourism, to be held  
October 21 - 23, 2001, and that all expenses be paid in accordance with Council  
policy.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Councillor Higginbotham be  
authorized to attend the TIAC 2001 National Conference on Tourism, to be held  
October 21 - 23, 2001, and that all expenses be paid in accordance with Council  
policy.

RES.R01-2357

Carried

**J. CORRESPONDENCE**

## CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

## ACTION ITEMS

1. Letter received October 4, 2001 from the **Members' Advisory of the Federation of Canadian Municipalities (FCM)**, advising that the Canadian Radio-television and Telecommunications Commission (CRTC) issued Public Notice CRTC 2001-99, which seeks submissions on the general question of what circumstances, if any, would justify an intervention by the CRTC to alter the terms of an existing contract between a carrier and municipality on access to municipal rights-of-way. The FCM is encouraging others municipalities to submit letters of support for FCM submissions and urges municipalities considering their own submissions to coordinate their efforts with them.  
File: 0034-001; 2054-001

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the letter dated October 4, 2001 from  
the Members' Advisory of the Federation of Canadian Municipalities (FCM) be  
received.

RES.R01-2358

Carried

2. Letter dated October 12, 2001 from **Donald Knight** requesting an extension to the deadline for the Counter Petition on the Tax Exemption for the YMCA.

**Note:** The counter petition is on tax exemption only. The counter petition on the contract was completed March 21, 2001.

There is no provision in the *Local Government Act* to allow an extension to the deadline for submissions on a counter petition.

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the letter dated October 12, 2001 from  
Donald Knight requesting an extension to the deadline for the Counter Petition on  
the Tax Exemption for the YMCA be received and the extension not be granted.

RES.R01-2359

Carried**K. NOTICE OF MOTION**



**L. ANY OTHER COMPETENT BUSINESS**

**1. CUPE/Council Liaison Meeting**

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That the letter from CUPE 402 requesting a  
meeting be received.

RES.R01-2360 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Villeneuve  
That the Mayor's office make the  
appropriate arrangements for Council to meet with C.U.P.E.

RES.R01-2361 Carried

**2. Support for Ongoing Provincial Housing Program**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Bose  
That:

Whereas the Province of British Columbia has been recognized throughout  
Canada for decades for its ongoing contribution and commitment to providing  
affordable housing for those most in need, and

Whereas B.C. has faced less of a crisis in dealing with the issue of homelessness  
because of their housing programs than other provinces such as Ontario, Manitoba  
and Alberta, and

Whereas safe and secure housing is proven to be one of the main components of a  
healthy individual and healthy communities, reducing health and criminal justice  
costs.

Therefore be it resolved, that Surrey City Council urge the Provincial Government  
to meet its commitment to previously approved affordable and supportive housing  
projects and remain committed to an ongoing provincial housing program.

RES.R01-2361A Carried

**3. LMMA Community Charter Meeting**

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That all members of Council be authorized  
to attend the LMMA meeting on the Community Charter, and that all expenses be  
paid in accordance with Council Policy.

RES.R01-2362 Carried

**4. By-law No. 14218**

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That By-law 14218, be referred to staff for a  
report back to Council to consider amending Item 11 to delete reference to \$75.00  
per person, and to increasing the sum of \$750.00 to \$1200.00.

RES.R01-2363 Carried

**5. Cycling Conference**

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That Councillor Bose be reimbursed for  
expenses incurred attending the ICBC sponsored Cycling Conference.

RES.R01-2364 Carried

**M. ADJOURNMENT**

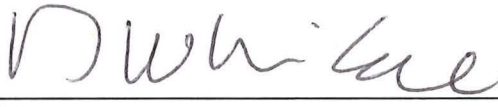
It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Regular Council - Public Hearing  
meeting do now adjourn.

RES.R01-2365 Carried

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

Certified correct:

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

  
\_\_\_\_\_  
Mayor