



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 19, 2001
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Eddington

Staff Present:

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

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - November 5, 2001

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the minutes of the Regular Council –
Land Use meeting held on November 5, 2001, be adopted.

RES.R01-2590

Carried

2. Regular Council - November 5, 2001

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the minutes of the Regular Council
meeting held on November 5, 2001, be adopted.

RES.R01-2591

Carried

B. DELEGATIONS - PRESENTATIONS

1. Garry Geisler, Volunteer ORN Regional Coordinator Operation Red Nose File: 0065-012

Garry, Geisler, Volunteer, Regional Coordinator, Operation Red Nose, and other volunteers, were in attendance to present the Operation Red Nose National Safe

Driving Campaign to be hosted in Langley, Surrey and Delta; to update Council regarding their expansion and progress, and to request Council's support of the campaign in the City of Surrey.

Operation Red Nose Volunteers distributed a package of information to Council.

A volunteer of Operation Red Nose advised that operation Red Nose would be hosted this year by the Langley Gymnastics Foundation in partnership with the Surrey Gymnastics Society, and is a program that has operated in Canada for 16 years. Operation Red Nose has received national recognition, has recently gone international, and operates in December by offering a volunteer driving service to those who have had too much to drink. She noted that Operation Red Nose also educates and informs the public of the dangers of drinking and driving.

The volunteer advised that this year the program will operate in Langley Township, including Aldergrove, Langley City, Delta, and throughout the communities of Surrey.

The volunteer advised that the campaign has three local partners:

- The RCMP, and Delta police who ensure security.
- ICBC to cover liability and provide funding.
- Media partners such as the Langley Times and Surrey Leader.

The volunteer concluded by encouraging members of the public to become involved, and advised that volunteers have said participating in Operation Red Nose is a very enjoyable way to volunteer.

2. Announcement – Appointment of Director of Finance, Technology & Human Resources

The Mayor advised that it was his pleasure to announce that Vivienne Wilke had been appointed to the position of Manager, Finance, Technology and Human Resources, following a cross Canada search, and extended his congratulations to Ms. Wilke.

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14383

Rezoning Application: 7900-0276-00

ADDRESS	CIVIC/LEGAL
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Portion of 8469 - 132 Street/PID: 011-295-759, S ½,
Lot "A", Sec. 29, Tp. 2, NWD Plan 7819

APPLICANT: Paramjit & Paramjeet Bains
c/o Kal Chahal
11675 - 83A Avenue
Delta, B.C. V4G 2J9

PROPOSAL: To rezone the **easterly** portion of the property from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 5, Section 5(a) over the **entire** property at 8469 - 132 Street as follows:

- (a) To relax the requirement for paving the parking area with asphalt, concrete or similar pavement to allow gravel paving.

The purpose of this development is to permit the development of a truck parking facility.

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.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14534**

Rezoning Application: 7901-0212-00

ADDRESS: **CIVIC/LEGAL**
5855 - 136 Street/PID: 009-286-471, Lot 2, Sec. 8, Tp. 2,
NWD Plan 10277
5871 - 136 Street/PID: 009-286-489, Lot 3, Sec. 8, Tp. 2,
NWD Plan 10277

APPLICANT: M.S., J.S. & P.K. Kaler and T.K., K. & A.K. Sharma
c/o Gagan Custom Homes (Harchet Kaler)
12248 - 58A Avenue
Surrey, B.C. V3X 3L8

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 the development of a 10-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.

Suhk Dhaliwal was present to comment on the proposed rezoning, and advised that they are asking that lot number 7 and lot number 9 be allowed to be basement entry homes.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14547**

Rezoning Application: 7901-0263-00

ADDRESS: CIVIC/LEGAL
5755 - 136 Street/PID: 007-978-481, Lot 63, Sec. 8, Tp. 2,
NWD Plan 38241

APPLICANT: Sarbjit & Surjit Takhar
c/o Manjinder Khandal
121 - 13140 - 80 Avenue
Surrey, B.C. V3W 3B2

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)".

The purpose of the rezoning is to permit the development of a 2 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. 14551**

Rezoning Application: 7901-0253-00

ADDRESS: CIVIC/LEGAL
7234 - 132 Street/PID: 009-736-204, S ½ Lot 5, Sec. 20,
Tp. 2, NWD Plan 12739

APPLICANT: Edward Madsen
c/o Andy Aadmi
2450 E. 51 Avenue
Vancouver, B.C. V5S 1P6

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Light Impact Industrial Zone (IL)".

The purpose of the rezoning is to permit the development of a drive-thru oil change facility and car detailing operation.

DEVELOPMENT VARIANCE PERMIT

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

- (a) To relax the minimum side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

To vary "Surrey Sign By-law, 1999, By-law, No. 13656", Part 5, Section 27, Subsection 2(a), as follows:

- (a) To relax the sign By-law to allow (1) fascia sign on the east face and (1) fascia sign on the south face of the proposed oil change building and (1) fascia sign on the south face and two (2) fascia signs on the west face of the proposed car detailing building.

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.

5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14544

Rezoning Application: 7901-0199-00

ADDRESS: **CIVIC/LEGAL**
18915 - 64 Avenue/PID: 017-215-978, Lot A, Sec. 16,
Tp. 8, NWD Plan NWP88387
18937 - 64 Avenue/PID: 017-215-986, Lot B,
Sec. 16, Tp. 8, NWD Plan NWP88387

APPLICANT: City of Surrey
c/o Clarence Arychuk

300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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 eighteen (18) single family lots and a remainder lot for Fire Hall No. 15.

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.

**6. Surrey Official Community Plan By-law, 1996,
No. 12900, No. 54 Amendment By-law, 2001, No. 14542**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14543**

Rezoning Application: 7901-0112-00

ADDRESS: **CIVIC/LEGAL**
18998 - 54 Avenue/PID: 012-203-254, Parcel "A"
(Ex. Plan 42962), Lot 4, Sec. 4, Tp. 8, NWD Plan 1461

APPLICANT: Vladimir & Marian and William & Gwendolyn Ferancik
c/o Coastland Engineering & Surveying Ltd.
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

PROPOSAL: **BYLAW 14542**
To authorize the redesignation of the property from Suburban (SUB) to Industrial (IND).

BYLAW 14543
To rezone the property from "General Agriculture Zone (A-1)" to "Light Impact Industrial Zone (IL)".

The purpose of this development is to facilitate future industrial development.

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.

Lori Emmanuel, 18912 – 54 Avenue was present to comment on the proposed rezoning, and stated that they have opposed this property becoming industrial for the past 10 years. She stated that the maps clearly show that there was a creek on the property that seems to have disappeared, and questioned the designation of a drainage ditch on her property. Ms. Emmanuel stated that if the creek has been filled in on the industrial property, then it should also be filled in on her property.

Ms. Emmanuel concluded by commenting on development requirements, and asked why the creek was not identified on the property.

Robert Emmanuel, 18912 – 54 Avenue was present to comment on the proposed rezoning, and stated that he is proud to say he is from Surrey and has raised 2 children in the area. Mr. Emmanuel continued that they purchased their property in 1986 and felt that they would not be affected by anything other than residential development.

Mr. Emmanuel noted that the subject property was designated for industrial development about 12 years ago and residents were assured that there would be many requirements placed on developers prior to development being allowed.

Mr. Emmanuel continued by commenting on a cement plant that operates in the area and which was not subject to development permits. He noted that that many buildings have been erected on the site, without servicing improvements being made, such as road, sewer or water.

He stated that he is opposed to the proposed industrial development as many promises have been made in the area and he feels that many promises have also been broken.

Lorie Dauphinais 19041 – 54 Avenue was present to comment on the proposed rezoning, and stated that the cement plant has erected many buildings and that there is a concern with parking in the area, and renting out of the buildings to contractors. She stated that there are many drug and recovery houses in the area, and that she strongly opposes the proposed development.

Greg Sewell, Coastland Surveying & Engineering Ltd., was present to comment on the proposed rezoning, and stated that he represents the developers.

Mr. Sewell noted that they have been working with the neighbourhood to come up with an acceptable plan. He continued that the interface between the industrial and residential would be provided by the development with buffering along the western boundary.

Mr. Sewell commented that the proposed trunk sewer is required to follow a certain contour, and the City has been negotiating with a number of the property owners for a right of way for sanitary sewer purposes.

It was Moved by Councillor Watts
Seconded by Councillor Steele
That the submission from Ms. Dauphinais
be received.
RES.R01-2592 Carried

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14533**

Rezoning Application: 7901-0168-00

ADDRESS: CIVIC/LEGAL
13674 Grosvenor Road/PID: 025-107-771, Lot A, Sec. 14,
B5N, R2W, NWD Plan LMP50902

APPLICANT: City of Surrey
c/o Sieg Toews
2643 Hardy Crescent
North Vancouver, B.C. V7H 1K3

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

The purpose of the rezoning is to permit the establishment
of an assembly hall in the existing building on the site for
the Philippine Community Centre Society.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14533**

INTENT:

This Comprehensive Development Zone is intended for a regional scale *assembly hall*.

PERMITTED USES:

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

1. *Assembly hall.*
2. *Child care centre.*
3. *Community services.*
4. *Eating establishments excluding drive-through restaurants.*

5. Office uses excluding *social escort services* and *methadone clinics*.
6. Indoor *recreational facilities*.
7. *Accessory uses*, limited to one (1) or two (2) *dwelling units* for the accommodation of officials, managers or caretakers of the *principal use* provided that the residential use is limited in area to 400 square metres [4,300 sq. ft.] either accommodated in one separate *building* or within the *principal building*.

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.

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

Rezoning Application: 7900-0307-00

ADDRESS: CIVIC/LEGAL
Portion of 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
Portion of 16916 Fraser Highway (also shown as 16922
Fraser Highway)/PID: 007-538-731, Westerly ½ Lot 8,
 Sec. 19, Tp. 8, NWD Plan 5364
Portion of 16934 Fraser Highway/PID 001-515-560, The
 Easterly ½ of Lot 8, Sec. 19, Tp.8, NWD Plan 5364

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

PROPOSAL: To rezone the property and portions of the properties from
 "One-Acre Residential Zone (RA)" to "Single Family
 Residential (12) Zone (RF-12)".

A public hearing on Bylaw 14464B was held on
 July 23, 2001. This additional public hearing is required as
 the application is being amended to RF-12 zoning, rather
 than "Comprehensive Development Zone (CD)".

The purpose of the rezoning remains at approximately 46 single family lots but the RF-12 Zone will allow a higher floor area ratio and coverage, which may result in larger homes than the previous application.

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.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14535**

Rezoning Application: 7901-0158-00

ADDRESS: CIVIC/LEGAL
8897 - 156 Street/PID: 006-290-264, Lot 31, Sec. 35,
Tp. 2, NWD Plan 29091
8909 - 156 Street/PID 008-620-008, Lot 37, Sec. 35, Tp. 2,
NWD Plan 39634

APPLICANT: Joao P. & Maria J. Araujo and Catafil Development
Corporation
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to permit subdivision into approximately 20 small single-family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14535**

INTENT:

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

PERMITTED USES:

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.

The Mayor advised that Ms. Schrottner had indicated in writing her opposition to the proposed rezoning.

Councillor Tymoschuk left the meeting at 8:14 p.m.

Peter Schrottner, 15517 - 89A Avenue, was present to comment on the proposed rezoning, and stated that he is concerned with the proposed road layout of 155A Street, and the impact of traffic on the area. He also noted that he is concerned with whether the residences will have basements, as they could eventually be turned into basement suites.

Cameron Bow 15543 - 89A Avenue was present to comment on the proposed rezoning, and stated that he is concerned with traffic impact from 155A. He stated that 155A should also be made a cul-de-sac to avoid additional traffic on 89A Avenue.

Kurt Findeisen, 8904 - 156 Street was present to comment on the proposed rezoning, and stated that he is opposed to the road going through at 89A and is concerned with the traffic that will be generated in the area. He also stated that sidewalk and other improvements should also be made along 156 Street, and expressed concern with tree retention and replacement. He concluded by asking about building height.

Councillor Tymoschuk returned to the meeting at 8:16 p.m.

Darrell Reite, 15583 - 89A Avenue was present to comment on the proposed rezoning, and stated that the developer has done considerable work to meet the wishes of the residents. He stated that a previous bylaw provided for construction of 155A Street, and he would prefer that it did not proceed, which would alleviate traffic concerns in the area.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14545**

Rezoning Application: 7901-0200-00

ADDRESS: CIVIC/LEGAL
8230 - 168 Street (also shown as 8208 168 Street)/
PID: 005-298-296, Lot 26, Except Parts Subdivided by
Plan LMP48365, Sec. 30, Tp. 8, NWD, Plan 54766

APPLICANT: City of Surrey
c/o United Realty (Sunny Shoker)
106 - 7565 - 132 Street

Surrey, B.C. V3W 1K5

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

The purpose of the rezoning is to permit the development of 18 single family residential lots.

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

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

11. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13558, Amendment By-law, 2001, No. 14546

Rezoning Application: 7901-0230-00

ADDRESS: **CIVIC/LEGAL**
8620 - 167 Street/PID: 024-532-371, Lot 2, Sec. 25, Tp. 2, NWD Plan LMP42255
8638 - 167 Street/PID:024-532-380, Lot 3, Sec. 25, Tp. 2, NWD Plan LMP42255
16711 - 86A Avenue/PID: 024-532-525, Lot 17, Sec. 25, Tp. 2, NWD Plan LMP42255
8676 - 167 Street/PID: 024-532-533, Lot 18, Sec. 25, Tp. 2, NWD Plan LMP42255
8690 - 167 Street/PID: 024-532-541, Lot 19, Sec. 25, Tp. 2, NWD Plan LMP42255
8708 - 167 Street/PID: 024-532-550, Lot 20, Sec. 25, Tp. 2, NWD Plan LMP42255
8718 - 167 Street/PID: 024-532-568, Lot 21, Sec. 25, Tp. 2, NWD Plan LMP42255

APPLICANT: Twin City Developments Inc., Eugene & Dana Walter, Shuk Hing Woo, Sandeep Gill, Sidney & Cheryl Thompson, Jan & Juanita Petersen and Arturo & Victoria Santos
c/o Dana Walter
204 - 16071 - 82 Avenue
Surrey, B.C. V3S 2L6

PROPOSAL: To amend "Comprehensive Development Zone (CD)" By-law 13558 to increase the maximum permitted floor area ratio from 0.30 to 0.34 for a portion of a Suburban single family 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.

**12. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2001, No. 14541**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended as follows:

Part 5 - Off-Street Parking and Loading/Unloading is amended in Table C.6, under Care Facility by inserting a new parking standard; and

Part 47 - Business Park Zone is amended by deleting Section D.1 and inserting new Section D.1.

These housekeeping amendments are required to insert a parking standard for care facilities that was omitted from By-law 14120 (adopted on October 16, 2000). This omission has created a conflict between the correct parking standard for care facilities in Table C.4 (Institutional Uses) and the parking standard for Care Facilities documented in Table C.6 (Residential Uses); and to correct a typographical error in Section D. Density of the Business Park Zone. Amendments to the bonus density provisions were adopted by By-law 13155 on February 9, 1998, and this Section is now inconsistent with the same density provision in other Commercial and Industrial Zones that were subject to the amendment By-law.

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

There were no persons present who objected to the proposed text amendment.

**13. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2001, No. 14549**

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

PROPOSAL: Surrey Zoning By-law, 1993, No. 12000, as amended is hereby further amended as follows:

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3 Zones, Part 4 General Provisions and Part 52 Comprehensive Development Zone are amended to include new RF-12 Single Family Residential (12) Zone. Part 4 General Provisions is amended in Sections E.15 and F.1. New Part 17A Single Family Residential (12) Zone is inserted.

These amendments are generally consistent with compact housing trends in other lower mainland municipalities and the RF-12 zone will accommodate the majority of small lot developments.

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

There were no persons present who objected to the proposed text amendment.

C. COMMITTEE REPORTS

1. Audit Committee - October 23, 2001

(a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Audit Committee meeting held on October 23, 2001, be received.
RES.R01-2593 Carried

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

TERM OF AUDITORS: KPMG 1997 to 2001 Financial Statements) - Vivienne Wilke

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Audit Committee recommend to Council that KPMG LLP, Chartered Accountants, be appointed as the City of Surrey's external Auditors for the fiscal years ending December 31, 2002, 2003 and 2004.
RES.R01-2594 Carried

2. Agricultural Advisory Committee - November 2, 2001

(a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Agricultural
Advisory Committee meeting held on November 2, 2001, be received.
RES.R01-2595 Carried

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

Business in Vancouver News Article

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Agricultural Advisory Committee
recommends that Council forward correspondence to BC Hot House
Foods Inc., indicating support for greenhouse vegetable growers, and
further that copies be forwarded to local Members of Parliament, and the
Provincial Minister responsible for Agriculture Food, and Fisheries.
RES.R01-2596 Carried

Panorama Parks Lands Steering Committee

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Agricultural Advisory Committee
recommends that Council forward correspondence to the Minister of
Deregulation and the Minister of Land, Air and Water Protection
expressing concerns regarding the afore-mentioned difficulties.
RES.R01-2597 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Agricultural Advisory Committee
recommends to Council that Parks, Recreation and Culture staff forward
correspondence to the Panorama Park Lands Steering Committee
expressing concerns and regarding breaching of the dykes.
RES.R01-2598 Carried

3. Finance Committee - November 6, 2001

(a) It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the minutes of the Finance Committee
 meeting held on November 6, 2001, be received.
 RES.R01-2599 Carried with Councillor Bose against

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

Item No. F005 2002 - 2006 Five-Year Financial Plan
 File: 0304-2002

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the Operating Budget for 2002, be approved.
 RES.R01-2600 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the Capital Budget and Capital Projects Budget for 2002, be
 approved.
 RES.R01-2601 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the following 2002 Water Utility Rates be approved:

Single Family	\$217.00
Apartment/Town House	200.00
Secondary Suite	153.50
Metered Rate (per cu. Meter)	0.40
Basic Charge - Metered	60.00

RES.R01-2602 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the following 2002 Sewer/Drainage Utility Rates be
 approved:

Single Family	\$333.00
Strata Multi-Family	280.00
Non Strata Multi-Family	240.00
Secondary Suite	180.00
Metered Rate (per cu. Meter)	0.50

RES.R01-2603 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the following 2002 Solid Waste Rates be approved:

Single Family	\$177.00
Secondary Suite	88.50

RES.R01-2604 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the Five-Year Operating Revenue and Expenditure budget be
 approved.

RES.R01-2605 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the Five-Year Capital Budget be approved.

RES.R01-2606 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the Five-Year Financial Plan for the Water Utility be
 approved.

RES.R01-2607 Carried with Councillor Bose against

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Finance Committee recommend to
 Council that the Five-Year Financial Plan for the Sewer/Drainage Utility
 be approved.
 RES.R01-2608 Carried with Councillor Bose against

4. Business Development Committee - November 8, 2001

(a) It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the minutes of the Business
 Development Committee meeting held on November 8, 2001, be received.
 RES.R01-2609 Carried

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

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That the Business Development Committee
 recommend to Council that the issues identified in the City Manager's
 information memorandum of November 8, 2001 be submitted to the
 Provincial Red Tape Committee.
 RES.R01-2610 Carried

5. Special Agricultural Advisory Committee - November 13, 2001

(a) It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That the minutes of the Special Agricultural
 Advisory Committee meeting held on November 13, 2001, be received.
 RES.R01-2611 Carried

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

SALE OF LANDS TO DUCKS UNLIMITED

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Agricultural Advisory Committee
 recommends to Council that correspondence be forwarded to the BC
 Assets and Land Corporation stating that in the interests of farming, the
 lands located at Mud Bay south of Highway 99, and north of the
 Serpentine River be disposed of in one of the following ways in order of
 preference:

1. Offered for sale to an established local farmer;
2. Offered for sale to an established local farmer with an mutually agreeable covenant with Pacific Estuary Conservation Program (PECP);
3. The lands be transferred by the Province to the City of Surrey on a contract basis with a view to the City developing a partnering agreement with local farmers for them to farm the lands and that the agreement regarding the transfer of the lands to the City be developed to the mutual satisfaction of the City and Province, including appropriate reimbursement to the City and the Province from the proceeds of the leases(s); and
4. Offered for long-term lease to an established local farmer.

RES.R01-2612

Carried

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) **WHITE RIBBON DAYS**

November 25 - December 6, 2001

WHEREAS the majority of women and men in our community are deeply concerned about the pressing problem of violence against women; and

WHEREAS the White Ribbon Campaign believes that most men want to make a positive contribution to ending this violence;

WHEREAS our city wants to take tangible steps to raise awareness, along with other municipalities across the country;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of November 25 - December 6, 2001 as "WHITE RIBBON DAYS" in the City of Surrey.

Doug W. McCallum
Mayor

(b) NATIONAL HOUSING STRATEGY DAY

November 22, 2001

WHEREAS Surrey City Council, the Federation of Canadian Municipalities and other organizations across the nation have recognized that homelessness is a National Disaster and called on the Federal government to develop and implement a national housing strategy; and

WHEREAS the Federation of Canadian Municipalities is advocating for a National Housing Strategy, and as an influential member of the Federation of Canadian Municipalities, the City of Surrey endorses and supports a National Housing Strategy; and

WHEREAS communities across Canada are in the midst of an affordable housing crisis, and it is important for all levels of government, organizations and communities to work together to provide adequate and affordable housing and make a real difference in the lives of many children, women and men who require shelter;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare November 22, 2001 as "NATIONAL HOUSING STRATEGY DAY" in the City of Surrey, and urge all levels of government and community organizations to work in partnership to implement a fully-funded National Housing Strategy for all of Canada.

Doug W. McCallum
Mayor

2. Food Bank Kitchen - Opening

Mayor McCallum reported that he had attended the opening of the new kitchen at the Food Bank, and stated that it is exceptional and has been well received by the community.

F. COUNCILLORS' REPORTS

1. BC Festival of the Arts - Opening

Councillor Steele reported that she assisted in opening the office of the B.C. Festival of the Arts, which was very well received. Councillor Steele encouraged members of the public to participate in the Festival and commented that there are many volunteer opportunities.

2. BC Festival of the Arts - Opening

Councillor Villeneuve reported that she attended the opening of the B.C. Festival of the arts office, and that it was an excellent event, and that the Festival will highlight the work of many local artists.

3. Council/C.U.P.E. Liaison

Councillor Villeneuve reported that Council had met with CUPE last week, and that it was nice to be able to develop a partnership with City staff, who do excellent work in the community.

4. Greater Vancouver Housing Association

Councillor Villeneuve reported that as Co-Chair of the Greater Vancouver Housing Association, she had assisted in opening a housing facility at 10th and Watson in the City of Vancouver which is a housing complex for urban singles, and which is managed by the Urban Aboriginal Society.

Councillor Villeneuve reported that she met with Peter Goldring, MP from Edmonton, and Surrey MP Chuck Cadman, concerning assisted housing in the City of Surrey and the Greater Vancouver Regional District.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of November 19, 2001, were considered and dealt with as follows:

Item No. R229 Fleetwood Town Centre OCP Amendment
File: 2350-013

The General Manager, Planning & Development submitted a report to seek Council's authority to proceed with an OCP redesignation for a property in Fleetwood, to ensure consistency between the OCP and the Fleetwood Town Centre Land Use Plan.

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

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

1. Approve the proposed amendment to Official Community Plan By-law No. 12900 to change the land use designation for the west portion of

Before the motion was called:-

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the motion be amended by adding "8.
That a new public hearing be held following completion of the South Westminster
Neighbourhood Concept Plan".

RES.R01-2614 Carried

The question was called on the motion as amended, and it was:-

RES.R01-2615 Carried

Note: See By-laws 14527 & 14528, Item H.17 and H.18 of this agenda.

Item No. R231 Proposed Rezoning for 32-Small Lot Development:
12192 and 12218 - 92 Avenue near Kennedy Park -
Rezoning By-law No. 14523
File: 7901-0137-00; 2300-14523

The General Manager, Planning & Development submitted a report concerning the proposed rezoning for 32 small lot development.

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

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

1. Receive this report as information;
2. Consider Third Reading of Rezoning By-law No. 14523 to rezone the site at 12192 and 12218 - 92 Avenue from RF to CD to accommodate a 32-lot subdivision based on the plan presented at the October 15, 2001 Public Hearing; and
3. Authorize staff to forward a copy of this report and Council's resolution to the community representatives.

Before the motion was put:-

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the layout of the development be in
accordance with Appendix 5, which is the revised plan on Page 14 of Corporate
Report R231.

RES.R01-2616 Carried with Councillor Bose & Villeneuve
against

The question was called on the motion, as amended, and it was:-

RES.R01-2617 Carried with Councillor Bose & Villeneuve
against

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14383"

7900-0276-00 - Paramjit and Paramjeet Bains, c/o Kal Chahal

RA (BL 12000) to IL (BL 12000) - Portion of 8469 - 132 Street - to
rezone the easterly portion of the property to "Light Impact Industrial
Zone (IL)" to permit the development of a truck parking facility.

Approved by Council: May 7, 2001

Note: A Development Variance Permit (7900-0276-00) on the site is to be
considered for Final Approval under Clerk's Report Item I.1(a) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14383" pass its third reading.

RES.R01-2618 Carried with Councillor Bose against.

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14534"

7901-0212-00 - Tejinder, Kanchan, and Aman Sharma; Malkiat, Jagit, and
Parminder Kaler, c/o Mr. Harchet Kaler, Gagan Custom Homes

RA (BL 12000) to RF (BL 12000) - 5855 & 5871 - 136 Street - to permit
the development of a 10-lot single-family residential subdivision.

Approved by Council: October 15, 2001

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14544"

7901-0199-00 - City of Surrey, c/o Clarence Arychuk

RA (BL 12000) to RF (BL 12000) - 18915 and 18937 - 64 Avenue - to permit subdivision into approximately 18 single family lots and a remainder lot for Fire Hall No. 15.

Approved by Council: November 5, 2001

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14544" pass its third reading.
Carried

RES.R01-2622

- 6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 54 Amendment By-law, 2001, No. 14542"

7901-0112-00 Vladimer and Marian Ferancik, and William and Gwendolyn Ferancik, c/o Coastland Engineering & Surveying Ltd.

To authorize the redesignation of the property located at 18998 - 54 Avenue from Suburban (SUB) to Industrial (IND).

Approved by Council: November 5, 2001

This by-law in proceeding in conjunction with By-law 14543.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 54 Amendment By-law, 2001, No. 14542" pass its
 third reading.

R01-2623

Carried with Councillors Bose and Villeneuve against.

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14543"

7901-0112-00 - Vladimer and Marian Ferancik, and William and Gwendolyn Ferancik, c/o Coastland Engineering & Surveying Ltd.

A-1 (BL 12000) to IL (BL 12000) - 18998 - 54 Avenue - to facilitate future industrial development.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14464B" pass its third reading.
RES.R01-2626 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14535"
7901-0158-00 - Joao and Maria Araujo, Catafil Development Corporation,
c/o Mr. Mike Helle, Coastland Engineering & Surveying Ltd.

RF (BL 12000) to CD (BL 12000) - 8897 and 8909 - 156 Street - to permit
subdivision into approximately 20 small single-family lots.

Approved by Council: October 15, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14535" pass its third reading.
RES.R01-2627 Carried

Council requested that staff review the requirement for 155A Street.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14545"
7901-0200-00 - City of Surrey, c/o Sunny Shoker - United Realty

A-1 (BL 12000) to RF (BL 12000) - 8230 - 168 Street - to permit the
development of 18 single family residential lots.

Approved by Council: November 5, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14545" pass its third reading.
RES.R01-2628 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13558,
Amendment By-law, 2001, No. 14546"

7901-0230-00 - Twin City Developments Inc., Eugene and Dana Walter,
Arturo and Victoria Santos, Shuk Hing Woo, Sandeep Gill,
Sidney and Cheryl Thompson, Jan and Juanita Petersen,
c/o Dana Walter

To amend "Comprehensive Development Zone (CD)" By-law 13558 to increase the maximum permitted floor area ratio on properties located at 8620, 8638, 8676, 8690, 8708, 8718 - 167 Street; 16711 - 86A Avenue from 0.30 to 0.34 for a portion of a Suburban single family subdivision.

Approved by Council: November 5, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13558, Amendment By-law, 2001,
No. 14546" pass its third reading.

RES.R01-2629

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1998, No. 13558, Amendment By-law, 2001,
No. 14546" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R01-2630

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001,
No. 14541"

0023-14541/5591-055/2350-001 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended as follows:

Part 5 - Off-Street Parking and Loading/Unloading is amended in Table C.6, under Care Facility by inserting a new parking standard; and

Part 47 - Business Park Zone is amended by replacing Section D.1.

These housekeeping amendments are required to insert a parking standard for care facilities that was omitted from By-law 14120 (adopted on October 16, 2000). This omission has created a conflict between the correct parking standard for care facilities in Table C.4 (Institutional Uses) and the parking standard for Care Facilities documented in Table C.6 (Residential Uses); and to correct a typographical error in Section D. Density of the Business Park Zone. Amendments to the bonus density provisions were adopted by By-law 13155 on February 9, 1998, and this Section is now inconsistent with the same density provision in other Commercial and Industrial Zones that were subject to the amendment By-law.

Approved by Council: November 5, 2001

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2001, No. 14541" pass its third reading.
 RES.R01-2631 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2001, No. 14541" be finally adopted,
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-2632 Carried

13. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001,
 No. 14549"

0023-14549/0665-002 - Council Initiated Text Amendment

Surrey Zoning By-law, 1993, No. 12000, as amended is hereby further amended
 as follows:

The index, Part 1 Definitions is amended in Density-Floor Area Ratio, Part 3
 Zones, Part 4 General Provisions and Part 52 Comprehensive Development Zone
 are amended to include new RF-12 Single Family Residential (12) Zone. Part 4
 General Provisions is amended in Sections E.15 and F.1. New Part 17A Single
 Family Residential (12) Zone is inserted.

These amendments are generally consistent with compact housing trends in other
 lower mainland municipalities and the RF-12 zone will accommodate the majority
 of small lot developments.

Approved by Council: November 5, 2001

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2001, No. 14549" pass its third reading.
 RES.R01-2633 Carried

FINAL ADOPTIONS

14. "Surrey Fee Setting By-law, 1993, No. 11738, Amendment By-law, 2001,
 No. 14550"

0023-14550/2156-001 - Regulatory By-law Text Amendment

"Surrey Fee Setting By-law, 1993, No. 11738" as amended, is hereby further amended by renumbering section 6 as section 7, and inserting new Section 6. as follows: "6. Pursuant to Section 15.1 of the "Liquor Control and Licensing Act" there is hereby levied an application fee of \$150 for all Designated Food Area Applications.

The purpose of this amendment is to introduce an application fee of \$150 which is adequate to cover the costs of the City's review process for Designated Food Area Applications.

Approved by Council: November 5, 2001
Corporate Report Item R228

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Fee Setting By-law, 1993,
No. 11738, Amendment By-law, 2001, No. 14550" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2634

Carried

INTRODUCTIONS

15. "Local Improvement Cost Sharing By-law, 1970, No. 3250, Amendment By-law, 2001, No. 14552"

0023-14552/0023-3250 - Regulatory By-law Text Amendment

"Local Improvement Cost Sharing By-law, 1970, No. 3250" as amended, is hereby further amended as follows:

- (a) The preamble, and Sections 2(a), 3(a), 4(a), 5A(1), 6(1) and (2), 7 (1), 8(1) and (2), 9 (1), 9A(1) and 11 are updated to reflect the *Local Government Act*; and
- (b) Section 5. Installation of Water or Sewer Mains is replaced.

These amendments are necessary to update the Cost-Sharing By-law with some housekeeping amendments including changes to legislation, as well as changes to reflect a more consistent and equitable municipal contribution.

Approved by Council: October 22, 2001
Corporate Report Item R220

- * Planning & Development is advised that Corporate Report R220 that was approved by Council on October 22, 2001, requested that By-law 3250 be updated to reflect changes to legislation which provides the authority for the Cost-Sharing by-law. We have included these amendments in the amending by-law.

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That "Local Improvement Cost Sharing
 By-law, 1970, No. 3250, Amendment By-law, 2001, No. 14552" pass its first
 reading.

RES.R01-2635

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Local Improvement Cost Sharing
 By-law, 1970, No. 3250, Amendment By-law, 2001, No. 14552" pass its second
 reading.

RES.R01-2636

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Local Improvement Cost Sharing
 By-law, 1970, No. 3250, Amendment By-law, 2001, No. 14552" pass its third
 reading.

RES.R01-2637

Carried

16. "Portion of 156 Street at 40 Avenue Road Exchange By-law, 2001, No. 14553"

0023-14553/1505-15600/4899-414/E-00-210 -Kenneth and Michael Nootebos

To authorize the closure of 0.368 hectares of unopened 156 Street at 40 Avenue and its exchange for 341 square metres of 15649 - 40 Avenue. This exchange will allow the applicant to increase their farm area and construct a new barn, and will allow the City to obtain land for a future widening of 40 Avenue and statutory rights-of-way for dyking along the Nicomekl River.

Compensation: \$16,840.00 (payable to the City)

Approved by Council: July 23, 2001
 Corporate Report Item R171

Note: Council is advised that the area of road to be closed, as approved under Corporate Report Item No. R171, was based on a preliminary survey. The actual surveyed area of the road to be closed is 0.368 hectares.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Portion of 156 Street at 40 Avenue
 Road Exchange By-law, 2001, No. 14553" pass its first reading.
 RES.R01-2638 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Portion of 156 Street at 40 Avenue
 Road Exchange By-law, 2001, No. 14553" pass its second reading.
 RES.R01-2639 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Portion of 156 Street at 40 Avenue
 Road Exchange By-law, 2001, No. 14553" pass its third reading.
 RES.R01-2640 Carried

MISCELLANEOUS

17. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14527"

0023-14527/5591-049 - Council Initiated Text Amendment

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

Part 48 is amended in Section A. Intent;

Part 50 is amended in Sections A. Intent, B. Permitted Uses, D. Density, H. Off-Street Parking and Loading/Unloading, I. Landscaping, J. Special Regulations; and

All references to "Salvage Industrial Zone (IS)" be replaced with "Selected Business Industry Zone (ISB)".

These amendments are necessary to incorporate the recommendations of the Business Development Committee. The amendments will result in the Salvage Industrial Zone (IS) being renamed the "Selected Business Industry Zone (ISB)" and will include a new set of regulations related to the new ISB Zone.

Approved by Council: October 1, 2001
 Corporate Report Item R213

This by-law in proceeding in conjunction with By-law 14528.

* At the October 22, 2001 Public Hearing Meeting, Council passed the following resolution:

"That Council defer consideration of third reading of By-law 14527 and 14528, and direct staff to report on issues raised at the Public Hearing and direct staff to undertake appropriate consultation so that the issues can be addressed."

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2001, No. 14527" be deferred pending
completion of the South Westminster Neighbourhood Concept Plan.

RES.R01-2641

Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14528"

0023-14528/5591-049 - Council Initiative

IL (BL 12000) to ISB (BL 12000) - 10170, 10198, 10252, and 10299
Grace Road; 10175 and 10205 - 120 Street; 10607 Span Road;
10948 Speen Road; 10986 Spruce Road; 12123, 12163, 12202 and
12203/12217 Old Yale Road; 10920 Fir Road; and 10905 Scott Road - to
restrict the possibility of large-scale outdoor storage uses on these sites
and to reserve the sites for high quality development.

Approved by Council: October 1, 2001
Corporate Report Item R213

This by-law in proceeding in conjunction with By-law 14527.

* At the October 22, 2001 Public Hearing Meeting, Council passed the following resolution:

"That Council defer consideration of third reading of By-law 14527 and 14528, and direct staff to report on issues raised at the Public Hearing and direct staff to undertake appropriate consultation so that the issues can be addressed."

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14528" be deferred pending
completion of the South Westminster Neighbourhood Concept Plan.

RES.R01-2642

Carried

THIRD READING

19. "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

- * At the October 15, 2001 Regular Council Public Hearing Meeting, Council passed the following resolution:

"That the application be referred back to staff for further discussion with the applicant, staff, and community, and report back to Council".

Note: This By-law will be in order for consideration of Third Reading, should Council approve the recommendations of Corporate Report Item No. R231 of this Agenda.

Councillor Hunt noted earlier in the meeting under Corporate Report R231, Council approved the layout shown on Appendix V, Page 14 of the report.

It was

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2001, No. 14523" pass its third reading.

RES.R01-2643

Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7900-0276-00**
Paramjit & Paramjeet Bains
c/o Kal Chahal
8469 - 132 Street

To relax the requirement for paving the parking area with asphalt, concrete or similar pavement to allow gravel paving.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7900-0276-00 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.R01-2644

Carried

Note: See By-law 14383, Item H.1 of this agenda.

- (b) **Development Variance Permit No. 7901-0253-00**
Edward Madsen
c/o Andy Aadmi
 7234 - 132 Street

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

- (a) To relax the minimum side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

To vary "Surrey Sign By-law, 1999, By-law, No. 13656", Part 5, Section 27, Subsection 2(a), as follows:

- (a) To relax the sign By-law to allow (1) fascia sign on the east face and (1) fascia sign on the south face of the proposed oil change building and (1) fascia sign on the south face and two (2) fascia signs on the west face of the proposed car detailing building.

To permit the development of a drive-thru oil change facility and car detailing operation

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7901-0253-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R01-2645

Carried

Note: See By-law 14551, Item H.4 of this agenda.

- (c) **Development Variance Permit No. 7901-0268-00**
Westpen Properties Ltd./ TDL Group Ltd. (Harry Shnider)
 Portion of 12101 - 72 Avenue (Known as 12169 - 72 Ave.)

To increase the number of signs from two to four which would allow two additional fascia signs to be located on the north-facing and west-facing walls of the new Tim Hortons Restaurant located at the southeast edge of the Strawberry Hill Shopping Centre.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
 No. 7901-0268-00 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.R01-2646

Carried

2. Tag Days

- (a) **BC Teen Challenge**
 File: 0861-001; 4600-014

Requesting permission to canvass the City of Surrey once a year to allow BC Teen Challenge to continue to help drug addicts and alcoholics throughout Vancouver, the Lower Mainland, and the Fraser Valley.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That BC Teen Challenge be granted
 permission to canvass the City of Surrey once a year to continue to help drug addicts and alcoholics throughout Vancouver, the Lower Mainland, and the Fraser Valley.

RES.R01-2647

Carried

- (b) **Heart & Stroke Foundation of BC & Yukon**
 File: 0861-001

Requesting permission to canvass door to door in the City of Surrey between February 7 and 28, 2002, to further the study, prevention and reduction of disability and death from heart disease and stroke through research and the promotion of healthy lifestyles.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Heart & Stroke Foundation of BC
 & Yukon be granted permission to canvass door to door in the City of
 Surrey between February 7 and 28, 2002, to further the study, prevention
 and reduction of disability and death from heart disease and stroke through
 research and the promotion of healthy lifestyles.

RES.R01-2648

Carried

3. Council Meeting Schedule - January to July, 2002

File: 0065-001

Memorandum from the Acting City Clerk recommending that the meeting
 schedule for Regular Council Land Use, Regular Council, Regular Council
 Public Hearing and Council-in-Committee be approved for the period
 January 2002 to the end of July 2002.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the meeting schedule for Regular
 Council Land Use, Regular Council, Regular Council Public Hearing and
 Council-in-Committee be approved for the period January 2002 to the end of July
 2002.

RES.R01-2649

Carried

J. CORRESPONDENCE

CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

ACTION ITEMS

1. Letter dated October 30, 2001 from **Mayor Scott Young, City of Port Coquitlam**, providing Council with the following adopted resolution and asking that the City of Surrey reaffirm its commitment to this program by making a similar commitment for the next five years:

"That the Provincial Government be requested to fund a five year Flood Protection Assistance Fund, to reduce the risk of community flooding throughout BC"; and

"That the Provincial Government be requested to work with, and financially assist, local municipalities to prepare better floodplain maps and models for the Lower Fraser River."

File: 0003-135; 4856-002

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated October 30, 2001 from

Mayor Scott Young, City of Port Coquitlam be received and referred to staff.

RES.R01-2650

Carried

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

M. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the Regular Council - Public Hearing

meeting do now adjourn.

RES.R01-2651

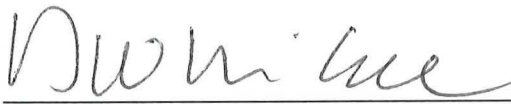
Carried

The Regular Council - Public Hearing adjourned at 9:18 p.m.

Certified correct:



Acting City Clerk



Mayor