



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 10, 2001
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Eddington

Councillors Entering Meeting as Indicated:

Councillor Steele

Staff Present:

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the agenda be varied by bringing
forward Item E. Mayor's Report, prior to Item A.
RES.R01-2931 Carried

E. MAYOR'S REPORT

The Mayor advised that it was his pleasure to announce the appointment of Mr. Paul Ham as General Manager of Engineering, effective January 4, 2002.

Councillor Steele entered the meeting at 7:02 p.m.

1. 2002 Appointment of Municipal Directors Greater Vancouver Regional District Board of Directors

Mayor McCallum recommended that the following appointments to the Greater Vancouver Regional District Board of Directors be made:

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the following Councillors be appointed
to the Greater Vancouver Regional District Board of Directors:

<u>Director</u>	<u>Alternate</u>
Mayor McCallum	Councillor Tymoschuk
Councillor Villeneuve	Councillor Steele
Councillor Higginbotham	Councillor Bose
Councillor Hunt	Councillor Watts

RES.R01-2932 Carried

2. Greater Vancouver Transport Authority (TransLink) Appointments

Mayor McCallum recommended that the following Councillor appointments to the Greater Vancouver Transit Authority (TransLink) be made:

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Mayor McCallum and Councillor Hunt
be recommended for appointment to the Greater Vancouver Transit Authority
(TransLink).

RES.R01-2933 Carried

3. Suggested Council Appointments

Mayor McCallum put forward his suggested appointments to Portfolios, Committees, Boards and Commissions.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the Council Portfolios appointments be
made as follows:

Council Portfolios

Business Development	Mayor McCallum
Police and Fire	Councillor Watts
Tourism and Community Affairs	Councillor Higginbotham
Finance, Planning, Engineering and Transportation	Councillor Hunt
Social Planning and Housing	Councillor Villeneuve
Parks and Recreation	Councillor Tymoschuk
Arts, Culture and Heritage	Councillor Steele

RES.R01-2934 Carried

Standing Committee Appointments

Audit Committee

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That Councillor Hunt, as Chair,
Councillors Eddington and Higginbotham be appointed to the Audit Committee.

RES.R01-2935 Carried

Finance Committee

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Councillor Hunt, as Chair,
Councillor Tymoschuk (Vice-Chair) and all of Council, be appointed to the
Finance Committee.

RES.R01-2936 Carried

Public Safety Committee

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Councillor Watts, as Chair,
Councillors Higginbotham, Steele, Tymoschuk and Eddington, be appointed to
the Public Safety Committee.

RES.R01-2937 Carried

Gaming Committee

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Councillor Tymoschuk, as Chair,
Councillors Hunt, Watts, and Villeneuve, be appointed to the Gaming Committee.

RES.R01-2938 Carried

Committee, Board & Commission Appointments

Environmental Advisory Committee

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Councillor Eddington be appointed to
the Environmental Advisory Committee.

RES.R01-2939 Carried

Public Art Advisory Committee

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That Councillors Villeneuve and Steele be
appointed to the Public Art Advisory Committee.

RES.R01-2940 Carried

Agricultural Advisory Committee

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That Councillor Hunt be appointed to the
Agricultural Advisory Committee.
RES.R01-2941 Carried

Social Planning Committee

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That Councillor Villeneuve be appointed to
the Social Planning Committee.
RES.R01-2942 Carried

Treaty Advisory Committee

It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That Councillor Eddington be appointed to
the Treaty Advisory Committee.
RES.R01-2943 Carried

Court of Revision

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Councillor Bose, Chair,
Councillors Eddington and Steele be appointed to the Court of Revision.
RES.R01-2944 Carried

Heritage Advisory Commission

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That Councillors Higginbotham and Steele
be appointed to the Heritage Advisory Commission.
RES.R01-2945 Carried

Library Board

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That Councillor Bose be appointed to the

Library Board.

RES.R01-2946

Carried

Lower Fraser Valley Exhibition Association

It was Moved by Councillor Tymoschuk
Seconded by Councillor Watts
That Councillor Watts be appointed to the

Lower Fraser Valley Exhibition Association.

RES.R01-2947

Carried

Parks, Recreation and Culture Commission

It was Moved by Councillor Watts
Seconded by Councillor Steele
That Councillors Tymoschuk and Steele be
appointed to the Parks, Recreation and Culture Commission.

RES.R01-2948

Carried

4. Committees Board & Commission Appointments

Mayor McCallum announced the following appointments to the City of Surrey
Committees, Boards, and Commissions be made:

Agricultural Advisory Committee

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the following be appointed to the

Agricultural Advisory Committee:

Mr. Michael Bose
Mr. Daryl Arnold
Mr. Stanley Van Keulen
Ms. Nancy Kalid

RES.R01-2949

Carried

Board of Variance

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That Mr. Gary Friend be appointed to the

Board of Variance.

RES.R01-2950

Carried

Environmental Advisory Committee

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the following be appointed to the

Environmental Advisory Committee:

Dr. Roy Strang
Dr. Tom Godwin
Dr. Francisco A. Perello
Mr. Jake Sarwal
Ms. Donna Maher

RES.R01-2951

Carried

Parks, Recreation & Culture Commission

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the following be appointed to the

Parks, Recreation and Culture Commission:

Mr. Richard Thompson
Mr. Nico Beuk
Mr. Sandy Powar

RES.R01-2952

Carried

Public Art Advisory Committee

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the following be appointed to the

Public Art Advisory Committee:

Mr. Jim Adams
Mr. Mark Pelech
Mr. Ed Milaney
Mr. Sanjay Chauhan
Ms. Avril Flather
Ms. Connie Severson

RES.R01-2953

Carried

Social Planning Committee

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the following be appointed to the

Social Planning Committee:

Regular Members:

Ms. Rachael Day
Mr. Paul Joshi

Alternate Members:

Aly Khanzadeh
Stephanie DeRapp

RES.R01-2954

Carried

Surrey Heritage Advisory Commission

It was

Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That the following be appointed to the

Surrey Heritage Advisory Commission:

Regular Member:

Mr. Ted Menun
Mr. Alan Clegg
Ms. Darlene Bowyer

Alternate Member:

Mr. R.A. Fuller

RES.R01-2955

Carried

Surrey Library Board

It was

Moved by Councillor Bose
Seconded by Councillor Hunt
That the following be appointed to the

Surrey Public Library Board:

Mr. Mike Reddington
Mr. Alex Dantzer
Ms. Demi Dunlap
Mr. Stephen Matthews
Mr. Alan Newberry
Ms. Carolyn Bugnon

RES.R01-2956

Carried

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - December 3, 2001

<p>It was</p> <p>Land Use meeting held on December 3, 2001, be adopted.</p> <p>RES.R01-2957</p>	<p>Moved by Councillor Villeneuve</p> <p>Seconded by Councillor Hunt</p> <p>That the minutes of the Regular Council –</p> <p><u>Carried</u></p>
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2. Council-in-Committee - December 3, 2001

<p>It was</p> <p>Council-in-Committee meeting held on December 3, 2001, be received.</p> <p>RES.R01-2958</p>	<p>Moved by Councillor Villeneuve</p> <p>Seconded by Councillor Hunt</p> <p>That the minutes of the</p> <p><u>Carried</u></p>
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3. Regular Council - December 3, 2001

<p>It was</p> <p>meeting held on December 3, 2001, be adopted.</p> <p>RES.R01-2959</p>	<p>Moved by Councillor Villeneuve</p> <p>Seconded by Councillor Hunt</p> <p>That the minutes of the Regular Council</p> <p><u>Carried</u></p>
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B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14548

Rezoning Application: 7901-0104-00

<p>ADDRESS:</p>	<p>CIVIC/LEGAL</p> <p>15317 - 36 Avenue/PID: 000-539-449, Lot 1, DL 244, Gp. 1, NWD, Plan 67511</p> <p>15335 - 36 Avenue/PID: 000-459-542, Lot 2, DL 244, Gp. 1, NWD, Plan 67511</p> <p>15361 - 36 Avenue/PID: 002-326-167, Lot 3, DL 244, Gp. 1, NWD, Plan 67511</p> <p>15393 - 36 Avenue/PID: 002-326-183, Lot 4, DL 244, Gp. 1, NWD, Plan 67511</p>
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APPLICANT: Raymond & Donna Shareski, Stephen Stewart & Mildred Chang, Timothy & Ngan Gee Saxton, Larry & Judith Perkins and Jay & Verna Perkins
c/o Porte Realty
670 - 1665 W. Broadway
Vancouver, B.C. V6J 1X1

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 39 single family small lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14548**

INTENT:

This Comprehensive Development Zone is intended for *single family dwellings* on small urban *lots* at least 13.4 metres (44.0 feet) wide.

PERMITTED USES:

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

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

Stephen Stewart, 15335 – 36th Avenue, was present to comment on the proposed rezoning, and stated that the tree survey was inaccurate, and noted differences in diameters and heights. He stated that he would like the final report to reflect the new lot boundaries, which was done to accommodate some of the neighbours' concerns. He expressed disappointment that the current NCP designation is townhouse and that much better use of the natural beauty would have been achieved through clustering of the units.

David Porte, Porte Realty, on behalf of the applicant, was present to comment on the proposed rezoning, and stated that a fairly extensive public process had been undertaken, and that they feel there is good resolution on the plan and lot layout which satisfies the needs of the neighbourhood.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14587**

Rezoning Application: 7999-0110-00

ADDRESS: CIVIC/LEGAL
2685 - 140 Street/PID: 005-244-439, Lot 57, Sec. 21,
Tp. 1, NWD, Plan 54403
Portion of 27 Avenue/Portion of Road dedicated by
Explanatory Plan 14542, Plan 8036

APPLICANT: Andrew and June Lindsay
c/o Coastland Engineering & Surveying Ltd.
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to permit the development of 5 single family lots and an open space 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.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14584**

Rezoning Application: 7999-0051-00

ADDRESS: CIVIC/LEGAL
3635 King George Highway/PID: 001-051-105, Lot 27,
DL 165, Gp. 2, NWD, Plan 36899

APPLICANT: Blaak's Enterprises Ltd.
c/o Bart Blaak
3854 - 156 Street
Surrey, B.C. V3S 4N7

PROPOSAL: To rezone the property from "Combined Service Gasoline Station Zone (CG-2)" to "Highway Commercial Industrial Zone (CHI)".

The purpose of the rezoning is to permit the existing automotive use as a principal use as the existing gas station is decommissioned.

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 R. Way had indicated in writing her support for the proposal and R. Ramsell was undecided.

There was correspondence on table from Elgin Creek Ratepayers Association expressing concerns.

Larry Ramsell, 14391 Crescent Road, was present to comment on the proposed rezoning, and asked about drainage and environmental cleanup of the site. Mr. Ramsell stated that there are some problems on the property that may be outstanding. He noted that only half of the retaining wall has been removed, commented on removal of a standing building and trees.

Mr. Ramsell stated that he has concerns with screening of cars and excessive noise. He commented on setbacks and road access, and asked that the cars be moved back 5 to 6 feet so that trees could be planted for proper screening.

Dennis Woods, 14342 Greencrest Drive, was present to comment on the proposed rezoning, and stated that he has come to support the proposal. Mr. Woods noted that there are now salmon coming back to spawn in Elgin Creek, and that this is a good opportunity to force the landowner to fix the riparian area and restore another beautiful area in Surrey.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14554**

Rezoning Application: 7901-0259-00

ADDRESS: **CIVIC/LEGAL**
11286 - 128 Street/PID: 011-307-048, S ½, Lot "A";
Sec. 9, B5N, R2W, NWD Plan 8292
11294 - 128 Street/PID: 011-307-056, N ½, Lot "A",
Sec. 9, B5N, R2W, NWD Plan 8292
12814 - 113A Avenue/PID: 017-265-151, Lot "C",
(BE12938), Block 8, Sec. 9, B5N, R2W, NWD Plan 480
12871 - 112B Avenue/PID: 011-588-659, Lot "B" Block 8,
Sec. 9 B5N, R2W, NWD Plan 480
12874 - 113B Avenue/PID: 005-792-720, Lot 67, Sec. 9,
B5N, R2W, NWD, Plan 59625
Portion of 113A Avenue/Portion of Road dedicated by
Plan 480

APPLICANT: City of Surrey
c/o Realty Services Division (Gerry Turner)
7452 - 132 Street
Surrey, B.C. V3W 4M7

PROPOSAL: **BLOCK A**
To rezone portions of 12874 - 113B Avenue,
12814 - 113A Avenue, 11286/11294 - 128 Street and
113A Avenue from "One-Acre Residential Zone (RA)"
(By-law No. 12000) and "Special Industry Zone (I-4)"
(By-law 5942) to "Single Family Residential Zone (RF)"
(By-law 12000).

BLOCK B
To rezone a portion of 12874 - 113B Avenue, a portion of
12814 - 113A Avenue, portions of 11286 &
11294 - 128 Street, portion of 113A Avenue and the entire
property at 12871 - 112B from "Special Industry Zone
(I-4)" (By-law 5942) and "One-Acre Residential Zone
(RA)" (By-law 12000) to "Light Impact Industrial Zone
(IL)" (By-law 12000).

The purpose of the rezoning is to permit subdivision into
two single family lots and one light impact industrial lot.
The proposed RF lots will be consolidated with the
adjoining lands for future re-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 was correspondence on table from D. Kill who would support if her
properties were included in the application.

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

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14555**

Rezoning Application: 7901-0194-00

ADDRESS: **CIVIC/LEGAL**
9894 - 160 Street/PID: 011-385-847, Parcel "A"
(J136404E)
Lot 3, Sec. 35, B5N, R1W, NWD Plan 9406
9876 - 160 Street/PID: 011-385-863, S ½, Lot 3, Sec. 35
B5N, R1W, NWD Plan 9406

APPLICANT: Surjeet & Jaswinder Bath, Jatinder, Ishvinder and
Amarjit Kang
c/o H.Y. Engineering Ltd. (Richard Brooks)
4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

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

The purpose of the rezoning is to permit the development
of 9 single family residential gross density lots and retain
an existing home.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000",
Part 17, Sec. F & C as follows:

- (a) To reduce the rear yard setback from 7.5 metres
(25 ft.) to 3.2 metres (10.49 ft.) for
9894 - 160 Street.
- (b) To reduce the minimum site area from 1 hectare
(2.5 acres) to .85 hectare (2.1 acre).

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 Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14556**

Rezoning Application: 7901-0196-00

ADDRESS: CIVIC/LEGAL
9220 - 160 Street/PID: 007-442-670, Lot A, Except: Part
Dedicated Road on Plan LMP 40452; Sec. 36, Tp. 2, NWD
Plan 17105

APPLICANT: Surrey Covenant Reformed Church
c/o Harb Gill
15908 - 92 Avenue
Surrey, B.C. V4N 2X6

PROPOSAL: **BLOCK A**

To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

BLOCK B

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

The purpose of the rezoning is to permit the development of approximately 3 single family and 4 small lot 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.

**7. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 56 Amendment By-law, 2001, No. 14567**

ADDRESS: CIVIC/LEGAL
8632 - 160 Street/PID: 008-809-623, Lot 17, Sec. 25,
Tp. 2, NWD, Plan 26254

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

PROPOSAL: To authorize the redesignation of the property from Urban (URB) to Town Centre (TC).

- The purpose of the redesignation is to ensure consistency between the OCP and the Fleetwood Town Centre Land Use Plan.

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

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

8. **Surrey Official Community Plan Bylaw, 1996,
No. 12900. No. 55 Amendment By-law, 2001, No. 14557**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14558**

Rezoning Application: 7901-0205-00

ADDRESS: **CIVIC/LEGAL**
**5816 - 124 Street/PID: 010-263-748, Lot 21, Sec. 7, Tp. 2,
NWD, Plan 17392**
**12388 58A Avenue/PID: 008-869-448, Lot 7, Sec. 7, Tp. 2,
NWD, Plan 20566**

APPLICANT: Harbans Sing and Surjit Grewal
c/o Hardev Grewal
P. O. Box 369
7101C - 120 Street
Delta, B.C. V4E 2A9

PROPOSAL: **BYLAW 14557**
To authorize the redesignation of the properties from
Suburban (SUB) to Urban (URB).

BYLAW 14558
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 5
single family lots plus future subdivision potential for an
additional lot.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Subdivision and Development By-law,
1986, No. 8830", in Schedule "A", Table 2, as follows:

- (a) To reduce the requirement for a 20.0 metres (66 ft.)
wide right-of-way allowance for a through-local
road (58A Avenue) to 12.2 metres (40 ft.).

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

Vanessa Masters, 12411 – 58A Avenue was present to comment on the proposed
rezoning, and stated that the existing house is zoned single family, and is now
rented out, which could create a parking problem with the other houses that are
being proposed, and considering that they may also become rental properties. Ms.

Ms. Masters also expressed concern with the sewer service which had recently been installed, and whether the residents who have paid will receive a recalculation of their contribution.

Marie Cooper, 5937 – 124A Street, was present to comment on the proposed rezoning, and noted information provided to Council that describes current housing in the area. Ms. Cooper asked how long the compliance deposit is kept to ensure design control, commented on the narrowness of 58A Avenue following installation of the sewer. She also noted that this is another little area in the southwest Newton area which is a piecemeal rezoning, and which should be included in the Neighbourhood Concept Plan to allow for proper input from residents.

Ms. Cooper continued by commenting on the sewer local improvement and that she had previously asked for a latecomer agreement because of the potential for subdivision of these properties. She stated that the other property owners, including the City should be reimbursed for their costs related to bringing sewer to this property.

Ms. Cooper commented on the building envelope, stated that the occupancy permit on the existing house was only issued in 2001 and asked if the sideyard setbacks meet the by-law requirements. She said that she liked the building design, and that these should be tied to Section 219 and 220 of the Land Titles Act to ensure compliance.

Sharon Reid Thomas, 5947 – 124A Street, was present to comment on the proposed rezoning, and stated that she was not in favour of the development. Ms. Thomas stated that there are already houses on the street with secondary suites which she is not in favour of, and that residents have paid \$8200 for sewer. She asked if those who have suites in their homes have paid a similar amount for one hookup or two.

Resident of 5861 – 123A Street, was present to comment on the proposed rezoning, and stated that he is in favour of the development and does not feel the property will have a problem with parking in the area.

Suhk Dhaliwal, 5755 – 136 Street Surrey, was present to comment on the proposed rezoning, and stated that he was speaking on behalf of the owners. Mr. Dhaliwal reviewed the history of the property and noted that no parking signs should be installed on 58A. He questioned what will happen to the lots to the north and noted that the owners have offered an amenity offset.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14585**

Rezoning Application: 7901-0056-00

ADDRESS: CIVIC/LEGAL
5859 King George Highway/PID: 009-387-978, Lot 7,
Sec. 9, Tp. 2, NWD, Plan 10868
5879 King George Highway/PID: 012-830-771, Parcel
"A", (Ref. Plan 10872), Lots 4 and 5, Sec. 9, Tp. 2, NWD,
Plan 2614

APPLICANT: VNG Investments Inc., Chanan Phagurra, Ajit Singh
and Nasiboo Kaur
c/o Coastland Engineering & Surveying Ltd.
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 8E5

PROPOSAL: To rezone the properties from "Single Family Residential
Zone (RF)" to "Single Family Residential (12) Zone
(RF-12)".

The purpose of the rezoning is to permit the development
of approximately 17 single family residential small lots
which range in size from approximately 337 m²
(3,627.5 sq. ft.) to 556 m² (5,985 sq. ft.).

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

There were no persons present who objected to the proposed rezoning

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14586**

Rezoning Application: 7901-0235-00

ADDRESS: CIVIC/LEGAL
6890 - 150 Street/PID: 004-407-521, Lot 32, Sec. 15,
Tp. 2, NWD, Plan 24559

APPLICANT: Janez Jursic
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5
c/o LDM Services (Erroll Freeman)
12536 - 25A Avenue

Surrey, B.C. V4A 9S2

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

The purpose of the rezoning is to permit the development of a 12 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.

11. **Surrey Official Community Plan By-law, 1996, No. 12900, No. 57 Amendment By-law, 2001, No. 14590**

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14591A

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14591B

Rezoning Application: 7901-0251-00

ADDRESS: **CIVIC/LEGAL**
Portion of 6289 King George Highway (also shown as 6207 to 6295 King George Highway)/PID: 005-792-711, Lot 2, Except: Part on Plan 6363, Sec. 8, Tp. 2, NWD, Plan 4793

APPLICANT: Purity Stores Ltd.
c/o Hunter Laird Engineering Ltd.
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: **BYLAW 14590**
To authorize the redesignation of a portion of the property (shown as **Block B**) from Urban (URB) to Commercial (COM).

BYLAW 14591A
To rezone a portion of the property (shown as **Block A**) from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of approximately 33 single family small lots.

BYLAW 14591B

To rezone a portion of the property (shown as **Block B**) from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)".

The purpose of the rezoning is to facilitate a minor adjustment to the Residential/Commercial Zoning boundary.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14591A**

INTENT:

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

PERMITTED USES:

Land and *structures* shall be used only 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 H. Jackson had indicated in writing their support for the proposal.

Mr. David Jackson, 13541 – 62nd Avenue, was present to comment on the proposed rezoning, and stated that the proposal is very much in keeping with the area and will be most complementary. He asked that more user friendly, softer, lighting be installed in the area rather than garish street lights.

Dennis Dufresne, 13557 – 62nd Avenue, was present to comment on the proposed rezoning, and stated that he is in favour of the development. Mr. Dufresne noted that the developers have held 2 information meetings, which were very comprehensive, that the houses will marry well with the neighbourhood, and he is in favour of the development.

**12. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2001, No. 14568**

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

PROPOSAL: To authorize amendments to "Surrey Zoning By-law, 1993,

No. 12000" as amended, in Part 12 One-Acre Residential Zone as follows:

- (a) **Sec. D.** Density is amended in Sec. 1. by deleting the words "900 square metres [9,685 sq.ft.] in area or less" and inserting the words "1,858 square metres [0.5 ac.] in area or less for any *urban* or *multiple residential lot*";
- (b) **Sec. E.** Lot Coverage is amended by deleting the words "900 square metres [9,685 sq.ft.] in area or less" and inserting the words "1,858 square metres [0.5 ac.] in area or less for any *urban* or *multiple residential lot*"; and
- (c) **Sec. H.** Off-Street Parking and Loading/Unloading is replaced in its entirety.

The purpose of these amendments is to ensure that all "One-Acre Residential Zone (RA)" lots that are less than 1,858 sq.m. (0.5 acre) in area, are subject to the requirements of the "Single Family Residential Zone (RF)".

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

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

**13. Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 25 Amendment By-law, 2001, No. 14588**

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

PROPOSAL: "Surrey Official Community Plan By-law, No. 12900" as amended, is hereby further amended by deleting Division A in its entirety, and inserting a new Division A and by inserting after Division E, a new Division F - Guidelines for Crime Prevention Through Environmental Design (CPTED).

The purpose of this by-law amendment is to introduce new policies into the Official Community Plan resulting from the Major Review that has been undertaken in 2001, and that will provide a strong business dimension to the Plan in support of the City's industrial/ commercial/business thrust.

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

The Mayor noted that D. Gillis had indicated in writing that they were undecided.

There was correspondence on table from the City of Coquitlam advising the City has no concerns; and from Corporation of Delta, City of White Rock, TransLink, 30 signature petition, Grandview Heights Residents' Association, expressing concern with the OCP amendment.

Rosemary Zelinka, Senior Planner Corporation of Delta, was present to comment on the proposed OCP Text Amendment, and stated that she was presenting the comments from Delta Council. She noted that Delta Council spoke favourably of the complete communities and that there be the same number of jobs in Surrey as there are employable people.

Ms. Zelinka advised that Delta has been trying to revitalize the North Delta residential and commercial area. She noted that revitalization of Scott Road should be through approximately 5 commercial nodes, and that Delta Council was concerned that the OCP amendment would allow for commercial development in other sections of the area, rather than along Scott Road. She stated that Delta would appreciate a protocol being established to advise Delta of any future rezonings.

Ms. Zelinka noted the need to work with Delta relating to environmental concerns and to ensure that there was no adverse affect on Delta, which is downstream and downwind.

Ms. Zelinka continued that there are a lot of road designation commitments in the City of Surrey's Transportation Plan, but which are not in the Official Community Plan. She encouraged the City of Surrey to have these transportation commitments included in the Official Community Plan.

Ms. Zelinka commented on Parks and the necessity for Delta and Surrey to fully cooperate on parks and let each other know what they are intending to do.

Ms. Zelinka noted that they had only 3 weeks in which to present a report to their council and to provide comments back to Surrey and that had they been informed earlier they would have had an opportunity to work with the City of Surrey staff.

It was

Moved by Councillor Bose
Seconded by Councillor Hunt
That the submission from the Corporation of

Delta be received.

RES.R01-2960

Carried

Darlene Bowyer 19046 – 86 Avenue, President, Port Kells Community Association, was present to comment on the proposed OCP Text Amendment, and stated that they are proud of their commitment to the tax base, which came at the cost of residential areas in Port Kells. Ms. Bowyer presented a videotape of a previous Council meeting in which the Port Kells Community Association felt

that promises had been made to their community, and asked Council to review the tape.

Murray Weisenberger, 12785 Crescent Road, was present to comment on the proposed OCP text amendment, and stated that he felt that there was a lack of public consultation and a flawed process. Mr. Weisenberger referred to advertisements in the newspaper concerning the Official Community Plan, which he felt were quite small in relation to other City ads for such things as water flushing. He commented that he did not understand performance based criteria zoning and asked what the hurdles to commercial development are.

Mr. Weisenberger asked what items of the Official Community Plan require by-law status, noted that statistical data used was from 1996, and commented that the performance based criteria may allow the City to place any development in any area of the City. He asked what percentage of business development increase the City was hoping to obtain, and referred to a newspaper article which comments on increased employment in the City due to increase in building permit activity.

Mr. Weisenberger asked if the City had considered cutting back on residential development to help out on the business to residential tax ratio. He stated that the criteria based zoning would not provide additional employment, but has the potential to add further strip malls in residential areas. Mr. Weisenberger noted that the proposed OCP will no longer provide the security of an Official Community Plan to residents or commercial operations, who will not know what type of development would be placed next to them.

Mr. Weisenberger concluded by asking Council to abandon the performance based criteria.

Barbara Paton, 3417 – 148 Street, was present to comment on the proposed OCP Text Amendment, and stated that it would have been nice to have in italics where changes were made in the Official Community Plan, to make them easier to refer to. She asked how neighbourhood concept plans and local area plans would relate to the new document.

Ms. Paton asked if there was a listing of secondary plans in the Official Community Plan so that people would know where to look for proposed plans in their area. She stated that previously people could count on the Official Community Plan for up to five years, but that performance based criteria would not provide any security.

Ms. Paton asked what plan is recommended for people to review when they wish to move to a neighbourhood and know what type of development will occur within the next two or three years. She asked when policies conflict, which policy will win, for instance, the policy on completing a community or the policy on opening up a new area.

Ms. Paton referred to a memorandum dated December 6 and which would make the document to be approved different than the document that is before Council.

She asked about amenity contributions related to performance based criteria, and stated that the document as presented is not complete. She asked if there will be public information and public input meetings when annual reviews are held.

Ms. Paton concluded by expressing her concern with densification.

Fred Hubbick 1960 – 164th Street was present to comment on the proposed OCP Text Amendment, and commented on a recently defeated commercial development in the South Surrey area. Mr. Hubbick stated that there should be a plan for his area, and that the OCP document does not go far enough. He concluded by saying that South Surrey is a jewel of an area and that he would like to see it planned properly.

It was

Moved by Councillor Watts

Seconded by Councillor Hunt

That the information presented by

Mr. Hubbick to the Planner be received.

RES.R01-2961

Carried

Diane Gillis, 16879 – 58A Avenue, was present to comment on the proposed OCP Text Amendment and stated that she had done her homework before purchasing her home and that the information she received was not accurate. She questioned the number of people who had attended the public open houses, and whether the comment sheets and information feedback had been in support of the changes, or in opposition to the proposed text amendment.

Ms. Gillis stated that one of her concerns is that as a person investing in the City, she should be apprised of changes that may occur and that the colours on the OCP map should reflect potential changes. She stated that Port Kells had been asked to put a plan in place for Council to look at, but she felt that Council had not really given this any attention.

Sandra Bramall, 2496 – 136 Street, was present to comment on the proposed OCP Text Amendment, and stated that she would like to submit a letter from Mr. Bekei.

It was

Moved by Councillor Watts

Seconded by Councillor Tymoschuk

That the letter from Sandra Bramall be

received.

RES.R01-2962

Carried

A portion of the videotape submitted previously in the evening by Darlene Bowyer was played for Council.

Diane Gillis returned to the podium and commented on the portion of the tape that had been played, and stated that she felt the process has been flawed and that she does not support the OCP text amendment.

Due to poor sound, Councillor Watts asked that a written transcript of the tape be provided to Council.

Sandra Bramall returned to the podium and provided a history of the Official Community Plan and her volunteer efforts on that plan. She stated that the purpose of the document is to develop stability for both those who purchase in the community and for Council and staff to provide a blueprint for development. She noted that changes would be addressed in an annual review.

Ms. Bramall commented on the Semiahmoo Peninsula Plan and the public process utilized for that Plan, and that the outcome of the process had been changed due to a single letter. She stated that the actions taken in the 1990's have left scars and an erosion of the public trust.

Ms. Bramall commented that the City Page is to keep the public informed and that the Page should have been used to place a map and description of what the City was proposing to do. She stated that the general public now asks more difficult questions and wants accurate answers. Ms. Bramall asked several questions related to the sale of public land, how much public land is available for sale, where in the OCP civic land is identified for sale, where criteria for the sale is listed, what social spinoffs are considered, and stated that there should be a listing of civic land sold so that it can be reviewed by the public.

Ms. Bramall continued by asking:

- what happens to the money received from land sales, and cash in lieu funds
- if the OCP could be frequently changed following adoption by Council
- how many designation changes have been made since the last major OCP review
- would suburban lands be on the periphery of all the cores
- is all of Surrey's land base to be considered viable for economic development
- how the economic policies will interface with other development.

Ms. Bramall concluded by commenting that the criteria should be more finely honed so that it will be adhered to.

The meeting recessed at 10:17 p.m. and reconvened at 10:27 p.m.

**14. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2001, No. 14592**

Rezoning Application: 7901-0266-00

ADDRESS: CIVIC/LEGAL
 **Portion of 9752 - 192 Street/PID: 017-781-639, Lot 2,
 DL 387A, Gp. 2, NWD, Plan LMP4561**
 **Portion of 9810 - 192 Street/PID: 017-781-621, Lot 1,
 DL 387A, Gp. 2, NWD, Plan LMP4561**

APPLICANT: City of Surrey
 c/o Greater Vancouver Regional District (Ken Carrusca)
 5th Floor, 4330 Kingsway,
 Burnaby, B.C. V5H 4G8
 c/o Planet Consulting Group Inc. (Oleg Verbenkov)
 Suite 101 - 7485 - 130 Street
 Surrey, B.C. V3W 1H8

PROPOSAL: To rezone portions of 9752 and 9810 - 192 Street (shown as **Block A**) from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a solid waste transfer station by Greater Vancouver Sewerage and Drainage District (GVS&DD)/Greater Vancouver Regional District (GVRD).

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
 FOR BY-LAW 14592**

INTENT:

This Comprehensive Development Zone is intended to accommodate and regulate the development of a solid waste transfer station and light impact industry.

PERMITTED USES:

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

1. Municipal solid waste handling facility provided that the use is confined to an enclosed *building*.
2. *Recycling plant*.
3. *Recycling depots*, excluding the storage of used tires.
4. *Light impact industry*.
5. *Transportation industry*.
6. *Automotive service uses*.
7. Automobile painting and body work.
8. *Vehicle* storage and *parking facilities* including truck parking and recreational *vehicle* storage.
9. *General service uses* limited to the following:
 - (a) driving schools;
 - (b) *industrial equipment rentals*;
 - (c) taxi dispatch offices; and
 - (d) trade schools.
10. *Warehouse uses*.
11. Office uses limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;

- (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
12. *Accessory uses* including the following:
- (a) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area; and
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;
 - iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500] sq. ft.] *dwelling unit* within the strata plan;
 - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-Sec.s B.10(a) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained;
 - (b) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:
 - i. it is part of an automobile painting and body work business;
 - ii. the number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
 - iii. the business operator holds a current and valid Motor Dealer's certificate; and
 - iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

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 that D. Phillips, A. Hyndman, S. Lindford, M. Laplante and R. Laplante had indicated in writing their opposition to the rezoning.

There was a petition on table containing approximately 900 signatures opposed to the proposed rezoning.

There was correspondence on table from the following persons for or against the proposed rezoning:

<u>Name</u>	<u>Support</u>	<u>Opposed</u>	<u>Concerns</u>
D.G. Stewart, S & R Sawmills Ltd.		X	
John Millar	X		
9 Form Letters		X	
Eva Pesina		X	
Frank Canil, Elgin Creek Ratepayers Assoc.			X
Ken Metcalfe, Ceekel Holdings Ltd.		X	
Robert Mills, Buy-Low Foods		X	
Pete Liebisch		X	
Dave Hayer		X	
John Axen, Great West Pacific Mgmt. Ltd.		X	
12 Signature Petition from Ron-Son's Torch Repairs & Sales		X	
Suzanne Engineer, Grand Sierra Equipment Ltd.		X	
Michael Carter, Salton Fabrication Ltd.		X	
D.G. Stewart, Sawmills Ltd.		X	
13 Signature Petition, The Beedie Group		X	
Scott Locken Plant, Western Pacific Wood Preservers		X	
Patrick Yearwood, Yearwood and Company		X	
Darlene Bowyer, Port Kells Community Assoc.		X	
Ian Connell		X	
Wayne A. Jack, Winroc Corporation		X	
Walter Reed, Winroc Corporation		X	
Paul Vanderberg, Winroc Corporation		X	
17 Form Letter From Winroc Corporation		X	
Annette Kendall, Kendallco Ltd.		X	
Linda & Ron Smith		X	
287 Form Letters		X	

Dr. Strang, 2456 – 141 Street, was present to comment on the proposed rezoning, and stated that he was speaking on behalf of the Environmental Advisory Committee and that the Committee supports the proposed waste transfer station in principle. Dr. Strang noted that the Environmental Advisory Committee does have some concerns such as what will happen to water runoff, drainage from the compactor surrounds, and if the water is not contaminated, why is a bio-filter necessary. Dr. Strang concluded by asking about noise contamination and reaffirmed that the Environmental Advisory Committee supports the proposal in principle.

Susan Hawk, 9725 – 192nd Street, was present to comment on the proposed rezoning, and stated that she objected to the proposal, and that trucking of garbage would not provide any benefits to the residents in the vicinity. She stated that she had been to other garbage Transfer Stations and there are seagulls, crows, rats, and that vehicles driving to the transfer station drop garbage along the way.

Ernie Hamm, 1140 Castle Crescent, Port Coquitlam, was present to comment on the proposed rezoning, and stated that he is the Executive Director of the Waste Management Association of Greater Vancouver. He stated that it is a very expensive process to remove waste from Surrey and Langley over the Port Mann Bridge to the Coquitlam Transfer Station and that he supports the proposal.

David Bader, 9064 – 161A Street, was present to comment on the proposed rezoning, and stated that he had last been at Council when a toxic waste storage facility was proposed on Telegraph Trail in the Port Kells area. He stated that he understands that the objective is to move garbage to the facility, dump it, and reload for delivery to another site. He advised that there are about 1500 signatures which have been received by Council and which are in opposition to the development.

Mr. Bader stated that he had spoken to a member of staff about the development, but he has not changed his mind and he is still not in favour of the development. He stated that there will be an increase in heavy truck traffic and that 176th Street, 96th Avenue, and 200th are almost at gridlock already. He expressed concern about the proximity to the Fraser River and noted that the businesses in the area are not in favour of the development.

Mr. Bader continued that at lunchtime he had noticed a backhoe on the property and two dump trucks owned by the City of Surrey, and questioned whether a decision on the development has already been made.

Darlene Bowyer 19046 – 86th Avenue, was present to comment on the proposed rezoning, and stated that she is President of the Port Kells Community Association. She commented on the number of residential drops offs that would occur daily, and that these would not have to take a designated route, and would be able to travel through the residential area. She continued that there are no significant road improvements planned. and also noted the minimal road improvements which are planned. Ms. Bowyer stated that possibly the GVRD should be asked to complete the perimeter road.

Ms. Bowyer noted that Langley has a transfer station which should take all the residential drop offs with Surrey taking the commercial garbage. She noted that there will be a stench and that the smell is not controlled in Coquitlam or Vancouver. She provided comments on the odour control report and wind direction.

Ms. Bowyer concluded by stating that the residents of Surrey had done their share by taking everyone's garbage at the Port Mann Landfill for over 50 years, and that the GVRD should be doing a better job of providing recycling services for businesses.

Annette Kendall, 9785 – 192 Street was present to comment on the proposed rezoning, and referred to the number of signatures Council has received in opposition, and urged Council to not accept the proposal.

Ross Ruddick 9670 – 188th Street was present to comment on the proposed rezoning, and stated that he is opposed to the proposal. He noted that Port Kells is a very active and vibrant community and that he cannot understand why Council would put a transfer station in the area. Mr. Ruddick stated that he had attended the public meetings, and that he had not received answers to questions related to rodents, pests, smells, and other concerns.

Mr. Ruddick questioned why there is not a transfer station in Richmond, Burnaby, or West Vancouver, which are municipalities in the heart of the GVRD. He stated that the proposed waste transfer station will also serve Langley Township Langley City and potentially Abbotsford, Mission, Maple Ridge and Delta.

Mr. Ruddick commented on the traffic study which was conducted by the GVRD, and pointed out that there are some key intersections which are notably absent from the study results, such as the eastbound exit of 176th, most of 200th Street and entrances or exits on 200th Street onto or off the Freeway, and Telegraph Trail. He stated that Council should commission an independent study which will deal with the impact on the quality of life of residents. He noted that the traffic study was conducted during Thanksgiving week, which is a low traffic week, and that one of the study days was a Friday which is also a low traffic day.

Mr. Ruddick questioned why the public hearing was being held so close to Christmas when residents are busy with other activities. He noted that the GVRD had a public information meeting scheduled for October 24 which was cancelled, and that the November 6 meeting was held on a Saturday when it was raining, and at an inaccessible, muddy site. He asked that the proposed zoning change be delayed until the spring or summer so that residents can get the message out and give Council a fair representation of the community.

Mr. Ruddick stated that traffic counts appear to change every day, and that infrastructure costs such as overpasses and lane widenings will be Surrey's problem and that the GVRD will not pick up the bill for pre-existing problems.

Mr. Ruddick stated that a waste transfer station does not belong in the middle of a residential/industrial area. He noted that the fully enclosed building may be an open-ended shed and that properties adjacent will lose value as businesses will not want to locate next to the site. He advised that the Port Kells industrial area is centrally located and has several businesses with distribution centres, and that some of them may move away. He concluded by asking Council to take a serious second look at the development, and noted a recent class action suit undertaken in Richmond against the Airport Authority.

James Conway, 9530 – 189 Street, was present to comment on the proposed rezoning, and stated that he endorses the comments of the previous speaker. He said that he felt that the GVRD had trivialized the concerns of the public, and that they had not been able to give an accurate figure on the number of trucks that would be in the area. Mr. Conway stated that sometimes there is a 4 or 5 traffic light wait at 96th Avenue during peak traffic periods.

Mr. Conway stated that he is a tenant and fortunately can move, and if the project does have an impact, he will move his business out of Surrey. He expressed concern that no upgrades are proposed for 96th Avenue, which is already bottlenecked.

Elsie Preedy, 8895 Harvie Road, was present to comment on the proposed rezoning, and stated that she is a resident of the area, a member of the Port Kells Community Association, and a member of the congregation of St. Oswalds Church. She suggested that a transfer station would be more appropriate in the centre of Surrey, or the Langley Transfer Station should be upgraded. She commented on the amount of traffic that this will bring to the area, asked about business licenses for the garbage companies and commented on the smell and problems with rodents the facility would bring in.

Ms. Preedy stated that Port Kells residents have given up a lot in the past, and that residents do not want garbage trucked into the area. She asked what type of industry would come in if S&R Sawmills decided to sell, and noted that a business would not like to be located that close to the transfer station.

Bob Cattermole, 8850 Harvie Road, was present to comment on the proposed rezoning, and stated that he is Vice-President of the Port Kells Community Association. He stated that they have a highly treed, beautiful community, and that they are concerned with the number of people who will come through the community with their garbage, and the spillage from those who use open trucks and trailers.

Mr. Cattermole stated they have collected 1500 signatures of those opposed to the development and most of these come from businesses. He stated that East Clayton development has been planned for a long time, and that the stench from the garbage transfer station could very well turn the whole area into one where people do not want to live.

Mr. Cattermole commented on a creek that goes past the site and which has now been downclassified from an "A" to "C" which is for a non-salmon bearing stream.

Diane Gillis, 16879 – 58A Avenue, was present to comment on the proposed rezoning, and asked where residue from the biomedical waste facility in Port Coquitlam will end up. She asked who currently owns the land, and what the City intends to do with the balance of the land not used by the facility.

Ms. Gillis asked about the potential for leachate and the process to mitigate this. She asked who was doing the environmental study and concluded by asking for clarification of biomedical issues.

Steve Reid 17855 – Barnston Drive, was present to comment on the proposed rezoning, and stated that all vehicles going to the site will travel down Barnston Drive, and that almost every night between 3:30 and 5:30 it is backed up for approximately $\frac{3}{4}$ of a mile. He stated that it can take 5 to 10 minutes to get out of his driveway during this period.

Mr. Reid stated that at least once a month residents take a bag of garbage from the streets and ditch, and that more will be added from vehicles travelling to the Transfer Station. He concluded by asking Council members to visit the area so that they could see what he is talking about, before they voted on the issue.

Sandra Bramall 2496 – 136 Street was present to comment on the proposed rezoning, and asked whether there had been site preloading. She stated that the hearing may not be valid due to the number of inaccuracies which have been brought forward. Ms. Bramall noted that several different types of businesses have been identified, and noted the uniqueness of the Port Kells community. She asked what seepage rates and limits are, and stated that constant assault on the roads will affect the seepage rates.

Ms. Bramall commented on Environmentally Sensitive Areas, hospital waste residue and the need to address this for the safety of the Port Kells residents. She expressed concern at the potential for rats and the disease they may bring to the area. She also commented that there are health related issues with the disposal and handling of garbage, and questioned how the immune compromised people in the Port Kells area would be protected.

Ms. Bramall concluded by stating that the residents of Port Kells will lose some of the value in their homes.

Ken Cameron Manager Policy and Planning GVRD, was present to comment on the proposed rezoning, and commented on the need for the waste transfer station, the GVRD commitment to recycling and the necessity to manage residual garbage effectively. He continued that the facility will fill the void which resulted from the closure of the Port Mann Landfill, and that the proposal is for a state of the art facility which will minimize impact on neighbours.

Mr. Cameron noted that public information meetings have been held and they have heard the concerns of the residents and businesses. He stated that the GVRD has commissioned technical reports to address the issues raised by the public, and that the City of Surrey staff have been involved throughout the process. He noted that the meeting of October 24 was cancelled by the Surrey Chamber of Commerce due to lack of interest.

Mr. Cameron noted that residential areas are located 1.5 to 2 kilometres away from the facility and the facility will be fully landscaped to provide a sufficient buffer to neighbouring properties. He advised that they are interested in being a good neighbour and will continue to respond to public concerns. He stated that the building will be 61,000 square feet and fully enclosed. He noted that 170,000 metric tonnes of garbage will be processed per year and 75% of that will originate from the City of Surrey. The amount of garbage processed will increase by the year 2021 to 236,000 metric tonnes.

Mr. Cameron stated that they do not anticipate that the facility will be a major traffic generator, and that traffic impact will be in the 1 to 3% area, and that no road improvements are necessary to accommodate the additional traffic.

Mr. Cameron stated that odours will be virtually non-existent due to a fully enclosed building, and an odor control spray. He noted that there are very few complaints of odour from those facilities already in operation in Vancouver and Coquitlam.

Mr. Cameron stated that the City of Surrey has agreed to adjust their crews accordingly to deal with extra litter. He stated that illegal dumping will also be reduced once the facility is operational.

Mr. Cameron stated that in both Coquitlam and Vancouver businesses have located near waste transfer facilities since their inception, and that property values have kept pace and been even higher since the facilities were established.

Mr. Cameron advised that sources of water and potential nesting sites for pests, will be eliminated and that because the building is enclosed, it will be very different from an open air facility.

Mr. Cameron advised that there will be no environmental impact and that the transfer station will serve as an interim facility for garbage being moved to another location.

Mr. Cameron continued that they are not anticipating residual water which is usually taken up by the other garbage, and that there will be no difficulty with stormwater or runoff, which will be in a clean form before being discharged from the biofiltration system.

Mr. Cameron advised that biomedical waste will be taken to a facility in Port Coquitlam, where it is sterilized with the residual planned to be taken to the Coquitlam transfer facility.

Mr. Cameron commented that a noise study did not anticipate any noise impact.

Mr. Cameron concluded that they fully recognize the concerns expressed and that they have responded to many of these concerns earlier in the process. He noted that the GVRD has a proven record of building these facilities in the Region and that they are prepared to engage in additional consultation and input from the public should Council so direct.

Wayne Yoshizawa, of the GVRD commented on the general grading of streams and noted that the ditch on the property has been downgraded by the Department of Fisheries and Oceans, as there is no possible way that salmonid could live there. He advised that there is very little food vegetation for fish and that the ditch is presently filled with garbage. He stated that the site will manage its stormwater and that this requires approval of the Ministry of Environment which requires a biofiltration system.

Mr. Yoshizawa stated that run off will be caught in filter strips and that the facility will be raised 8 inches for this purpose. He advised that the water goes into an underground pond where heavy metals and other contaminants are removed and then it is routed to the ditch. He stated that seepage is not really a problem especially on vehicles coming in. Seepage can occur after the garbage trucks have dumped or tipped, but the parking lots are washed every couple of days and that this goes into the biofiltration system.

C. COMMITTEE REPORTS

D. BOARD/COMMISSION REPORTS

F. COUNCILLORS' REPORTS

G. CORPORATE REPORTS

1. The Corporate Reports, under date of December 10, 2001, were considered and dealt with as follows:

Item No. R251 Local Improvement Water Extension (Agricultural Lands)
40 Avenue: Nicomekl to Address 16520 - 40 Avenue
File: 1200-903

The General Manager, Engineering submitted a report to fulfill the petitioners' request for a city water service.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. Council authorize a Local Improvement water main extension on 40 Avenue from the Nicomekl River to Address 16520 - 40 Avenue as formally petitioned, for an estimated cost of \$ 465,000 which is to be apportioned and levied on the benefiting property owners in accordance with Cost Sharing By-law No. 3250, when final costs are determined.
2. Council authorize levying of 'specified charges' over the intervening parcels of land that are already serviced with City's water main on one side but happen to front this L I P water main to be constructed under this project and may someday need a connection from it.
3. The corresponding Construction By-law be introduced for adoption by Council.

RES.R01-2963

Carried

Item No. R252 Local Improvement Water Extension (Agricultural Lands)
176 Street: 40 Avenue to Nicomekl River
File: 1200-902

The General Manager, Engineering submitted a report to fulfill the petitioners' request for a city water service.

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

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

1. Council authorize a Local Improvement water main extension on 176 Street from 40 Avenue to the Nicomekl River, as formally petitioned, for an estimated cost of \$ 229,000 which is to be apportioned and levied on the benefiting property owners in accordance with Cost Sharing By-law No. 3250, when final costs are determined.
2. The corresponding Construction By-law be introduced for adoption by Council.

RES.R01-2964

Carried

4. Instruct staff to restore the Cloverdale and Newton Cenotaphs to acceptable condition, as part of the Base Re-Occurring Capital Program for 2002.

RES.R01-2966

Carried

Item No. R255 Surrey Community Charter
File: 0020-003

The City Solicitor submitted a report to facilitate discussion, receive Council's proposals and formulate the City's submission to the Province on the new Community Charter legislation to be introduced in February 2002.

The City Solicitor was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Corporate Report No. R255 be received, and that a copy be forwarded to the Minister of State Community Charter, Community Charter Review Council, and the UBCM with the amendments as discussed by Council.

RES.R01-2967

Carried

Item No. R256 Delegation by Mr. Jim Crawford of 6821 - 176 Street
File: 0065-012; 2152-17600

The General Manager, Planning & Development submitted a report concerning the delegation by Mr. Jim Crawford.

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; and
2. Authorize the Acting City Clerk to send a copy of this report to Mr. Jim Crawford of Hillside Farms Ltd., owner of 6821 - 176 Street, and Mr. Wayne Groome of Ar-Way Enterprises Ltd., owner of 6739 - 176 Street.

RES.R01-2968

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14548"

7901-0104-00 - Raymond and Donna Shareski, Stephen Stewart and Mildred Chang, Timothy and Ngan Saxton, Larry and Judith Perkins, c/o Porte Realty

RA (BL 12000) to CD (BL 12000) - 15317, 15335, 15361, and 15393 - 36 Avenue - to permit the development of 39 single family small lots.

Approved by Council: November 5, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14548" pass its third reading.
Carried

RES.R01-2969

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14587"

7999-0110-00 - Andrew and June Lindsay, c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RH-G (BL 12000) - 2685 - 140 Street; Portion of 27 Avenue - to permit the development of 5 single family lots.

Approved by Council: November 26, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14587" pass its third reading.
Carried

RES.R01-2970

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14584"

7999-0051-00 - Blaak's Enterprises Ltd., c/o Bart Blaak

CG-2 (BL 12000) to CHI (BL 12000) - 3635 King George Highway - to permit the existing automotive use as a principal use as the existing gas station is decommissioned.

Approved by Council: November 26, 2001

RES.R01-2971 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14584" pass its third reading.
Carried

RES.R01-2972 It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the concerns raised at the public
hearing by Mr. Ramsell and Mr. Woods be addressed and that staff report back to
Council.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14554"

7901-0259-00 - City of Surrey, c/o Realty Services Division (Gerry Turner)

RA (BL 12000) and I-4 (BL 5942) to RF (BL 12000) and IL (BL 12000) -
11286 - 128 Street, 11294 - 128 Street, 12871 - 112B Avenue,
12814 - 113A Avenue, 12874 - 113B Avenue; Portion of 113A Avenue -
to permit subdivision into two single family lots and one light impact
industrial lot. The proposed RF lots will be consolidated with the
adjoining lands for future re-subdivision.

Approved by Council: November 19, 2001

RES.R01-2973 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14554" pass its third reading.
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14555"

7901-0194-00 - Jatinder, Ishvinder, and Amarjit Kang, Surjeet and Jaswinder
Bath, c/o Richard Brooks, H.Y. Engineering Ltd.

RA (BL 12000) to RF-G (BL 12000) - 9876 and 9894 - 160 Street - to
permit the development of 9 single family residential gross density lots
and retain an existing home.

Approved by Council: November 19, 2001

Note: See Development Variance Permit 7901-0194-00, Clerk's Report
Item I.1(a) of this agenda.

It was No. 12000, Amendment By-law, 2001, No. 14555" pass its third reading. RES.R01-2974	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, <u>Carried</u>
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6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14556"
 7901-0196-00 - Surrey Covenant Reformed Church, c/o Harb Gill

RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) -
 9220 - 160 Street - to permit the development of approximately 3 single
 family and 4 small single family residential lots.

Approved by Council: November 19, 2001

It was No. 12000, Amendment By-law, 2001, No. 14556" pass its third reading. RES.R01-2975	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, <u>Carried</u>
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7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 56, Amendment
 By-law, 2001, No. 14567"

0023/14567/2350-013 - City of Surrey

To authorize the redesignation of the property at 8632 - 160 Street from Urban
 (URB) to Town Centre (TC). The purpose of this redesignation is to ensure
 consistency between the OCP and the Fleetwood Town Centre Land Use Plan.

Approved by Council: November 26, 2001
 Corporate Report Item R229

It was By-law, 1996, No. 12900, No. 56, Amendment By-law, 2001, No. 14567" pass its third reading. RES.R01-2976	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Official Community Plan <u>Carried</u> with Councillor Bose Against
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It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By law, 1996, No. 12900, No. 56, Amendment By-law, 2001, No. 14567" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R01-2977

Carried with Councillor Bose Against

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 55 Amendment
By-law, 2001, No. 14557"

7901-0205-00 - Harbans Singh and Surjit Grewal, c/o Hardev Grewal

To authorize the redesignation of the properties located at 12388 - 58A Avenue
and 5816 - 124 Street from Suburban (SUB) to Urban (URB).

Approved by Council: November 19, 2001

This by-law in proceeding in conjunction with By-law 14558.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 55 Amendment By-law, 2001, No. 14557" pass its
third reading.

RES.R01-2978

Carried with Councillors Bose and
Villeneuve Against

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14558"

7901-0205-00 - Harbans Singh and Surjit Grewal, c/o Hardev Grewal

RA (BL 12000) to RF (BL 12000) - 12388 - 58A Avenue and
5816 - 124 Street - to permit subdivision into 5 single family lots plus
future subdivision potential for an additional lot.

Approved by Council: November 19, 2001

This by-law in proceeding in conjunction with By-law 14557.

Note: See Development Variance Permit 7901-0205-00, Clerk's Report
Item I.1(b) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14558" pass its third reading.
 RES.R01-2979 Carried with Councillors Villeneuve and
 Bose against.

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That the concerns raised at the public
 hearing be referred to staff to address and reported back to Council.
 RES.R01-2980 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14585"

7901-0056-00 - Chanan Phagurra; Ajit Singh, Nasiboo Kaur,
 VNG Investments Inc., c/o Coastland Engineering &
 Surveying Ltd.

RF (BL 12000) to RF-12 (BL 12000) - 5859 and 5879 King George
 Highway - to permit the development of approximately 17 single family
 residential small lots which range in size from approximately 337 m²
 (3,627.5 sq.ft.) to 556 m² (5,985 sq.ft.).

Approved by Council: November 26, 2001

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2001, No. 14585" pass its third reading.
 RES.R01-2981 Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14586"

7901-0235-00 - Janez Jursic, c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk) and LDM Services (Erroll Freeman)

RA (BL 12000) to RF (BL 12000) - 6890 - 150 Street - to permit the
 development of a 12 lot single family residential subdivision.

Approved by Council: November 26, 2001

It was
RES.R01-2982

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14586" pass its third reading.
Carried with Councillor Bose Against

11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 57 Amendment By-law, 2001, No. 14590"

7901-0251-00 - Purity Stores Ltd., c/o Hunter Laird Engineering Ltd.

To authorize the redesignation of a portion of the property located at 6289 King George Highway from Urban (URB) to Commercial (COM).

Approved by Council: November 26, 2001

This by-law in proceeding in conjunction with By-laws 14591A & 14591B.

It was
RES.R01-2983

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 57 Amendment By-law, 2001, No. 14590" pass its
third reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001,
No. 14591A"

7901-0251-00 - Purity Stores Ltd., c/o Hunter Laird Engineering Ltd.

RF (BL 12000) to CD (BL 12000) "Block A" - Portion of 6289 King
George Highway - to permit the development of approximately 33 single
family small lots.

This by-law in proceeding in conjunction with By-law 14590 & 14591B.

Approved by Council: November 26, 2001

It was
RES.R01-2984

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14591A" pass its third reading.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14591B"

7901-0251-00 - Purity Stores Ltd., c/o Hunter Laird Engineering Ltd.

RF (BL 12000) to C-8 (BL 12000) "Block B" - Portion of 6289 King George Highway - to facilitate a minor adjustment to the Residential/Commercial Zoning boundary.

This by-law in proceeding in conjunction with By-laws 14590 & 14591A.

Approved by Council: November 26, 2001

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14591B" pass its third reading.
Carried

RES.R01-2985

- 12. "Surrey Zoning By-law, 1993, No. 12000, **Text** Amendment By-law, 2001, No. 14568"

0023-14568/5591-001 - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended, in Part 12 One-Acre Residential Zone as follows:

- (a) Section D. Density is amended in Section 1. by deleting the words "900 square metres [9,685 sq.ft.] in area or less" and inserting the words "1,858 square metres [0.5 ac.] in area or less for any *urban* or *multiple residential lot*";
- (b) Section E. Lot Coverage is amended by deleting the words "900 square metres [9,685 sq.ft.] in area or less" and inserting the words "1,858 square metres [0.5 ac.] in area or less for any *urban* or *multiple residential lot*"; and
- (c) Section H. Off-Street Parking and Loading/Unloading is replaced.

The purpose of these amendments is to ensure that all "One-Acre Residential Zone (RA)" lots that are less than 1,858 sq.m. (0.5 acre) in area, are subject to the requirements of the "Single Family Residential Zone (RF)".

Approved by Council: November 26, 2001.

RES.R01-2986
 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2001, No. 14568" pass its third reading.
Carried

RES.R01-2987
 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2001, No. 14568" be finally adopted,
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

- 13. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 25 Amendment By-law, 2001, No. 14588"

0023-14588/2302-001 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, No. 12900" as amended, is hereby further amended by replacing Division A in its entirety, and inserting new Division F - Guidelines for Crime Prevention Through Environmental Design (CPTED).

The purpose of this by-law amendment is to introduce new policies into the Official Community Plan resulting from the Major Review that has been undertaken in 2001, and that will provide a strong business dimension to the Plan in support of the City's industrial/commercial/business thrust.

Approved by Council: November 26, 2001

- * Planning & Development advise that it is now in order for Council to pass a resolution amending By-law 14588 as outlined in the table attached to the memorandum dated December 6, 2001 in By-law backup on table. The amendments are to improve or standardize wording, correct typographical or grammatical errors, correct formatting and address other minor omissions in the earlier draft presented to Council on November 26, 2001. These minor changes do not alter the policies or directions contained in the By-law, but rather are "house-keeping" in nature.

RES.R01-2988
 It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 25 Amendment By-law, 2001, No. 14588" be referred back to staff.
Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14592"

7901-0266-00 - City of Surrey, c/o Greater Vancouver Regional District
(Ken Carrusca) and Planet Consulting Group Inc.
(Oleg Verbenkov)

IL (BL 12000) to CD (BL 12000) - Portions of 9752 - 192 Street and
9810 - 192 Street - to permit the development of a solid waste transfer
station by the Greater Vancouver Sewerage and Drainage District
(GVS&DD)/Greater Vancouver Regional District (GVRD).

Approved by Council: November 26, 2001

It was
RES.R01-2989
No. 12000, Amendment By-law, 2001, No. 14592" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Steele
Carried

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

1. Direct the GVRD and the City to undertake the road system improvements proposed for 2003 as well as those proposed for 2012 within 5 years.
2. Direct the GVRD to establish a neighbourhood monitoring committee to address the communities on-going concerns.
3. Direct the GVRD to implement a comprehensive pest and rodent management program with regular monitoring throughout the year, as part of the Transfer Station's annual Operating Plan. This should be undertaken by a third party consultant with regular reports to the MOE, the City and area businesses.
4. Direct the City to undertake enhanced litter pickup around Harvie Road and 96 Avenue area.
5. Direct the GVRD to plan a second residential drop-off facility, as required in the S.W.M.P., for implementation in 3 to 4 years.

RES.R01-2990
Carried

FINAL ADOPTIONS

15. "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2001, No. 14564"

0023-14564/0560-001 - Regulatory By-law Text Amendment

"Surrey Waterworks Regulation By-law, 1969, No. 2932" as amended, is hereby further amended as follows:

- (a) The preamble is amended to update references to legislation;
- (b) Section 11 (4) is amended to clarify that the charge to developers of strata properties for water consumption at a rate that is one-half of the flat rate fee per unit, be non-refundable and be applied as a credit to the metered utility billing for strata property owners;
- (c) Section 15(1) is amended to reflect the requests for temporary water shut-off and the corresponding adjustment to water charges be limited to a six-month term;
- (d) Schedule B - "Flat Rate Charges" is amended to reflect rate changes approved in accordance with the 5-year plan and the four categories (single family dwelling, town-home/apartment strata, apartments non-strata, and secondary suites) of flat rate charges be defined based on the actual use of the property; and
- (e) Schedule C - "User Rates for Meter Consumption" is amended to reflect rate changes approved in accordance with the 5-year plan.

Approved by Council: December 3, 2001

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Waterworks Regulation
 By-law, 1969, No. 2932, Amendment By-law, 2001, No. 14564" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R01-2991 Carried

16. "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. 2240, Amendment By-law, 2001, No. 14565"

0023-14565/0560-001 - Regulatory By-law Text Amendment

"Surrey Sewer Rates and Extension Regulation By-law, 1964, No. 2240" as amended, is hereby further amended as follows:

- (a) Section 9(c)(ii) is amended to clarify that the charge to developers of strata properties for sewer discharge at a rate that is one-half of the flat rate fee per unit, be non-refundable and be applied as a credit to the metered utility billing for strata property owners;
- (b) New Section 9(g) is inserted to reflect the requests for temporary water shut-off and the corresponding adjustment to sewer charges be limited to a six-month term; and

- (c) Schedule B - "Charges" is amended to reflect rate changes approved in accordance with the 5-year plan; and the four categories (single family dwelling, town-home/apartment strata, apartments non-strata, and secondary suites) of flat rate charges be defined based on the actual use of the property.

Approved by Council: December 3, 2001

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Sewer Rates and Extension Regulation By-law, 1964, No. 2240, Amendment By-law, 2001, No. 14565" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2992

Carried

- 17. "Surrey Garbage and Rubbish Collection Standards of Service and Charges By-law, 1969, No. 3055, Amendment By-law, 2001, No. 14566"

0023-14566/0560-001 - Regulatory By-law Text Amendment

"Surrey Garbage and Rubbish Collection Standards of Service and Charges By-law, 1969, No. 3055" as amended, is hereby further amended in Schedule A to reflect rate changes approved in accordance with the 5-year plan.

Approved by Council: December 3, 2001

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Garbage and Rubbish Collection Standards of Service and Charges By-law, 1969, No. 3055, Amendment By-law, 2001, No. 14566" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2993

Carried

- 18. "Surrey Drainage Parcel Tax By-law, 2001, No. 14593"

0023-14593/0304-2002 - New Regulatory By-law

A regulatory by-law to impose a drainage parcel tax in the City of Surrey. The purpose of this by-law is to more equitably share overall sewer and drainage costs and will apply to all properties in Surrey.

Approved by Council: December 3, 2001
Corporate Report Item No. R246

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Drainage Parcel Tax By-law,
2001, No. 14593" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R01-2994

Carried

19. "Business License By-law, 1999, No. 13680, Amendment By-law, 2001,
No. 14594"

0023-14594/0023-13680 - Regulatory By-law Text Amendment

"Business License By-law, 1999, No. 13680" as amended, is hereby further
amended in Section 16 and Section 66 and by inserting new Sections 31.1
and 31.2.

These amendments are necessary to ensure that the City has the ability to allow
for the licensing of a business while allowing the business owners a specific
period of time to address specific legal requirements and provides for
consequences should business' operate in excess of their authority or fail to
comply with the terms and conditions of a business license.

Approved by Council: December 3, 2001
Corporate Report Item No. R249

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Business License By-law, 1999,
No. 13680, Amendment By-law, 2001, No. 14594" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2995

Carried

20. "Surrey Building By-law, 1987, No. 9011, Amendment By-law, 2001,
No. 14575"

0023-14575/0023-001 - Regulatory By-law Text Amendment

"Surrey Building By-law, 1987, No. 9011" as amended, is hereby further
amended by replacing Sections 18 (1) and (2), and Section 18A (1) and (2) to
reflect a 3.5% fee increase.

Approved by Council: November 26, 2001

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Building By-law, 1987,
 No. 9011, Amendment By-law, 2001, No. 14575" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-2996 Carried

MISCELLANEOUS

21. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 22
 Amendment By-law, 2001, No. 14436"

7901-0047-00 - Freeway Chrysler Dodge Ltd. c/o Tim Faye,
 c/o Freeway Chrysler Dodge

To amend "Surrey Official Community Plan By-law, 1996, No. 12900", as amended in Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Commercial Use Permit Areas, by adding new Temporary Commercial Use Permit Area No. 5 "Temporary Storage and Sales of Vehicles". This application is in order to allow the storage and sale of new and used vehicles and a staff parking facility for the adjacent car dealership on properties located at 15386 - 104 Avenue and 10363 - 154 Street, for a period of 2 years.

Approved by Council: June 4, 2001

Note: This by-law will be in order for consideration should Council approve Final Adoption of By-law 14588, see Item H.13.

- * By-law 14436 was given Final Adoption on November 19, 2001 and was not included in the OCP Major Review that proceeded to Council on November 26, 2001. To ensure By-law 14436's inclusion in the new OCP, it is in order for Council to rescind Final Adoption of By-law 14436, and re-adopt the by-law following the adoption of the new OCP.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council rescind Resolution R01-2586
 of the November 19, 2001 Regular Council-Land Use Minutes passing Final
 Adoption of By-law No. 14436.

RES.R01-2997 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 22 Amendment By-law, 2001, No. 14436" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R01-2998 Carried

INTRODUCTIONS

- 22. "Surrey Stop Up and Close of a portion of King George Highway at 32 Avenue Diversion By-law, 2001, No. 14595"

0023-14595/1505-13601 - City of Surrey

A by-law to authorize the stop up and close of 239 square metres of King George Highway at 32 Avenue Diversion. This closure will allow the applicants to consolidate the road with their property at 3150 King George Highway to facilitate additional parking along the frontage of the property. The property is currently used as a car lot.

Compensation: \$22,303.00 (payable to the City of Surrey)

Approved by Council: November 26, 2001
Corporate Report Item No. R233

Note: Council is advised that the area of road to be closed, as approved under Corporate Report Item No. R233, was based on a preliminary survey. The final survey indicates a decrease in the total area of road to be closed from 243.75m² to 239.3 m².

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Stop Up and Close of a portion
of King George Highway at 32 Avenue Diversion By-law, 2001, No. 14595" pass
its first reading.

RES.R01-2999 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Stop Up and Close of a portion
of King George Highway at 32 Avenue Diversion By-law, 2001, No. 14595" pass
its second reading.

RES.R01-3000 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 a portion
of King George Highway at 32 Avenue Diversion By-law, 2001, No. 14595" pass
its third reading.

RES.R01-3001 Carried

FINAL ADOPTIONS (Cont'd.)

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14501"

7901-0181-00 - Leroy Cowley and Robert Caulfield, c/o Herald Tessier,
Westcord Projects

RF (BL 12000) to C-5 (BL 12000) - 9631 - 137 Street - to permit the
conversion of the existing single family dwelling into office space.

Approved by Council: September 4, 2001

Note: A Development Permit (7901-0181-00) on the site is to be considered for
Final Approval under Item I.2(b).

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 2000, Amendment By-law, 2001, No. 14501" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-3002

Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14489"

7901-0102-00 - 503941 B.C. Ltd., c/o Anthony Vant Geloof

RMS-1 (BL 12000) to RF (BL 12000) - 18930 - 60 Avenue - to permit the
development of approximately 4 single family lots.

Approved by Council: July 23, 2001

- * Planning & Development advise that (reference memorandum dated
December 10, 2001 in By-law back-up) the building scheme which has been filed
with the City Clerk has been developed by a Design Consultant based on a
character study of the surrounding neighbourhood. The building scheme will be
registered concurrently with the subdivision plan pursuant to Section 220 of the
Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
building scheme to the land.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2001, No. 14489" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R01-3003

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. 7901-0194-00**
Surjeet & Jaswinder Bath, Jatinder, Ishvinder and Amarjit Kang
c/o H.Y. Engineering Ltd. (Richard Brooks)
9894 and 9876 - 160 Street

To reduce the rear yard setback from 7.5 metres (25 ft.) to 3.2 metres (10.49 ft.) for 9894 - 160 Street, and to reduce the minimum site area from 1 hectare (2.5 acres) to .85 hectare (2.1 acre) to permit the development of 9 single family residential gross density lots and retention of an existing home.

Note: See By-law 14555, H.5 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7901-0194-00 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.R01-3004

Carried

- (b) **Development Variance Permit No. 7901-0205-00**
Harbans Sing and Surjit Grewal
c/o Hardev Grewal
5816 - 124 Street & 12388 - 58A Avenue

To reduce the requirement for a 20.0 metres (66 ft.) wide right-of-way allowance for a through-local road (58A Avenue) to 12.2 metres (40 ft.) to permit subdivision into 5 single family lots plus future subdivision potential for an additional lot.

Note: See By-law 14558, H.8 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
No. 7901-0205-00 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.R01-3005

Carried

- (c) **Development Variance Permit No. 7901-0281-00**
Rock Solid Construction Ltd.
14003/09/15/19/23/27/33 - 82 Avenue

To reduce the minimum side yard setback requirement from 1.8 metres
(6 ft.) to 1.2 metres (4 ft.), and to reduce the minimum front yard setback
requirement from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for one lot at
14033 - 82 Avenue to permit an increase in the building envelope on
narrow lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Development Variance Permit
No. 7901-0281-00 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.R01-3006

Carried

- (d) **Development Variance Permit No. 7901-0229-00**
Edward and Ruth Byskal/John D. Briner
3877 - 156 Street

To reduce the minimum north side yard setback requirement from
4.5 metres (15 ft.) to 1.8 metres (6 ft.) to convert the current garage into a
home office and to construct a new 3 car attached garage.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7901-0229-00 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.R01-3007

Carried

(e) **Development Variance Permit No. 7901-0228-00**
Royal Sky Holdings Ltd./Doug Smith and Eric Fung
 7800 Anvil Way

To reduce the minimum rear yard setback requirement for structures from
 7.5 metres (25 ft.) to 5.4 metres (17.7 ft.), and to increase the maximum
 building height requirement of structures from 18 metres (59.1 ft.) to
 22.25 metres (73.0 ft.) to permit the retention of the existing wood
 shavings storage bin as per attached Schedule A.

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. 7901-0228-00 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.R01-3008

Carried

(f) **Development Variance Permit No. 7901-0191-00**
Ivanhoe Cambridge I Inc.
Musson Cattell Mackey Partnership Architects Designers Planners
(Jacques Beaudreault)
 1250 Guildford Town Centre

To increase the number of fascia signs from one (1) for each premise or lot
 frontage to two (2) to permit one additional fascia sign on the south
 elevation of the building for one retail unit (Old Navy Store).

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

Note: See Development Permit, Clerk's Report, Item I.2(a) of this
 agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7901-0191-00 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.R01-3009

Carried

- (g) **Development Variance Permit No. 7901-0232-00**
Mainland Developments Ltd.
 17767 - 64 Avenue

To reduce the maximum shared parking percentage requirement from 75%
 to 62% to allow a 1,580 square metre (17,000 sq. ft.) banquet facility on
 the second floor of an industrial building.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7901-0232-00 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.R01-3010

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7901-0191-00**
Musson Cattell Mackey Partnership Architects Designers Planners
(Jacques Beaudreault)/Ivanhoe Cambridge I Inc.
(formerly Cambridge Shopping Centres Ltd.)
 1250 Guildford Town Centre

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

"That Development Permit No. 7901-0191-00 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 Development Variance Permit, Clerk's Report, Item I.1(f) of this agenda.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit

No. 7901-0191-00 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.R01-3011

Carried

- (b) **Development Permit No. 7901-0181-00**
Leroy Cowley and Robert Caulfield, c/o Herald Tessier,
Westcord Projects
9631 - 137 Street

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

"That Development Permit No. 7901-0181-00 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 14501, Item H.23 of this addendum agenda.

It was
Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Permit

No. 7901-0181-00 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.R01-3012

Carried

3. Delegation Requests

- (a) **Ian Ross, Dementia Advisor**
South Fraser Alzheimer Centre
File: 0065-012

Requesting to appear before Council on January 7, 2002 to introduce a concept for an Alzheimer facility in the South Fraser Health Region.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Ian Ross, Dementia Advisor be heard
 as a delegation at Council-in-Committee.
 RES.R01-3013 Carried

J. CORRESPONDENCE

INFORMATION ITEMS

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the following correspondence Item be
 received.
 RES.R01-3014 Carried

1. Letter dated November 29, 2001 from **Mayor Douglas P. Drummond, City of Burnaby**, providing Council with the recommendations their Council adopted regarding the Agreement on Internal Trade (AIT), which also outlines the potential impacts this agreement will have on BC Municipalities.
 File: 0034-001; 0003-135

2. **Letter from Valerie Olafson**

Councillor Bose requested that this correspondence be put on the next agenda.

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. **Terms of Reference - Land Use and Servicing Concept Plan.**

It was Moved by Councillor Villeneuve
 Seconded by Councillor Bose
 That Council direct staff to bring forward
 for Council's consideration in January 2002 a Term of Reference for the preparation of a land use and servicing concept plan for the business development focus for the quarter of land bounded by Highway 99 to the west, the BC Hydro right-of-way and 168 Street to the east, 8 Avenue to the south and the south limit of the Rosemary Heights business park to the north, and such to the lands east of the BC Hydro right-of-way as may be appropriate to ensure that the completed plan addresses interface issues effectively and further, that the Terms of Reference detail a process and timeline for the completion of the plan.
 RES.R01-3015 Carried

2. Development Cost Charges - Star of the Sea Parish & Colebrook United Church

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the matter of waiving Development
Cost Charges for the Star of the Sea Parish and Colebrook United Church be
referred to staff for further consideration and report back to Council.

RES.R01-3016 Carried

3. Kennedy Park Reservoir

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That the matter of the lease agreements for
the Kennedy Park Reservoir be reviewed, with a view to re-negotiating the leases,
and staff report back to Council.

RES.R01-3017 Carried

CLOSED COUNCIL

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That in accordance with Section 242.2 (1)(a)
of the Local Government Act, Council move into a Closed Council meeting.

RES.R01-3018 Carried

M. ADJOURNMENT

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

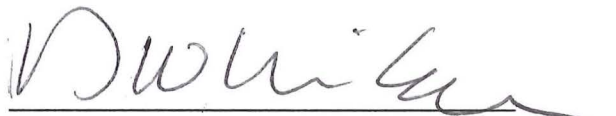
RES.R01-3019 Carried

The Regular Council - Public Hearing adjourned at 1:40 a.m. Tuesday,
December 11, 2001.

Certified correct:



Acting City Clerk



Mayor