



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 24, 2003
Time: 7:00 p.m.

Present:

Chairperson - Mayor McCallum
Councillor Villeneuve
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Bose
Councillor Higginbotham

Absent:

Councillor Watts
Councillor Hunt

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning &
Development
General Manager, Engineering
General Manager, Finance,
Technology & HR
City Solicitor
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

1. Council-in-Committee - March 10, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the minutes of the
Council-in-Committee meeting held on March 10, 2003, be received.
RES.R03-747 Carried

2. Regular Council - March 10, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That the minutes of the Regular Council
meeting held on March 10, 2003, be adopted.
RES.R03-748 Carried

B. DELEGATIONS – PUBLIC HEARING

1. Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 33 Amendment By-law, 2003, No. 14940

Rezoning Application: 7902-0078-00

ADDRESS: CIVIC/LEGAL
19209 – 80 Avenue/PID: 010-750-029, Lot 1, Sec. 27,
Twp. 8, NWD, Plan 77058

APPLICANT: Gurdaval and Manjit Sandu
19245 – 80 Avenue
Surrey, B.C. V4N 3G5

PROPOSAL: 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 a
new heading “Temporary Commercial Use Permit Area
No. 10”. This amendment will permit a truck and trailer
rental facility on the property for a period not to exceed two
years.

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.

Note: See Temporary Use Permit 7902-0078-00 under Clerk’s Report Item I.3(a) of this agenda.

Mayor McCallum noted that correspondence had been received from J. TerHart and S. TerHart indicating opposition to the proposed application.

There were no persons present to speak to the proposed application.

2. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14078, Amendment By-law, 2003, No. 14960

Rezoning Application: 7903-0028-00

ADDRESS: CIVIC/LEGAL
1688 - 152 Street/PID: 024-878-375, Lot A, Blk 1, Sec. 14,
Twp 1, NWD, Plan LMP47772

APPLICANT: V-1500 Holdings Inc.
c/o V-1500 Holdings Inc. (Ms. Tim Clark)
#404 - 1111 Lonsdale Avenue
North Vancouver, B.C. V7M 2H4

PROPOSAL: Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2000, No. 14078, is hereby amended as follows:

(a) Delete the first paragraph of Section 2.A. Intent and
replace with the following:

"This Comprehensive Development Zone is intended to accommodate and regulate the development of retail and service commercial facilities, offices and associated uses, including a surgical clinic with overnight recovery facilities, as well as residential uses developed in a comprehensive manner."

- (b) Sub-section 2.B.1. Permitted Uses is amended as follows:
- (i) by deleting 2.B.1.f. and replacing it with the following:
- "f. Office uses excluding *social escort services* and *methadone clinics*."
- (ii) by inserting an additional use immediately following 2.B.1.m. with 2.B.1.n. as follows:
- "n. Surgical clinic with overnight recovery facilities."
- (c) Sub-section 2.H. Off -Street Parking is amended by inserting the following as Sub-section 2.H.1.c.:
- "c. For the purposes of this By-law, parking requirements for medical clinics shall apply to surgical clinics with overnight recovery facilities."
- (d) Sub-section 2.L.2. Other Regulations is amended by inserting Sub-section 2.L.2.e. immediately following Sub-section 2.L.2.d. as follows:
- "e. All federal, provincial, municipal or other statutes, by-laws or regulations including without limitation those regulations of the British Columbia College of Physicians and Surgeons (BCCOPS) must be complied with."

These amendments are necessary to permit surgical clinics as an additional use.

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

There was correspondence from C. Ross stating support and from Dr. W. Spangehi expressing support for the proposed development.

There were no persons present to speak to the proposed application.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14941**

Rezoning Application: 7999-0255-00

ADDRESS: CIVIC/LEGAL
16855 Barnston Drive West/PID: 013-851-128, S ½ of Lot 10, Except Firstly: Part Subdivided by Plan 30391, Secondly: Part shown on Highway Plan 28296, Thirdly: Parcel B, (Ref.Plan 86841); Sec. 6, Twp. 9, NWD, Plan 5980
16885 Barnston Drive West/ PID: 013-851-152, The North 64 Feet of Lot 11, Except Firstly: Part on Statutory ROW Plan 28296; Secondly: Part Dedicated Road Plan 86971; Sec. 6, Twp. 9, NWD, Plan 5980
16917 Barnston Drive West/PID: 013-851-161, Lot 11, Except Firstly: North 64 Feet; Secondly: Part on Statutory ROW, Plan 28296, Thirdly: Part Dedicated Road Plan 86971; Sec. 6, Twp. 9, NWD, Plan 5980
16981 Barnston Drive West/PID: 014-257-017, Lot 12, Except Firstly: That Portion Lying South and West of Highway Plan 28296; Secondly: Part in Statutory ROW, Plan 28296, Thirdly: Part Dedicated Road on Plan 86971; Sec. 6, Twp. 9, NWD, Plan 5980
10238 - 168 Street (also shown as 10216 and 10188 - 168 Street) PID: 014-661-926, Parcel "A," Sec. 6, Twp. 9, NWD, Ref. Plan 81258

APPLICANT: Pacific Pentecostal Education and Communication Society
c/o David Ho, Architect
#202 - 3190 St. Johns Street
Port Moody, B.C. V3H 2C7

PROPOSAL: To rezone the properties at 16855, 16885, 16917, 16981 Barnston Drive West from "One-Acre Residential Zone (RA)" to "Assembly Hall 2 Zone (PA-2)."

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", Part V, Section 24(a), as follows:

- (a) To waive the requirements to provide curbs and gutters, underground wiring and street lighting systems at 16855, 16885, 16917, 16981 Barnston Drive West and 10238 - 168 Street.

The purpose of the rezoning and development variance permit is to consolidate the Pacific Academy School lands and to allow additional school parking accessed from Barnston Drive West.

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.

Note See Development Variance Permit 7999-0255-00 under Clerk's Report Item I.1(a) of this agenda.

There were no persons present to speak to the proposed application.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14949**

Rezoning Application: 7903-0026-00

ADDRESS: CIVIC/LEGAL
17755 Triggs Road/PID: 003-891-305, Lot 57, DL.389A,
Grp 2, NWD, Plan 66533

APPLICANT: Columbia River Shake & Shingle Ltd.
c/o Teal Cedar Products Ltd. (Allan Bose)
17897 Triggs Road
Surrey, B.C. V4N 4M8

PROPOSAL: To rezone the property from "Light Impact Industrial Zone (IL)" to "High Impact Industrial Zone (IH)".

The purpose of the rezoning is to permit the expansion of an existing sawmill operation to be carried on outside an enclosed building.

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

There was a petition received containing 78 signatures in opposition to the proposed development.

There was correspondence from B. Hall, P. Morrison, R. Koyanagi, members of the Christian family, G. Belair, T. Parrish, W. Holmes, J. Koyanagi and B. Hullah expressing opposition to the proposed application.

The Chair noted G. Belair and L. Hora had registered as not wishing to speak and stated their opposition to the proposed application.

Dolores Hadaisky, 9906 – 180A Street was in attendance and commented that she and her family had lived in the area for 7 years and that they were aware of the industrial uses in the area. She added concerns with respect to noise emanating from the mill, pollution, odours, and the proposed rezoning from light impact industrial to heavy industrial zoning. She added that the noise intermittently runs 24 hours, six days a week throughout the year.

Wanda Holmes, 9821 – 182 Street was in attendance and commented that as a resident of Abbey Ridge, she is opposed to the proposed rezoning application. She added concerns regarding noise, pollution and odours.

It was
RES.R03-749

Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the letter submitted by Ms. Holmes be received.
Carried

Thomas Parrish, 9821 – 182 Street was in attendance and commented that he was in opposition to the proposed rezoning application. He added concerns with respect to the 100 metre notification area for public hearing notification and that many residents would be affected by this proposed application. He noted that the mill operates in contravention to the city's by-laws with respect to the hours of operation, and that he had concerns regarding odour and pollution.

It was
RES.R03-750

received.
Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the letter submitted by Mr. Parrish be received.
Carried

Jonathan Christian, 9809 – 182 Street was in attendance and commented that he and his family moved to B.C. to find a more peaceful and clean area in which to live and that he had concerns with respect to increased noise and pollution.

Allan Bose, Teal Cedar Products Ltd., 17897 Triggs Road was in attendance and spoke to the noise issues, which he noted does carry up the hill to Abbey Ridge. He added that a sound study was carried out while the planer and chipper were in operation, two sound meters were placed at the property line per by-law requirements, and one reading showed 58 decibels, below the 60 decibel maximum level and the other reading was slightly above. He continued that he would have more sound studies conducted.

Mr. Bose then noted that complaints regarding noise from the planer have been solved by moving the work to the day-shift workers and that the noisier equipment is housed inside the building. He continued that the noise requirements are no different between IH and IL and if the property were to be rezoned, the noise level would not be permitted to increase but stay at the same levels. He noted that his employees do clean up litter in the area. He also added that he has purchased large equipment at auction, which would be housed inside the new mill by the end of summer. He also noted that the company would put in \$70,000 worth of landscaping on the property along 104 Street at the request of the City.

Mr. Bose noted that as far as long-term viability is concerned, the mill has been there for approximately 40 years and that he has enough belief in the industry and the province to expand the business. He indicated that the City had asked that the sign be positioned at it's present location.

Arthur Buse, 9839 – 180 Street was in attendance and commented that he lives in the Abbey Ridge area. He added that he and his family moved into the subdivision approximately 3 years ago because it was a clean and quiet area. He continued that he is opposed to the proposed rezoning and that he had concerns with respect to litter. Mr. Buse questioned why there was not a public information meeting held regarding a previous Development Permit and Development Variance Permit application for an enclosed mill building and the subsequent application for an unenclosed mill building. He suggested a Comprehensive Development By-law rather than a rezoning be considered by Council.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14952**

Rezoning Application: 7902-0349-00

ADDRESS: **CIVIC/LEGAL**
7810 - 168 Street/PID: 011-157-062, Lot 9, Except: N.
 11.7 Chains having a Frontage of 3.419 Chains on Pacific
 Hwy (Plan 5364) by a uniform of 11.7 Chains, Sec. 19,
 Twp. 8, NWD, Plan 5364

APPLICANT: Brian and Toyoko Gourley
 c/o Damax Consultants Ltd.
 3862 W. 14th Avenue
 Vancouver, B.C. V6R 2W9

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

BLOCK B:

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

The purpose of the rezoning is to allow subdivision with 3 adjacent properties into 6 standard single family lots and 5 small single family lots.

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

There were no persons present to speak to the proposed application.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14953**

Rezoning Application: 7902-0337-00

ADDRESS: **CIVIC/LEGAL**
15852 Fraser Highway /PID: 011-194-120, Lot 7, Except:
Part Road Plan BCP 1173, Sec. 26, Twp. 2, NWD,
Plan 6486
15878 Fraser Highway/ PID: 011-194-138, Lot 8, Except:
Part Road Plan BCP1173, Sec. 26, Twp. 2, NWD,
Plan 6486

APPLICANT: Roman & Catharina Pelech, Gregory Pelech, and
Sonja Pelech
c/o Kevin Shoemaker
#900 - 1333 West Broadway
Vancouver, B.C. V6H 4C2

PROPOSAL: **BLOCK A:**
To rezone portions of the properties from "Single Family Residential Zone (RF)" to "Multiple Residential 15 Zone (RM-15)".

BLOCK B:
To rezone portions of the properties from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, in Part 21, Section F, and H, and Part 22, Section F, as follows:

BLOCK A:

- (a) To reduce the front yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (c) To reduce the rear side yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (d) To permit 4 parking spaces within the required north front yard and south rear yard setbacks;

BLOCK B:

- (e) To reduce the south side yard (flanking) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (f) To reduce the front yard (east) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (g) To reduce the rear yard (west) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building Block 8 and from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) for Building Block 11.

The purpose of the rezoning and development variance permit is to permit two developments of approximately 132 townhouse units.

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.

Note See Development Variance Permit 7902-0337-00 under Clerk's Report Item I.1(b) of this agenda.

There was correspondence from K. Davidson stating opposition and from Trilogy Management Services Ltd. stating concerns with respect to the proposed application.

There were no persons registering to speak and two persons

Kevin Shoemaker, Polygon Homes, 1940 – 127 Street was in attendance and stated that he would be pleased to answer any questions raised with respect to the proposed application and that he supported the proposed application.

Nurali Bhimani, General Manager, Boston Pizza, #801 - 15980 Fraser Highway was in attendance and stated that he supports the development of a multi-family complex in the area. He added that he is against the increase in height of the monument at Fraser Highway and Venture Way from 14 feet to 20 feet because it would block the view of the Boston Pizza signage.

Rick Hart, Fleetwood Community Association was in attendance and stated that he attended the public information session held at the Fleetwood Community Centre. He continued that Fleetwood Community Association supports the development of the proposed townhouse development and the resulting increase in economic development to the area. He added concerns with tandem parking, noise and pollution due to increased traffic as a result of the widening of Fraser Highway. He continued that Fleetwood Community Association worked with the community regarding the monument, which would be located behind a berm.

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14942**

Rezoning Application: 7902-0360-00

ADDRESS: CIVIC/LEGAL
5761 - 148 Street/PID: 011-116-188, Lot 2, Sec. 10,
Twp. 2, NWD, Plan 7092
5781 - 148 Street/PID: 011-116-161, Lot 1, Sec. 10,
Twp. 2, NWD, Plan 7092

APPLICANT: Margaret Law, Siu Kuen Lai, Dr. Ching Lau Inc. and
Emmy Yee Mei Lau
c/o Hunter Laird Engineering, (Clarence Arychuk)
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to permit the development of approximately 22 single-family lots.

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

There was correspondence from D. and C. Quelle expressing concerns with respect to the proposed application.

Bob Oliver, 5781 – 146A Street was in attendance and stated that he is a long term resident of Surrey and that he supports the development of the area. He noted concerns regarding house sizes and the need for buffering between single family homes on half acre properties and higher density areas. He indicated that he supported development in the area but not this particular proposal.

Gerry Jensen, 5762 – 146A Street was in attendance and stated that he is not opposed to the proposed development but that he had concerns regarding buffer zones of trees between his property and the proposed properties. He noted that there was a discrepancy between the numbers of trees in the buffer zone. He raised concerns regarding drainage, easements and truck traffic during construction phase.

Clarence Arychuk, Hunter Laird Engineering was in attendance and addressed the discrepancy in tree count. He noted that a swale would be required along the south side of the property, provided in the buffer area along the fence line and protected by the landscaping area. He added that lot size plans are consistent with the Neighbourhood Concept Plan. He noted there would be an additional 10 metre buffer backing onto the existing half acre lots and that truck traffic would be addressed.

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14943**

Rezoning Application: 7902-0359-00

ADDRESS: **CIVIC/LEGAL**
6071 - 148 Street /PID: 012-135-569, S ½, Lot 19, Sec. 10,
Twp. 2, NWD, Plan 1361

APPLICANT: Devinder and Balwant Bala
c/o CitiWest Consulting Ltd.
(Roger Jawanda & Bill Kruger)
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

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

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 8.

The purpose of the rezoning and development variance permit is to permit the retention of the existing dwelling and create approximately 11 single-family lots.

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

Note See Development Variance Permit 7902-0359-00 under Clerk's Report Item I.1(c) of this agenda.

There was correspondence from G. and B. Gould and J. and P. Nichol stating their concerns and from G. and M. Hamilton expressing opposition to the proposed application.

There was a petition containing 12 signatures on table expressing support of the proposed development.

The chair noted one person registered an opinion and one person registering to speak.

Barry Charlebois, Council of the Bethany Newton United Church, 14853 - 60 Avenue, was in attendance and requested information with respect to the ability of the Bethany Newton United Church to tie into the sewer that would serve the proposed development. He indicated his support for the proposed application.

**9. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 72 Amendment By-law, 2003, No. 14944**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14945**

Rezoning Application: 7902-0171-00

ADDRESS: CIVIC/LEGAL
7865 - 148 Street/PID: 004-677-030, Lot 27, Sec. 22,
Twp. 2, NWD, Plan 9877
7873 - 148 Street/PID: 011-507-489, Lot 28, Sec. 22,
Twp. 2, NWD, Plan 9877

APPLICANT: Dr. Parmjit Kang Inc., Jack Eng and Cynthia Lum
c/o CitiWest Consulting Ltd.
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

PROPOSAL: **BYLAW 14944**
To redesignate the properties from Suburban (SUB) to
Urban (URB).

BYLAW 14945

BLOCK A:

To rezone portions of 7865 - 148 Street and
7873 - 148 Street from "General Agriculture Zone (A-1)"
to "Single Family Residential 12 Zone (RF-12)".

BLOCK B:

To rezone portions of 7865 - 148 Street and
7873 - 148 Street from "General Agriculture Zone (A-1)"
to "Single Family Residential Zone (RF)".

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the front yard setback from
7.5 metres (25 ft.) to 5.5 metres (18 ft.) for
future Lot 13;
- (b) To reduce the rear yard setback from
7.5 metres (25 ft.) to 5.0 metres (16 ft.) for
future Lot 13;
- (c) To reduce the rear yard setback from
7.5 metres (25 ft.) to 1.8 metres (6 ft.) for
the existing dwelling on future Lot 14; and
- (d) To reduce the lot depth from 28 metres
(90 ft.) to 17.5 metres (57 ft.) for future
Lot 13.

The purpose of the rezoning and development variance
permit is to permit subdivision into approximately 7 single-
family small lots and 14 single-family lots plus open space.

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.

Note See Development Variance Permit 7902-0171-00 under Clerk's Report Item I.1(d) of this agenda.

There were no persons present to speak to the proposed application.

**10. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 73 Amendment By-law, 2003, No. 14946**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14947**

Rezoning Application: 7901-0234-00

ADDRESS: **CIVIC/LEGAL**
7839 - 147 Street/PID: 004-518-641, Lot 1, Sec. 22,
Twp. 2, NWD, Plan 72254
7815 - 148 Street/PID: 004-518-667, Lot 2, Sec. 22,
Twp. 2, NWD, Plan 72254

APPLICANT: 603708 Alberta Ltd.
c/o Ekam Development Ltd.
12579 - 89 Avenue
Surrey, B.C. V3V 1A4

PROPOSAL: **BYLAW 14946**
To redesignate portions of the properties from Suburban (SUB) to Urban (URB).

BYLAW 14947

BLOCK A:

To rezone the westerly portions of 7839 - 147 Street and 7815 - 148 Street from "General Agriculture Zone (A-1)" to "Single Family Residential 12 Zone (RF-12)".

BLOCK B:

To rezone the easterly portions of 7839 - 147 Street and 7815 - 148 Street from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to permit the subdivision into approximately 20 single-family small lots and 25 single-family lots plus open space.

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 to speak to the proposed application.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14950**

Rezoning Application: 7902-0039-00

ADDRESS: CIVIC/LEGAL
Portion of 15155 - 76 Avenue/PID: 013-238-264, Pcl. "2"
(Explanatory Plan 15513) of Parcel "A" of the NE ¼,
Sec. 22, Twp. 2, Except: Parcel "L" (Bylaw Plan 62403),
NWD

APPLICANT: Pacific Star Homes Ltd.
c/o 640842 B.C. Ltd.
5755 - 136 Street
Surrey, B.C. V3X 1J4

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

The purpose of the rezoning is to permit the development
of a neighbourhood commercial plaza having 1,410 square
metres (15,200 sq. ft.) of floor space plus a caretaker suite
and will permit the following uses:

PERMITTED USES:

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

1. The following uses are permitted provided that the
gross floor area of each individual business does
not exceed 370 square metres [4,000 sq.ft.]:
 - (a) *Retail stores* excluding the following:
 - (i) *Adult entertainment stores*;
 - (ii) Auction houses;
 - (iii) *Secondhand stores* and *pawnshops*;
and
 - (iv) Retail sales of beer, wine and spirits;
 - (b) *Personal service uses* limited to the
following:
 - (i) Barbershops;
 - (ii) Beauty parlours;
 - (iii) Cleaning and repair of clothing; and
 - (iv) Shoe repair shops;
 - (c) *Eating establishments* excluding *drive-
through restaurants*;

- (d) Office uses excluding the following:
 - (i) *Social escort services;*
 - (ii) *Methadone clinics;*
 - (e) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals;*
 - (f) *Community services;* and
 - (g) *Child care centres.*
2. One *dwelling unit* per lot provided that the *dwelling unit* is:
- (a) Contained within the *principal building;* and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot.*

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

There was correspondence from N. Van Allen, M. Bardell and S. Ahuah, a petition containing 28 signatures from Concerned Residents of Chimney Hills and a petition containing 166 signatures expressing opposition to the proposed application.

There was correspondence from the following citizens expressed an opinion in writing and indicated whether they were in favour or against the proposal as follows:

	FOR	AGAINST
R. Giardini		X
R. Kubara		X
T. Rowlands		X
B. Steadman		X
R. Burnes		X
M. Burnes		X
D. Jarvis		X
R. MacLeod		X
A. MacLeod		X
M. Graf		X
L. Graf		X
S. Graf		X
T. Graf		X
C. Chen		X
G. Lam		X
V. Ricci		X
D. Pringle		X
L. Pringle		X
P. Sturkenboom		X
C. Sturkenboom		X

	FOR	AGAINST
L. Dorais		X
E. Dorais		X

The Chair indicated that the following persons had registered as not wishing to speak and expressed their opinion with respect to the proposed application as follows:

	FOR	AGAINST
D. Cheema	X	
V.S. Rai	X	
G. Gill	X	
P.S. Rai	X	
G.S. Rai	X	
S.S. Dhama	X	
J. Teer	X	
A. Terr-Roth		X
B. Berg		X
M. S. Natt	X	
G. Dhaliwal	X	
I. Chohan	X	
P. Earthwork 2000 Design		X
B. Mann	X	
I. Singh	X	
M. Ciapponi		X
I. Gill	X	
K. Dosanjh		X
M. Little		X
D.S. Gill	X	
S. Hara	X	
P. Bhupal	X	
B. Dashner		X
J. Mann		X
D. Grewal	X	
M. Burnes		X
S. Gill	X	
B. Gill	X	
G. Danchuk		X
T. Danchuk		X
J. Dashner		X
K. Gill	X	
P. Malhi	X	
H. Gill	X	
R. Hara	X	
H. Grewal	X	
H. Cheema	X	
S. Borden		X
B. Steeves		X
L. Dorais		X

	FOR	AGAINST
L. Kubara		X
L. Steadman		X
M. Bardell		X
E. Dorais		X
L. Pringle		X
L. Steadman		X
A. MacLeod		X
S. Ahvja		X
Surinder Ahvja		X
L. Graf		X
A. Nicanor		X
A. MacLeod		X
V. Ricci		X
R. MacLeod		X
S. Little		X
R. Nicanor		X
M. Nicanor		X

Tom Wishlow, 15106 – 76 Avenue was in attendance and stated that he and his wife were opposed to any commercial development in the area.

Marshall Borden, 7478 – 150A Street was in attendance and stated that he opposed the proposed commercial development. He noted that there is already a proposed commercial area at 72 Avenue and 152 Street.

Peter Sturkenboom, 15133 – 75 Avenue was in attendance and stated that he is opposed to the proposed development because the area is a park-like setting and that the original intent of the East Newton Concept Plan was to build a buffer zone between the Agricultural Land Reserve and the residential areas. He continued that the community has compromised a lot and now has high density above 144 Street. He noted that Council turned down a similar development at 72 Avenue and 144 Street and that there are existing facilities to be developed at 72 Avenue and 152 Street across from David Hunter Nursery.

Valerie Wood, 7588 – 150A Street was in attendance and stated concerns with respect to illicit drug use, policing issues, and increased traffic.

Barry Wood, 7588 – 150A Street was in attendance and stated his opposition to the proposed application. He added that he had concerns with respect to traffic along 76 Avenue and 152 Street, increased accidents, increased vandalism and policing issues.

Ron Kubara, 15127 – 75A Avenue was in attendance and stated that he opposed the proposed application. He indicated concerns with respect to the 100 metre notification area. He commented that this development will take business away from the other businesses unless we increase consumer spending. He also noted that business needs residents to survive. He concluded by pointing out that he previously owned a business at Evergreen Mall.

Nancy van Allen, 7537 – 150A Street was in attendance and stated that she and her husband do not support the proposed application. She added concerns with respect to vandalism in the neighbourhood and graffiti. She noted that the need for retail space in this area is unjustified given what is available in the area.

Ms. van Allen noted that the commercial mall at 64 Avenue and 152 Street always has lease space available and discussed concerns related to increased traffic in the area. She indicated that 150A Street has seen an increase in traffic due to drivers using 150A Street to bypass the lights at 72 Street and 152 Street. She stated that there is a need for street lights at 76 Avenue and 152 Street resulting in an increase in noise, pollution and compromises the safety of children and pets.

Brian Steadman, 15132 – 76 Avenue was in attendance and stated that he is opposed to the proposed development. He added that he had no concerns with respect to the proposed residential housing plans, however, the maximum use of the land in question is bog and difficult to use. He then noted that the parking lot, which would be gated and locked would have signage posted stating that the lot would be located in an area subject to flooding.

Mr. Steadman addressed concerns with respect to the hazard of oil washing from the parking lot surface into nearby salmon-bearing streams. He also noted concerns regarding the loss of his view from the front of his house, customers parking in surrounding neighbourhood areas, potential loss of value of his home, and insufficient customer base in the area to support the proposed development.

Baljit Sandher, 7590 – 151A Street, was in attendance and requested Council grant protection to leave the community as it is. She added that there is sufficient shopping in the area.

It was
received.

Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the letter submitted from B. Sandher be

RES.R03-751

Carried

Robert Percival, 15065 – 74 Avenue, was in attendance and stated that 152 Street is a very busy street, with much speeding and a high accident rate. He noted that a local MP was in an accident at the intersection of 76 Avenue and 152 Street. He added that this is a residential area and that the major intersection of 152 Street and 72 Avenue is a natural choice for commercial development.

Rodger Burnes, 7556 – 151A Street, was in attendance and stated that he is opposed to the proposed development. He noted concerns with respect to litter and added that there is sufficient existing retail space nearby.

Paramjhit Sandher, 7590 – 151A Street was in attendance and stated that he is opposed to the proposed development and cited concerns regarding privacy and protection from commercial development in the area when there are existing commercial facilities within 2 kilometres. He noted concerns regarding increased traffic and noise. He also added that the representatives of the developer had mentioned that he would keep the commercial development for two years and then flip it over. He then questioned what would happen when this took place and would there be vacancies.

Anupam Tyagi, 15228 – 81A Avenue was in attendance and stated that there are commercial developments struggling in the area. He noted concerns regarding increased vandalism and illegal substance abuse should this proposed development proceed.

Grace Lam, 15190 – 76 Avenue was in attendance and commented that she and her family have lived in the area for nine years. She added that she is not opposed to the development of residential lots but that she is opposed to the commercial development.

Chris Chen, 15190 – 76 Avenue was in attendance and commented that he is a retired police officer and knows that this kind of commercial plaza would become a breeding ground for vandalism and crime. He also added concerns with respect to parking and speeding traffic in the area.

Jessie Stuart, 7599 – 150A Street was in attendance and stated her concerns regarding the increased traffic along 150A Street.

Greg Stuart, 7599 – 150A Street was in attendance and stated concerns regarding the lack of demand for the commercial development in the area. He added that he was opposed to the proposed development.

Richard Bell, 146 West 2nd Avenue, Vancouver, B.C., was in attendance and stated that he is a business owner and usually speaks for business proposal, however, the proposed development does not make sense economically. He noted that he was waiting for sewer to be installed in the area of 72 Avenue and 152 Street in order to proceed with his business plans which he has been working on since 1995.

Mr. Bell continued that he had concerns regarding the inappropriate scale of the proposed development for the location. He noted that the project would be the same size as Sullivan Station, which has suffered for many years from vacancy problems and is located in a better location than the proposed development. He added that the trade area is too small to support this project and that staff comments stated the market study was commissioned based on a trading area of six square blocks. He noted the 5 For Lease signs currently in place at Panorama Village situated at Highway #10 and 152 Street.

Rolando Nicanor, 7543 – 151A Street, was in attendance and stated his opposition to the proposed application.

Harjinder Brar, 14526 – 75 Avenue was in attendance and stated that she supports the project.

Chanpreet Dhaliwal, 7608 – 147A Street was in attendance and stated support for the project.

Wilbert Miller, 14992 – 76 Avenue was in attendance and stated that he was opposed to the proposed development.

Diane Jarvis, 15120 – 76 Avenue was in attendance and stated that she and her husband are opposed to the proposed application. She noted concerns with respect to speeding traffic along 76 Avenue and 152 Street and negative visual impact. She also addressed proposed buffer zones between smaller properties and larger properties.

Donna Bradley, 9016 Alexandria Crescent was in attendance and stated that she visits the Surrey Lake Park and golf courses. She noted that 152 Street is a commercial truck route and added that she no longer attends Surrey parks that are frequented by crowds of young people who drink, where there is broken glass and litter in the park areas because of the stores close to those parks. She added that she visits Surrey Lake and Green Timbers because there are no small stores, no litter, and no kids. She noted there would be increased vandalism at the golf courses and neighbouring homes. She suggested better transit be provided to transport people to established commercial centres and voiced her opposition to the proposed project.

Barry Dashner, 7527 – 151A Street was in attendance and stated that he was in opposition to the proposed application. He continued that Surrey has developed that area with the lake and golf courses to remain a residential area. He noted concerns regarding the safety of pedestrians crossing 152 Street in order to visit a commercial development should the proposed development proceed.

Marly Spurns, 7556 – 151A Street was in attendance and questioned the addresses of the people in support of the proposed development. She noted that other commercial developments were supported by people who did not live in the area and that area residents were over-ruled by people living in outlying areas and would not be affected by development.

Don Jarvis, 15120 – 76 Avenue was in attendance and stated that he is against the proposed development. He noted his concerns with respect to increased traffic in the area.

A resident of the area felt that it was not a good idea to build it there citing potential vandalism problems.

Sumit Ahvja, 17493 – 151A Street was in attendance and stated his opposition to the proposed development and noted his concerns regarding increased vandalism in the area.

Ral Nicanor, 7543 – 151A Street was in attendance and stated that as a young adult in living in the neighbourhood he noted concerns regarding the economic viability of adding stores to the area, increased vandalism and increased noise.

Michael Nicanor, 7543 – 151A Street was in attendance and stated his opposition to the proposed development.

Leon Dorais, 15139 – 75 Avenue was in attendance and stated that he is opposed to the proposed application.

Michael Sanderson, Manager of Planning, Aplin & Martin Consultants, was in attendance to speak to the 13,500 square foot first-phase retail centre.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the petition containing 66 signatures be received and letter from Guildford Golf and Country Club.

RES.R03-752

Carried

He noted that a retail market assessment for a neighbourhood centre was an appropriate land use and could be economically viable. He continued that the development would have added security in the evening hours, restrictions on specific uses such as neighbourhood pubs and beer and wine stores. He added that the hours of operation would be from 6:00 a.m. to 11:00 p.m. and that no single activity would be greater than 4,000 sq ft. He continued that an on-site caretaker would provide additional security and that the proposed design had been designed to CPTED principles featuring lockable gates at both entrances, specialized lighting, landscaping. He noted that Ward Consulting studies indicated the suggested right hand turn lane was not required and that the Engineering Department staff report concurred with the findings and conclusions of the report. He continued that should Council still consider the right turn lane desirable the client would be willing to install it and provide funding for traffic lights at the intersection of 76 Avenue and 152 Street.

Phil Bonameme, President, Urbanics Consultants Ltd., was in attendance and commented that he was hired by the developer to study the marketing needs of the area. He added that the area defined for the study is relatively conservative and takes into account existing and planned commercial use in the area. He indicated that since 1991 there has been significant population growth from 6,000 to almost 20,000 within 15 to 20 years. He added that there is a conservative forecast for a need at this location of a project of 35,000 square feet. He continued that he would not speak to the social aspects of this application and that there is a unsatisfied need for a convenience/service establishment at this intersection.

Maciej Dembek from Barnett Dembek Architects was in attendance and commented that the proposed development would be an asset to the area and would provide restaurants for park users. He added that CPTED principles have been followed in the design of the commercial development.

Mark Murlow, Ward Consulting Group was in attendance and commented on the need for traffic lights at the intersection of 76 Avenue and 152 Street. He added that access would be provided on 152 Street and 76 Avenue. He spoke to the right turn lane and stated that a right lane turn lane is not required at this time.

**12. Surrey Zoning By-law, 1993, No. 12000
Amendment By-law, 2003, No. 14951**

Rezoning Application: 7902-0394-00

ADDRESS: CIVIC/LEGAL
Portion of 12758 - 80 Avenue/PID: 011-145-536, Pcl. "B",
(Exp. Plan 13637), Except (1) Part in Plan LMP42231; (2)
Part Dedicated Road on Plan BCP1036; of Lot 1, Sec. 19,
Twp 2, NWD, Plan 5601

APPLICANT: 581947 B.C. Ltd.
c/o RAM Construction Inc. (Steve Knoblauch)
7881 - 128 Street
Surrey, B.C. V3W 4E7

PROPOSAL: To rezone a portion of the property from "Comprehensive Development Zone (CD) By-law 13778" to "Light Impact Industrial Zone (IL)".

The purpose of the rezoning is to consolidate the portion of property with 7881 - 128 Street to permit the development of a two-storey light industrial building, which will permit any one or combination of the following uses:

PERMITTED USES

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

1. *Light impact industry.*
2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage*.
7. *General service uses* limited to the following:
 - (a) driving schools; and
 - (b) *industrial equipment rentals.*
 - (c) taxi dispatch offices;

- (d) industrial first aid training; and
 - (e) trade schools.
8. *Warehouse uses.*
9. 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.
10. *Accessory uses* including the following:
- (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
 - (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Community services*;
 - (d) *Assembly halls* limited to *churches*, provided that:
 - (i) the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - (ii) the *church* accommodates a maximum of 300 seats; and
 - (iii) there is not more than one *church* on a *lot*.
 - (e) *Child care centres*; and
 - (f) *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;
 - (b) Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - (c) Notwithstanding Sub-sections B.10 (f) iii.a. and iii.b., the maximum

- number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in 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-sections B.10 (f) 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.
 - (g) 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 property was indicated to the Public Hearing.

There were no persons present to speak to the proposed application.

**13. Surrey Land Use Contract No. 372, Authorization By-law, 1978, No. 5715
Partial Discharge By-law, 2003, No. 14954**

Rezoning Application: 7902-0334-00

ADDRESS: CIVIC/LEGAL
6726 - 132 Street/PID: 005-441-251, Lot 368, Sec. 17,
Twp. 2, NWD, Plan 6437

APPLICANT: Gurjit Dulay, Prabhjit and Inderjit Sangha
c/o H.Y. Engineering Ltd. (Richard Brooks)
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: To discharge Land Use Contract 372 from the property to
allow the underlying "Single Family Residential Gross
Density Zone (RF-G)" to come into effect.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Subdivision and Development By-law,
1986, No. 8830", as amended Part V, Section 24(a), as
follows:

- (a) To waive the requirement to provide a lane for
alternate vehicular access where a subdivision abuts
an arterial road on properties fronting 132 Street.

The purpose of the rezoning and development variance
permit is to permit the development of a 2 lot single family
residential subdivision based on the underlying RF-G zone.

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.

Note See Development Variance Permit 7902-0334-00 under Clerk's Report
Item I.1(e) of this agenda.

There were no persons present to speak to the proposed application.

Mayor McCallum called for a short recess at 10:22 p.m., and the meeting
reconvened at 10:32 p.m., with all members of Council present except Councillor
Hunt and Councillor Watts.

C. COMMITTEE REPORTS

1. Social Planning Committee Minutes - February 27, 2003

(a) It was Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That the minutes of the Social Planning
Committee meeting held on February 27, 2003, be received.
RES.R03-753 Carried

2. Public Safety Committee - March 12, 2003

(a) It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the minutes of the Public Safety
Committee meeting held on March 12, 2003, be received.
RES.R03-754 Carried

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

Drug Strategy

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That Council approve engaging an
appropriately qualified student to undertake compiling supporting
documentation towards a Drug Strategy.
RES.R03-755 Carried

Councillor Villeneuve requested information on crime-free multi-housing development.

D. BOARD/COMMISSION REPORTS

1. Board of Variance - January 21, 2003

It was Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That the minutes of the Board of Variance
meeting held on January 21, 2003, be received.
RES.R03-756 Carried

2. Board of Variance - February 18, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the minutes of the Board of Variance
meeting held on February 18, 2003, be received.
RES.R03-757 Carried

3. Parks, Recreation and Culture Commission - February 19, 2003

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the minutes of the Parks, Recreation
and Culture Commission meeting held on February 19, 2003, be received.
RES.R03-758 Carried

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) **MALE SURVIVORS OF SEXUAL ABUSE AWARENESS MONTH**

April, 2003

WHEREAS whether by simple neglect or conspiracy, the problem of child sexual abuse persists in an atmosphere of silence and ignorance; and

WHEREAS any community, organization, or individual who attempts to remain neutral or fails to support the protection of all children from sexual exploitation is at least passively supportive of continued sexual exploitation; and

WHEREAS compared with female children who are victimized, the problem of boyhood sexual exploitation is more often overlooked, neglected, and poorly understood; and

WHEREAS while efforts to protect girls from sexual victimization and rehabilitative services provided to those who are traumatized are well underway, collectively applying these same efforts on behalf of male children has lagged; and

WHEREAS boys who are sexually abused usually lack appropriate adult male role models and mentors to assist them in their recovery, provide support during any prosecution, and advocate on their behalf with other adults and organizations and as a result sustain additional trauma and suffer developmentally; and

WHEREAS it is encouraged that all adult survivors, especially male, provide appropriate nurturing, support, and guidance to sexual abuse victims as they are able; and

WHEREAS all adult survivors, advocate for the prevention of childhood sexual abuse and for the development of effective and comprehensive recovery and rehabilitative programs for victims within the limits of his or her governmental and cultural restrictions and to the extent he or she is able;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of April, 2003 as "MALE SURVIVORS OF SEXUAL ABUSE AWARENESS MONTH" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

There were no items under Councillors' Report at this time.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of March 24, 2003, were considered and dealt with as follows:

Item No. R046 Contract Award M.S. 4702-002
Progressive Construction (Richmond) Ltd.
File: 4702-002/11; 5250-20-47

The General Manager, Engineering submitted a report concerning Contract Award M.S. 4702-002. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1. Progressive Contracting (Richmond) Ltd.	\$1,281,544.35
2. B & B Contracting Ltd.	1,394,807.06
3. Ponte Bros. Contracting Ltd.	1,523,737.70
4. Targa Contracting Ltd.	1,604,022.25
5. B. Cusano Contracting Ltd.	1,674,986.56
6. Sandpiper Contracting Ltd.	1,732,934.02

The Engineer's pre-tender estimate was \$1,530,000.00, including GST.

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Contract M.S. 4702-002 be awarded to
the low bidder, Progressive Contracting (Richmond) Ltd., in the amount of
\$1,281,544.35, including GST.

RES.R03-759

Carried

Item No. R047 Road Exchange at 72A Avenue
and 145 Street
File: 7902-0167-00

The General Manager, Engineering submitted a report concerning a road exchange at 72A Avenue and 145 Street.

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

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

1. a road exchange to close a ± 495 ft.² (± 46 m²) unopened and unconstructed redundant portion of walkway at 72A Avenue and 145 Street in exchange for a $\pm 6,189$ ft.² (± 575 m²) portion of PID No. 000-533-874 (14413 - 72 Avenue) and a ± 710 ft.² (± 66 m²) portion of PID No. 003-434-893 (14467 - 72 Avenue); and
2. the City Clerk to bring forward a Road Exchange By-law for First, Second and Third Readings by Council.

RES.R03-760

Carried

Note: See By-law 14968, H.31 of this agenda.

Item No. R048 Sale of East Bridgeview City-Owned Industrial Lands
(115 Avenue and 131 Street - Map 01)
File: 0540-050; 0910-40

The General Manager, Engineering submitted a report concerning sale of East Bridgeview City-Owned Industrial Lands.

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

The Chair noted that Corporate Report No. R048 was not in order to proceed.

Item No. R049 Stop Up and Close By-law for 180 Street,
North of Fraser Highway
File: 5400-08; 5400-80(18000); 5400-80 (07200)

The General Manager, Engineering submitted a report to convey to Council the Engineering Department's support for the closure of 180 Street north of Fraser Highway.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That Council direct the City Clerk to prepare
a Stop Up and Close By-law for 180 Street, north of Fraser Highway.
Carried

RES.R03-761

Item No. R050 Transport Canada Urban Transportation
Showcase Program
File: 0430-01

The General Manager, Engineering, and the General Manager, Planning & Development submitted a report to advise Council of the opportunity available to the City of Surrey and other municipalities in the Greater Vancouver Regional District under the Transport Canada Urban Transportation Showcase Program (the "Showcase Program") for funding from senior governments toward providing and enhancing infrastructure that will increase the use of public transportation. Council endorsement of the City's participation in the Showcase Program is needed to allow the GVRD/GVTA to submit an application on behalf of municipalities in the region.

The General Manager, Engineering, and the General Manager, Planning & Development were recommending approval of the recommendations outlined in their report.

It was Moved by Councillor Priddy
Seconded by Councillor Steele
That Council:

1. Receive this report as information;
2. Authorize staff to advise the GVRD/GVTA that the City of Surrey is prepared to participate in the projects described in this report as the basis of the GVRD/GVTA submission to the Transport Canada Urban Transportation Showcase Program; and

Item No. R053 Proposed Whalley Business Improvement Area
File: 6930-20

The Manager, Economic Development Office submitted a report concerning the proposed Whalley Business Improvement area.

The Manager, Economic Development Office was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council approve final adoption of
By-law No. 14923 to establish the Whalley Business Improvement Area.

RES.R03-765

Carried

Note: See By-law 14923, H.14 of this agenda.

Item No. R054 BC Gas - UBCM/LMMA Resolution
File: 7900-0307-00; 0250-07

The City Solicitor submitted a report concerning BC Gas - UBCM/LMMA resolution.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council approve the text of the
resolution attached as Appendix "A" to this report which is to be presented to the
Union of British Columbia Municipalities ("UBCM") and the Lower Mainland
Municipal Association ("LMMA") in accordance with Council's resolution of
April 15, 2002.

RES.R03-766

Carried

Item No. R055 Award of Construction Tender for Newton Wave Pool
Renovation
File: 0760-20/N

The Manager, Planning, Research & Design, Parks & Recreation submitted a report concerning the award of construction tender for the Newton Wave Pool renovation. Tenders were received as follows:

Contractor	Contract Price
PAX Construction Ltd.	\$1,080,711
Bird Construction Company	\$1,112,753
Olivit Construction Ltd.	\$1,130,990
Double V Construction Ltd.	\$1,142,278
Dominion Fairmile Construction Ltd.	\$1,185,560
Wales McLelland Construction Company (1998) Limited	\$1,293,715

The Manager, Planning, Research & Design, Parks & Recreation was recommending approval of the recommendation outlined in his report.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the Construction contract for the
Newton Wave Pool and Community Recreation Centre be awarded to
PAX Construction Ltd. in the amount of \$ 1,080,711.00 including \$70,701.00 in
GST.

RES.R03-767

Carried

Item No. R056 Home Ownership Assistance Program -
Administration Agreement with the Greater
Vancouver Housing Corporation for 2003
File: 4815-20

The General Manager, Planning & Development submitted a report to obtain Council approval of minor modifications to the Affordable Home Ownership Policy and related Program and authorization for staff execute an agreement with the GVHC for administration of the Program for year one of the three-year extension of the Program, which was approved by Council on January 13, 2003.

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

It was Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That Council approve an amendment to
reflect a maximum annual income ceiling of \$51,500 outlined in Appendices II,
III and IV.

RES.R03-768

Carried

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

1. Receive this report as information;

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

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

1. Receive this report as information; and
2. Amend the temporary truck parking lot policy by:
 - (a) incorporating the public input process documented as Option 3 in this report;
 - (b) requiring the applicant to submit a properly designed and dimensioned parking lot layout drawing as part of the application to demonstrate how vehicles will manoeuvre within the proposed parking lot, the maximum size of the vehicles that can be accommodated on the parking lot and how the parking lot will be provided with access from the adjacent streets; and
 - (c) requiring that if all sizes of commercial trucks cannot be accommodated within the parking lot, a Restrictive Covenant be placed on the title of the property, which documents the maximum size of vehicles that will be permitted on the parking lot.

RES.R03-771

Carried

H. BY-LAWS

THIRD READING

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 33 Amendment By-law, 2003, No. 14940"

7902-0078-00 - Gurdaval and Manjit Sandu

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 a new heading "Temporary Commercial Use Permit Area No. 10". This amendment will permit a truck and trailer rental facility on the property located at 19209 - 80 Avenue for a period not to exceed two years.

Approved by Council: February 17, 2003

Note: See Temporary Use Permit 7902-0078-00 under Clerk's Report Item I.3(a) of this agenda.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 33 Amendment By-law, 2003, No. 14940"
pass its third reading.

RES.R03-772

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14078, Amendment By-law, 2003, No. 14960"

7903-0028-00 - V-1500 Holdings Inc., c/o Ms. Tim Clark, V-1500 Holdings Inc.

To amend "Comprehensive Development (CD) Zone" (By-law 14078) in Sections A. Intent, B. Permitted Uses, H. Off-Street Parking, and L. Other Regulations to permit surgical clinics as an additional use.

Approved by Council: March 3, 2003

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14078, Amendment By-law, 2003,
No. 14960" pass its third reading.

RES.R03-773

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14941"

7999-0255-00 - Pacific Pentecostal Education and Communication Society,
c/o David Ho, Architect

RA (BL 12000) to PA-2 (BL 12000) - 16855, 16885, 16917, and
16981 Barnston Drive West - to consolidate the Pacific Academy School
lands and to allow additional school parking accessed from Barnston
Drive West.

Approved by Council: February 17, 2003

Note: A Development Variance Permit (7902-0078-00) on the site is to be considered for Final Approval under Clerk's Report Item I. 1(a) of this agenda.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14953"

7902-0337-00 - Roman and Catharina Pelech, Gregory Pelech, Sonja Pelech,
c/o Mr. Kevin Shoemaker

RF (BL 12000) to RM-15 and RM-30 (BL 12000) - 15852 and
15878 Fraser Highway - to permit two developments of approximately
132 townhouse units.

Approved by Council: March 3, 2003

Note: A Development Variance Permit (7902-0337-00) on the site is to be
considered for Final Approval under Clerk's Report Item I.1(b) of this
agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14953" pass its third reading.

RES.R03-777

Carried

Councillor Villeneuve requested the applicant work with staff to address sight line
concerns raised by the owner of Boston Pizza.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14942"

7902-0360-00 - Siu Lai, Dr. Ching Lau Inc., Emmy Lau, Margaret Law,
c/o Clarence Arychuk, Hunter Laird Engineering Ltd.

RH (BL 12000) to RF (BL 12000) - 5761 and 5781 - 148 Street - to permit
the development of approximately 22 single family lots.

Approved by Council: February 17, 2003

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14942" pass its third reading.

RES.R03-778

Carried

Councillor Villeneuve requested that staff advise Council prior to final adoption
to ensure the buffer and swale are provided.

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14943"

7902-0359-00 - Devinder and Balwant Bala, c/o CitiWest Consulting Ltd.
(Roger Jawanda and Bill Kruger)

RA (BL 12000) to RF (BL 12000) and RF-12 (BL 12000) -
6071 - 148 Street - to permit the retention of the existing dwelling and the
creation of approximately 11 single family lots.

Approved by Council: February 17, 2003

Note: A Development Variance Permit (7902-0359-00) on the site is to be
considered for Final Approval under Clerk's Report Item I. 1(c) of this
agenda.

There was correspondence from J. and P. Nichol stating concerns regarding the
proposed application.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14943" pass its third reading.

RES.R03-779

Carried

- 9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 72 Amendment
By-law, 2003, No. 14944"

7902-0171-00 - Dr. Parmjit Singh Kang Inc., Jack Eng, Cynthia Lum,
c/o CitiWest Consulting Ltd.

To authorize the redesignation of the properties located at 7865 and
7873 - 148 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 17, 2003

This by-law is proceeding in conjunction with By-law 14945.

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 72 Amendment By-law, 2003, No. 14944" pass its
third reading.

RES.R03-780

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14945"

7902-0171-00 - Dr. Parmjit Singh Kang Inc., Jack Eng, Cynthia Lum,
c/o CitiWest Consulting Ltd.

A-1 (BL 12000) to RF-12 (BL 12000) and RF (BL 12000) - 7865 and
7873 - 148 Street - to permit subdivision into approximately 7 single
family small lots and 14 single family lots plus open space.

Approved by Council: February 17, 2003

This by-law in proceeding in conjunction with By-law 14944.

Note: A Development Variance Permit (7902-0171-00) on the site is to be
considered for Final Approval under Clerk's Report Item I.1(d) of this
agenda.

It was
No. 12000, Amendment By-law, 2003, No. 14945" pass its third reading.
RES.R03-781

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried with Councillor Bose against.

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 73 Amendment
By-law, 2003, No. 14946"

7901-0234-00 - 603708 Alberta Ltd., c/o Ekam Development Ltd.

To authorize the redesignation of portions of the properties located at
7815 - 147 Street and 7839 - 148 Street from Suburban (SUB) to Urban (URB).

Approved by Council: February 17, 2003

This by-law is proceeding in conjunction with By-law 14947.

It was
By-law, 1996, No. 12900, No. 73 Amendment By-law, 2003, No. 14946" pass its
third reading.

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
Carried with Councillor Bose against.

RES.R03-782

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14947"

7901-0234-00 - 603708 Alberta Ltd., c/o Ekam Development Ltd.

A-1 (BL 12000) to RF-12 (BL 12000) and RF (BL 12000) - 7815 - 147 Street and 7839 - 148 Street to permit subdivision into approximately 20 single family small lots and 25 single family lots plus open space.

Approved by Council: February 17, 2003

This by-law is proceeding in conjunction with By-law 14946.

It was
RES.R03-783

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14947" pass its third reading.
Carried with Councillor Bose against.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14950"

7902-0039-00 - Pacific Star Homes Ltd., c/o 640842 BC Ltd.

RA (BL 12000) to CD (BL 12000) - Portion of 15155 - 76 Avenue - to permit the development of a neighbourhood commercial plaza having 1,410 square metres (15,200 square feet) of floor space plus a caretaker suite.

Approved by Council: March 3, 2003

It was
RES.R03-784

Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14950" be denied.
Carried

Councillor Higginbotham requested staff report on the status of traffic lights at the intersection at 76 Avenue and 152 Street.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14951"

7902-0394-00 - 581947 BC Ltd., c/o Steve Knoblauch, RAM Construction Inc.

CD (BL 13778) to IL (BL 12000) - Portion of 12758 - 80 Avenue - to permit the development of a two-storey light industrial building.

Approved by Council: March 3, 2003

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Whalley Business Improvement Area
By-law, 2003, No. 14923" be finally adopted, signed by the Mayor and Clerk, and
sealed with the Corporate Seal.
RES.R03-787 Carried

15. "Surrey Building By-law, 1987, No. 9011, Amendment By-law, 2003,
No. 14928"

3900-20-14928/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Building By-law, 1987, No. 9011" as amended, is hereby further
amended in Section 18 Building Fees and Section 18A Fees for Additional
Inspections, under sub-sections (1) and (2) to implement the 2% fee increase,
approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Building By-law, 1987,
No. 9011, Amendment By-law, 2003, No. 14928" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-788 Carried

16. "Electrical Inspection Safety By-law, 1976, No. 4832, Amendment By-law, 2003,
No. 14929"

3900-20-14929/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Electrical Inspection Safety By-law, 1976, No. 4832" as amended, is hereby
further amended by replacing Schedule A Permit Fees to implement the 2% fee
increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Electrical Inspection Safety By-law,
1976, No. 4832, Amendment By-law, 2003, No. 14929" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-789 Carried

17. "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment By-law, 2003, No. 14930"

3900-20-14930/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Fee-Setting By-law, 2001, No. 14577" as amended, is hereby further amended by replacing Schedule A and Schedule B to implement the 2% fee increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment By-law, 2003, No. 14930" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-790

Carried

18. "Surrey Fire Prevention By-law, 1990, No. 10771, Amendment By-law, 2003, No. 14931"

3900-20-14931/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Fire Prevention By-law, 1990, No. 10771" as amended, is hereby further amended in Section 36 Inspection Fees, under sub-sections (a) through (f) to implement the 2% fee increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Fire Prevention By-law, 1990, No. 10771, Amendment By-law, 2003, No. 14931" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-791

Carried

19. "Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law, 2003, No. 14932"

3900-20-14932/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631" as amended, is hereby further amended in Section 2(c) and Schedules 1, 2, 3, 4, and 7 are replaced in their entirety. These amendments are necessary to

implement the 2% fee increase, approved in the 2003 Financial Plan, and a housekeeping amendment.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Land Use and Development
Applications Fees Imposition By-law, 1993, No. 11631, Amendment By-law,
2003, No. 14932" be finally adopted, signed by the Mayor and Clerk, and sealed
with the Corporate Seal.

RES.R03-792

Carried

20. "Surrey Plumbing By-law, 1981, No. 6569, Amendment By-law, 2003,
No. 14933"

3900-20-14933/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Plumbing By-law, 1981, No. 6569" as amended, is hereby further amended in Section 9 Scale of Fees in sub-section 9.6 to 9.18, and in Section 10 Fees for Additional Inspections in sub-section 10.1 to 10.3 to implement the 2% fee increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Plumbing By-law, 1981,
No. 6569, Amendment By-law, 2003, No. 14933" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-793

Carried

21. "Surrey Sign By-law, 1999, No. 13656, Amendment By-law, 2003, No. 14934"

3900-20-14934/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Sign By-law, 1999, No. 13656" as amended, is hereby further amended in Section 13 sub-section 1(b) to implement the 2% fee increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Sign By-law, 1999, No. 13656,
Amendment By-law, 2003, No. 14934" be finally adopted, signed by the Mayor
and Clerk, and sealed with the Corporate Seal.
RES.R03-794 Carried

22. "The Surrey Soil Removal and Depositing Regulation By-law, 1979, No. 5880,
Amendment By-law, 2003, No. 14935"

3900-20-14935/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"The Surrey Soil Removal and Depositing Regulation By-law, 1979, No. 5880" as
amended, is hereby further amended in Section 12 Fees, Removal Fee and Bond
Payments under sub-sections (a), (b), and (c) to implement the 2% fee increase,
approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "The Surrey Soil Removal and
Depositing Regulation By-law, 1979, No. 5880, Amendment By-law, 2003,
No. 14935" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.
RES.R03-795 Carried

23. "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment
By-law, 2003, No. 14936"

3900-20-14936/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, is
hereby further amended by replacing Schedule B to implement the 2% fee
increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Subdivision and Development
By-law, 1986, No. 8830, Amendment By-law, 2003, No. 14936" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-796 Carried

24. "Tree Preservation By-law, 1996, No. 12880, Amendment By-law, 2003, No. 14937"

3900-20-14937/3900-01/1700-20/1810-01 - Regulatory By-law Text Amendment

"Tree Preservation By-law, 1996, No. 12880" as amended, is hereby further amended in Schedule "I" Permit Fee Schedule by replacing Table 1 to implement the 2% fee increase, approved in the 2003 Financial Plan.

Approved by Council: February 17, 2003
Corporate Report Item No. R024

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Tree Preservation By-law, 1996,
No. 12880, Amendment By-law, 2003, No. 14937" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-797

Carried

25. "Portion of 103A Avenue at 154 Street Road Exchange By-law, 2003, No. 14939"

3900-20-14939/0870-30/19, 5602-0204/0205 - Freeway Chrysler Dodge Ltd.,
Comway Developments Ltd.

To authorize the closure of 132.2 square metres of unopened 103A Avenue at 154 Street and its exchange for 84.3 square metres of 10363 - 154 Street. This exchange will allow the developers to proceed with the construction of an auto dealership, while providing the City with portions of land for the future widening of 103A Avenue.

Compensation: \$nil

Approved by Council: March 3, 2003
Corporate Report Item R031

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Portion of 103A Avenue at 154 Street
Road Exchange By-law, 2003, No. 14939" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-798

Carried

- 26. "Council Procedure By-law, 1999, No. 13600, Amendment By-law, 2003, No. 14962"

3900-20-14962/3900-20-13680/0540-20 (BLH) - Regulatory By-law Text Amendment

"Council Procedure By-law, 1999, No. 13600" as amended, is hereby further amended in Part 17 - Committees by adding new Section 17.11 "Business License Hearing Committee Procedures" which outlines the procedures to be followed by the Business License Hearing Committee and the participants in the hearing.

Approved by Council: February 17, 2003
Corporate Report Item No. R027

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That "Council Procedure By-law, 1999, No. 13600, Amendment By-law, 2003, No. 14962" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-799

Carried with Councillors Bose and Villeneuve against.

INTRODUCTIONS

- 27. "Local Improvement Sewer Main Construction [4701-902] By-law, 2002, No. 14785, Amendment By-law, 2003, No. 14964"

3900-20-14964/4701-902/5250-20-47 - Text Amendment

To amend "Local Improvement Sewer Main Construction [4701-902] By-law, 2002, No. 14785" by replacing Schedule B to reflect the final costs and apportionment thereof for properties located at Dogwood Drive: Crescent Drive to Cedar Drive.

Approved by Council: March 10, 2003
Corporate Report Item No. R041

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main Construction [4701-902] By-law, 2002, No. 14785, Amendment By-law, 2003, No. 14964" pass its first reading.

RES.R03-800

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main
Construction [4701-902] By-law, 2002, No. 14785, Amendment By-law, 2003,
No. 14964" pass its second reading.

RES.R03-801 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main
Construction [4701-902] By-law, 2002, No. 14785, Amendment By-law, 2003,
No. 14964" pass its third reading.

RES.R03-802 Carried

28. "Local Improvement Sewer Main Construction [4702-901] By-law, 2002,
No. 14784, Amendment By-law, 2003, No. 14965"

3900-20-14965/4702-901/5250-20-47 - Text Amendment

To amend "Local Improvement Sewer Main Construction [4702-901] By-law,
2002, No. 14784" by replacing Schedule B to reflect the final costs and
apportionment thereof for properties located at 14367 to 14387 all on
24A Avenue.

Approved by Council: March 10, 2003
Corporate Report Item No. R042

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4702-901] By-law, 2002, No. 14784, Amendment By-law, 2003,
No. 14965" pass its first reading.

RES.R03-803 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4702-901] By-law, 2002, No. 14784, Amendment By-law, 2003,
No. 14965" pass its second reading.

RES.R03-804 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4702-901] By-law, 2002, No. 14784, Amendment By-law, 2003,
No. 14965" pass its third reading.

RES.R03-805 Carried

- 29. "Local Improvement Sewer Main Construction [4701-901] By-law, 2002,
No. 14782, Amendment By-law, 2003, No. 14966"

3900-20-14966/4700-901/5250-20-47 - Text Amendment

To amend "Local Improvement Sewer Main Construction [4701-901] By-law,
2002, No. 14782" by replacing Schedule B to reflect the final costs and
apportionment thereof for properties located at 12677 to 12822 all on
Southridge Drive.

Approved by Council: March 10, 2003
Corporate Report Item R043

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4701-901] By-law, 2002, No. 14782, Amendment By-law, 2003,
No. 14966" pass its first reading.

RES.R03-806 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4701-901] By-law, 2002, No. 14782, Amendment By-law, 2003,
No. 14966" pass its second reading.

RES.R03-807 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4701-901] By-law, 2002, No. 14782, Amendment By-law, 2003,
No. 14966" pass its third reading.

RES.R03-808 Carried

30. "Local Improvement Sewer Main Construction [4702-902] By-law, 2002, No. 14783, Amendment By-law, 2003, No. 14967"

3900-20-14967/4702-902/5250-20-47 - Text Amendment

To amend "Local Improvement Sewer Main Construction [4702-902] By-law, 2002, No. 14783" by deleting existing Schedules B and C and inserting new Schedule B - Final Costs and Apportionment and Schedule C - Schedule of Specified Charges Applicable to Future Lots to reflect the final costs and apportionment thereof for properties located at 159A Street: 93A Avenue to civic address 9422-159A Street.

Approved by Council: March 10, 2003
Corporate Report Item R044

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4702-902] By-law, 2002, No. 14783, Amendment By-law, 2003,
No. 14967" pass its first reading.

RES.R03-809

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4702-902] By-law, 2002, No. 14783, Amendment By-law, 2003,
No. 14967" pass its second reading.

RES.R03-810

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Local Improvement Sewer Main
Construction [4702-902] By-law, 2002, No. 14783, Amendment By-law, 2003,
No. 14967" pass its third reading.

RES.R03-811

Carried

31. "Portion of Walkway at 72A Avenue and 145 Street Road Exchange By-law, 2003, No. 14968"

7902-0167-00/3900-20-14968/0870-30 - Ralli Estates III Ltd.

To authorize the closure of 46 square metres of unopened and unconstructed walkway at 72A Avenue and 145 Street and its exchange for 575 square metres of 14413 - 72 Avenue and 66 square metres of 14467 - 72 Avenue. This exchange

will allow the developers to consolidate the walkway with a proposed two single family lot and townhouse development, and in exchange the developer will dedicate portions of land for the future widening of 144 Street and 72 Avenue.

Compensation: \$Nil

Approved by Council: To be approved.

Corporate Report Item

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R047 of this Agenda.

RES.R03-812 It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Portion of Walkway at 72A Avenue
and 145 Street Road Exchange By-law, 2003, No. 14968" pass its first reading.
Carried with Councillor Bose against.

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

RES.R03-813 It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Portion of Walkway at 72A Avenue
and 145 Street Road Exchange By-law, 2003, No. 14968" pass its second reading.
Carried with Councillor Bose against.

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

RES.R03-814 It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Portion of Walkway at 72A Avenue
and 145 Street Road Exchange By-law, 2003, No. 14968" pass its third reading.
Carried with Councillor Bose against.

RESCHEDULE PUBLIC HEARING

32. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14948"

3900-20-14948/6520-20 (EC) - Council Initiative

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended in Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas by adding a new Item 18. to include amenity contributions for the East Clayton area, based upon the density bonus concept.

Approved by Council: March 3, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14948" be
rescheduled to April 7, 2003, at the City Hall, at 7:00 p.m.
RES.R03-815 Carried

33. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14955"

7902-0315-00 - Jessie Fretter, Kresimir and Nevenka Pavlovic, Varinder Gill,
Rajinder Grewal, c/o Mr. Sukh Dhaliwal, Dhaliwal & Associates
Land Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 12963, 12991, 13013 and
13045 - 60 Avenue - to permit a single family residential subdivision of
approximately 28 lots.

Approved by Council: March 3, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14955" be
rescheduled to April 7, 2003, at the City Hall, at 7:00 p.m.
RES.R03-816 Carried

34. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14956"

7998-0199-00 - Kuldeep and Meera Virk, Harminder Samra, Harbhajan Duhra,
Edward Farber, Umber Developments Ltd.,
c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 7474 and 7508 - 144 Street, 7491 and
7519 Wiltshire Drive - to permit the development of approximately
36 single family residential lots.

Approved by Council: March 3, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14956" be
rescheduled to April 7, 2003, at the City Hall, at 7:00 p.m.
RES.R03-817 Carried

- 35. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14957"

7996-0336-00 - Rajwinder Johal, Robert Carriere, Nepal and Ravinder Basi,
Rajwinder & Sarabjit Johal, c/o Coastland Engineering &
Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 7456 - 144 Street and 7459 Wiltshire
Drive - to permit the development of approximately 12 single family
residential lots.

Approved by Council: March 3, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14957" be
rescheduled to April 7, 2003, at the City Hall, at 7:00 p.m.

RES.R03-818

Carried

- 36. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 74 Amendment
By-law, 2003, No. 14958"

7902-0142-00 - S-8080 Holdings Ltd., Henry and Miu Wong, 419697 BC Ltd.,
c/o Ankenman Associates Architects and, c/o Sukhi Sandhu

To authorize the redesignation of portions of the properties located at 7685 and
7727 - 120A Street, and 7664 - 120 Street from "Multiple Residential (RM)" to
"Commercial (COM)".

Approved by Council: March 3, 2003

This by-law is proceeding in conjunction with By-law 14959.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14958" be
rescheduled to April 7, 2003, at the City Hall, at 7:00 p.m.

RES.R03-819

Carried

- 37. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14959"

7902-0142-00 - S-8080 Holdings Ltd., Henry and Miu Wong, 419697 BC Ltd.,
c/o Ankenman Associates Architects and c/o Sukhi Sandhu

RF (BL 12000) and CD (BL 12037) to CD (BL 12000) -
7664 - 120 Street, 7685 and 7727 - 120A Street - to permit the

development of a 6,169 m² (66,400 sq. ft.) community commercial plaza and a 24-unit townhouse complex.

Approved by Council: March 3, 2003

This by-law is proceeding in conjunction with By-law 14958.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 14959" be
rescheduled to April 7, 2003, at the City Hall, at 7:00 p.m.

RES.R03-820

Carried

FINAL ADOPTIONS (Cont'd.)

38. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14760"

7902-0124-00 - First Century 148 Development Inc.
c/o Hunter Laird Engineering

RS (BL 5942) and RA (BL 12000) and CD (BL 12285) to CD (BL 12000)
- 5630 and 5648 - 148 Street, Portion of Lane - to permit the development
of 30 single family small lots.

Approved by Council: July 8, 2002

* Planning & Development advise that (reference memorandum dated
March 21, 2003 in By-law back-up) the building scheme which has been filed
with the City Clerk has been developed by a Design Consultant based on a
character study of the surrounding neighbourhood. The building scheme will be
registered concurrently with the subdivision plan pursuant to Section 220 of the
Land Title Act. A 219 Restrictive Covenant will also be registered to tie the
building scheme to the land.

* In addition, Planning & Development advise that it is now in order for Council to
pass a resolution amending the South Newton Neighbourhood Concept Plan to
redesignate a portion of 5630 and 5648 - 148 Street from "Single Family
Residential" to "Single Family Small Lots".

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate a portion of 5630 and
5648 - 148 Street from "Single Family Residential" to "Single Family Small
Lots".

RES.R03-821

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14760" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-822 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. 7999-0255-00**
Pacific Pentecostal Education and Communication Society
c/o David Ho, Architect
 16855, 16885, 16917 & 16981 Barnston Drive West
 10238 - 168 Street (also shown as 10216 and 10188 - 168 Street)

To waive the requirements to provide curbs and gutters, underground wiring and street lighting systems to consolidate the Pacific Academy School lands and to allow additional school parking accessed from Barnston Drive West.

Note: See by-law 14941, Item H.3 of this agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7999-0255-00 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.R03-823 Carried

- (b) **Development Variance Permit No. 7902-0337-00**
Roman & Catharina Pelech, Gregory Pelech, and Sonja Pelech
c/o Kevin Shoemaker
 15852 & 15878 Fraser Highway

To relax requirements as follows:

BLOCK A:

- (a) To reduce the front yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (b) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (c) To reduce the rear side yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
- (d) To permit 4 parking spaces within the required north front yard and south rear yard setbacks;

BLOCK B:

- (e) To reduce the south side yard (flanking) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
- (f) To reduce the front yard (east) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
- (g) To reduce the rear yard (west) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Building Block 8 and from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) for Building Block 11.

To permit two developments of approximately 132 townhouse units.

Note: See by-law 14953, Item H.6 of this agenda.

It was Moved by Councillor Villeneuve
Seconded by Councillor Villeneuve
That Development Variance Permit
No. 7902-0337-00 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.R03-824

Carried with Councillor Bose against.

- (c) **Development Variance Permit No. 7902-0359-00**
Devinder and Balwant Bala
c/o CitiWest Consulting Ltd. (Roger Jawanda & Bill Kruger)
6071 - 148 Street

To reduce the rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 8 to permit the retention of the existing dwelling and create approximately 11 single-family lots.

Note: See by-law 14943, Item H.8 of this agenda.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7902-0359-00 be approved; that the Mayor and Clerk be authorized to
 sign the Development Variance Permit; and that Council authorize the
 transfer of the Permit to the heirs, administrators, executors, successors,
 and assigns of the title of the land within the terms of the Permit.

RES.R03-825

Carried with Councillor Bose against.

- (d) **Development Variance Permit No. 7902-0171-00**
Dr. Parmjit Kang Inc., Jack Eng and Cynthia Lum
c/o CitiWest Consulting Ltd.
 7865 & 7873 - 148 Street

To relax requirements as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to
 5.5 metres (18 ft.) for future Lot 13;
- (b) To reduce the rear yard setback from 7.5 metres (25 ft.) to
 5.0 metres (16 ft.) for future Lot 13;
- (c) To reduce the rear yard setback from 7.5 metres (25 ft.) to
 1.8 metres (6 ft.) for the existing dwelling on future Lot 14; and
- (d) To reduce the lot depth from 28 metres (90 ft.) to 17.5 metres
 (57 ft.) for future Lot 13.

To permit subdivision into approximately 7 single-family small lots and
 14 single-family lots plus open space.

Note: See by-law 14944, Item H.9 of this agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7902-0171-00 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.R03-826

Carried with Councillor Bose against.

- (e) **Development Variance Permit No. 7902-0334-00**
Gurjit Dulay, Prabhjit and Inderjit Sangha
c/o H.Y. Engineering Ltd. (Richard Brooks)
6726 - 132 Street

To waive the requirement to provide a lane for alternate vehicular access where a subdivision abuts an arterial road on properties fronting 132 Street to permit the development of a 2 lot single family residential subdivision based on the underlying RF-G zone.

Note: See by-law 14954, Item H.13 of this agenda.

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0334-00 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.R03-827

Carried

- (f) **Development Variance Permit No. 7902-0368-00**
BRP Investments Ltd., c/o Denis Turco Architects Inc.
5855 – 176A Street

To reduce the north side yard setback requirement from 3.0 metres (10 ft.) to 0 metres (0 ft.) to permit the development of two commercial buildings, including an approved neighbourhood pub, in the Cloverdale Town Centre.

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

There was correspondence on table from M. Bhamrah stating concerns with respect to the proposed application and from A. King stating opposition to the proposed application.

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0368-00 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.R03-828

Carried

- (g) **Development Variance Permit No. 7902-0380-00**
Anvil Holdings Ltd., c/o Harpal Nagra, BC Box Co. Inc.
 7638 – 129A Street

To reduce the rear (north) yard setback requirement from 7.5 metres (25 ft.) to 0 metre (0 ft.) to permit the development of an approximately 5,939m² (63,928 sq. ft.) industrial building.

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

Note: See Development Permit 7902-0380-00, Clerk's Report Item I.2(a) of this agenda.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Development Variance Permit
 No. 7902-0380-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

Carried

RES.R03-829

- (h) **Development Variance Permit No. 7903-0018-00**
Her Majesty the Queen in Right of the Province of BC and
City of Surrey
c/o Ralph Bennetsen, Steen, Bennetsen & Associates, Helen Besharat,
Besharat Friars Architects
 Portions of 14962 Highway #10 and 14975 – 54A Avenue

To increase the maximum height of a building from 12 metres (40 ft.) to 13.1 metres (43 ft.) for the portion of the building where the stairwell is located and 14.3 metres (47 ft.) for a roof canopy projection to permit the development of a 3-storey industrial building.

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

Note: See Development Permit 7903-0018-00, Clerk's Report Item I.2(b) of this agenda.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0018-00 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.R03-830

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0380-00**
Anvil Holdings Ltd., c/o Harpal Nagra, BC Box Co. Inc.
 7638 – 129A Street

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

"That Development Permit No. 7902-0380-00 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 7902-0380-00, Clerk's Report
 Item I.1(g) of this agenda.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Tymoschuk
 That Development Permit
 No. 7902-0380-00 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.R03-831

Carried

- (b) **Development Permit No. 7903-0018-00**
Ralph Bennetsen, Steen, Bennetsen & Associates and Helen Besharat,
Besharat Friars Architects/Her Majesty the Queen in Right of the
Province of BC and City of Surrey
 Portions of 14962 Highway No. 10 and
 14975 - 54A Avenue

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

"That Development Permit No. 7903-0018-00 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 7902-0018-00, Clerk's Report Item I.1(h) of this agenda.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Development Permit
No. 7903-0018-00 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.R03-832

Carried

3. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7902-0078-00**
Gurdaval and Manjit Sandu
19209 - 80 Avenue

"That Temporary Commercial Use Permit No. 7902-0078-00 be issued to Gurdaval and Manjit Sandu, to allow a truck and trailer rental facility on the site, more particularly described as Lot 1, Section 27, Township 8, New Westminster District Plan 77058, for a period not to exceed two years, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Temporary Commercial Use Permit
No. 7902-0078-00 be referred back to Planning & Development to ensure all outstanding issues have been dealt with.

RES.R03-833

Carried

Note: See separate correspondence item in the binder flap regarding this Temporary Commercial Use Permit.

Note: See By-law No. 14940, Section H.1 of this agenda.

- (b) **Temporary Industrial Use Permit No. 7902-0391-00**
AP Tire Services Ltd., c/o Mohinderpal Virk
 10375 – 176 Street

"That Temporary Industrial Use Permit No. 7902-0391-00 be issued to AP Tire Services Ltd., c/o Mohinderpal Virk to permit a truck parking facility and a pre-manufactured trailer for office use on the site, more particularly described as Parcel "A" (Explanatory Plan 341), North East Quarter Section 6, Township 9, New Westminster District, for a period not to exceed two years, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Temporary Industrial Use Permit
 No. 7902-0391-00 be referred back to Planning & Development to ensure
 all outstanding issues have been dealt with.

RES.R03-834

Carried

4. Delegation Requests

- (a) **Sam Thiara**
Community Consultation Manager
Vancouver 2010 Candidate City
 File: 8200-20(o); 0550-20-10

Requesting to appear before Council to make a 20-minute presentation on the 2010 Olympic Winter Games and Paralympic Winter Games.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Mr. Sam Thiara, Community
 Consultation Manager, of Vancouver 2010 Candidate City, be heard as a
 delegation at Council-in-Committee.

RES.R03-835

Carried

- (b) **Carmen Maretic, President,**
Compensation and Accountability to
Soaked Homeowners (CASH) Society
 File: 0125-20; 0550-20-10

Requesting to appear before Council to discuss defective construction such as leaky condos and working towards solutions to deal with root causes and building better accountability in housing.

RES.R03-836

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Ms. Carmen Maretic, President,
Compensation and Accountability to Soaked Homeowners (CASH)
Society be heard as a delegation at Council-in-Committee.
Carried

- (c) **Renee Kennedy, R.N & Wendy Billingsly, R.N**
Registered Nurses of the South Fraser Valley Region
File: 0460-30; 0550-20-10

Requesting to appear before Council to discuss the document proposing major health cuts to their area.

RES.R03-837

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Ms. Renee Kennedy, R.N, &
Ms. Wendy Billingsly, R.N, Registered Nurses of the South Fraser Valley
Region be heard as a delegation at Council-in-Committee.
Carried

- (d) **Chris Bostwick,**
BC Government and Service Employees' Union
File: 2710-01; 0550-20-10

Requesting to appear before Council to present issues around the privatization of BC Liquor stores.

RES.R03-838

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Mr. Chris Bostwick, BC Government
and Service Employees' Union, be heard as a delegation at Council-in-
Committee.
Carried

5. **2002 Local Government Election - Duty to File Disclosure Statement**
Section 90(1) of the *Local Government Act*
File: 0065-00

Memorandum from the Acting City Clerk recommending that the information be received.

It was

Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That the memorandum from the Acting City

Clerk be received for information.

RES.R03-839

Carried

J. CORRESPONDENCE

CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

INFORMATION ITEMS

1. Letter dated March 10, 2003 from **Mayor Derek Corrigan, City of Burnaby**, providing Council with the following resolution with respect to International Trade Agreements - Federation of Canadian Municipalities:

"WHEREAS the government of Canada is currently formulating its position for the upcoming negotiations under the General Agreement on Trade in Services; and

WHEREAS there are also upcoming negotiations on the Free Trade Areas of the Americas and other trade agreements, including ongoing bilateral negotiations; and

WHEREAS there is significant and reasonable concern that these negotiations will result in trade agreements that will affect the ability of municipalities to set regulations, provide services and otherwise fulfill their democratic mandate; and

WHEREAS fundamental aspects of Canadian society are being sought for inclusion in these trade agreements, including energy resources, water, health care and other public services, as disclosed in recent reliable reports on the positions of other parties to these trade agreements; and

WHEREAS the effect of these trade agreements further jeopardizes any partnerships with the private sector because public services are likely permanently alienated from public control; and

WHEREAS while the government of Canada has the authority to negotiate international trade agreements, it is our Canadian municipalities that are directly and indirectly impacted by the adverse effects of these trade deals.

AND FURTHER BE IT RESOLVED THAT the Federation of Canadian Municipalities strongly opposes the inclusion of any municipal services or regulations in trade negotiations;

AND FURTHER THAT the FCM opposes the exposure of our natural resources, including particularly fresh water and energy resources, to the trade negotiations;

AND FURTHER THAT the FCM opposes any exposure of our traditional public services to any potential permanent alienation from public control through the trade agreements;

AND FINALLY THAT the FCM formally requests that the government of Canada acknowledge the impact of the trade treaties on municipal governments and accord the FCM and its member municipalities the same status as the provincial and territorial governments during consultation on the Canadian position in trade negotiations."

File: 0480-20

It was

Moved by Councillor Villeneuve
Seconded by Councillor Higginbotham
That the letter dated March 10, 2003 from

Mayor Derek Corrigan, City of Burnaby, be received.

RES.R03-840

Carried

ACTION ITEMS

2. Letter dated March 10, 2003, from **Margaret A. Page, Administrator, Town of Port McNeill**, seeking Council's support opposing the privatization of BC Hydro, and to request that a private consultation process be undertaken regarding both deregulation of our energy sector and any proposed privatization of BC Hydro, the UBCM resolution to halt a joint venture agreement between BC Hydro and Accenture Inc. until such time as public consultation can occur.

File: 0480-20

It was

Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That the letter dated March 10, 2003 from

Margaret A. Page, Administrator, Town of Port McNeill be received.

RES.R03-841

Carried

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. Recycling Weekend

Councillor Villeneuve noted that next weekend would be recycling weekend and she encouraged residents to recycle.

M. ADJOURNMENT

It was

Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That the Regular Council - Public Hearing

meeting do now adjourn.

RES.R03-842

Carried

The Regular Council- Public Hearing adjourned at 11:27 p.m.

Certified correct:



Acting City Clerk



Mayor