



City of Surrey

Regular Council - Public Hearing

Minutes

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

Present:

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

Absent:

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
Acting City Clerk
General Manager, Planning &
Development
General Manager, Engineering
General Manager, Finance,
Technology & Human Resources
Manager, South Surrey Section

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - March 24, 2003

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That the minutes of the Regular Council –

Land Use meeting held on March 24, 2003, be adopted.

RES.R03-843

Carried

2. Regular Council - Public Hearing - March 24, 2003

It was

Moved by Councillor Higginbotham

Seconded by Councillor Tymoschuk

That the minutes of the Regular Council -

Public Hearing meeting held on March 24, 2003, be adopted.

RES.R03-844

Carried

B. DELEGATIONS

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

Rezoning Application: 7902-0315-00

ADDRESS:

CIVIC/LEGAL

12963 - 60 Avenue/ PID: 000-484-938, Lot 291, Sec. 8,

Twp 2, NWD, Plan 60319

12991 - 60 Avenue/ PID: 007-798-024, Lot 292, Sec. 8.

Twp. 2, NWD, Plan 60319

13013 - 60 Avenue/ PID: 002-233-941, Lot 293, Sec. 8.

Twp. 2, NWD, Plan 60319

13045 - 60 Avenue/ PID: 002-479-478, Lot 294, Sec. 8,

Twp. 2, NWD, Plan 60319

APPLICANT: Jessie Fretter, Kresimir and Nevenka Pavlovic, Varinder Gill, Rajinder Grewal
c/o Dhaliwal & Associates Land Surveying Ltd.
(Sukh Dhaliwal)
13140 - 80 Avenue
Surrey, B.C. V3W 3B2

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, in Part 16, Section K.3, as follows:

- (a) To reduce the lot depth for the proposed Lots 19 and 28 from 28 metres (91 ft.) to 26 metres (85 ft.); and
- (b) To reduce the lot depth for the proposed Lots 20 and 27 from 28 metres (91 ft.) to 27 metres (88 ft.).

The purpose of the rezoning and development variance permit is to permit a single family residential subdivision of approximately 28 lots.

Note: A Development Variance Permit (7902-0315-00) on the site is to be considered for Final Approval under Clerk's Report Item I.1(a) of this agenda.

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

There was correspondence on table from T. Bradley opposing the proposed rezoning.

Mayor McCallum noted that N. Hara and S. Gill had registered support for the proposed application and C. and D. Wirsz had registered their opposition.

Ron Barton, 13008 – 61 Avenue, was in attendance and commented that he moved to the area because of the larger lot sizes and does not support the smaller lot sizes in the proposed application.

Glen Slobodian, 13018 – 61 Avenue, was in attendance and stated his concerns with respect to small lot sizes proposed for the subdivision.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14956**

Rezoning Application:7998-0199-00

ADDRESS: **CIVIC/LEGAL**
7474 – 144 Street/PID: 008-996-148, Lot 53, Sec. 22,
Twp. 2, NWD, Plan 28618
7508 – 144 Street/PID: 010-982-191, Lot 7, Except:
Firstly: Pcl "A" (Exp. Plan 14685), Secondly: Part
Plan 28101; Sec. 22, Twp. 2, NWD, Plan 3558
7491 Wiltshire Drive/PID: 001-951-319, Lot 52, Sec. 22,
Twp. 2, NWD, Plan 28618
7519 Wiltshire Drive/PID: 000-555-614, Lot 51, Sec. 22,
Twp. 2, NWD, Plan 28618

APPLICANT: Kuldeep and Meera Virk, Harminder Samra, Harbhajan
Duhra, Edward Farber, and Umber Developments Ltd.
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to permit the development
of approximately 36 single family residential lots.

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

There was correspondence on table from A. Andersen opposing the proposed
rezoning.

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

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14957**

Rezoning Application: 7996-0336-00

ADDRESS: CIVIC/LEGAL
7456 - 144 Street/PID: 008-996-164, Lot 54, Sec. 22,
Twp. 2, NWD, Plan 28618
7459 Wiltshire Drive/PID: 008-996-199, Lot 55, Sec. 22,
Twp. 2, NWD, Plan 28618

APPLICANT: Rajwinder Johal, Robert Carriere, Nerpal and Ravinder
Basi, Rajwinder and Sarabjit Johal
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to permit the development
of approximately 12 single family residential lots.

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

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

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

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

Rezoning Application: 7902-0142-00

ADDRESS: CIVIC/LEGAL
7664 - 120 Street/PID: 010-317-724, Block "A" Except:
Part Road on Plan 83850, Sec. 19, Twp. 2, NWD,
Plan 17963
7685 - 120A Street/PID: 017-723-671, Lot 17, Sec. 19,
Twp. 2, NWD, Plan LMP3764

7727 - 120A Street/PID: 018-532-489, Parcel One,
Sec. 19, Twp. 2, NWD, Ref. Plan LMP13148

APPLICANT: Henry & Miu Lin Wong, S-8080 Holdings Ltd., and
419697 B.C. Ltd.
c/o Ankenman Associates Architects
12321 Beecher Street
Surrey, B.C. V4A 3A7
c/o Sukhi Sandhu
7832 - 120 Street
Surrey, B.C. V3W 3N2

PROPOSAL: **BYLAW 14958**

INTENT: Bylaw 14959 is to accommodate and regulate the
development of community commercial centres serving a
community of several neighbourhoods and *ground-oriented
multiple unit residential building* and related *amenity
spaces* all of which are to be developed in accordance with
a *comprehensive design*.

1. Blocks A and B
 - (a) *Retail stores* excluding the following:
 - (i) *adult entertainment stores*; and
 - (ii) *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding funeral parlours and *drive-through banks*;
 - (d) *Beverage container return centres* provided that:
 - (i) the use is confined to an enclosed *building*; and
 - (ii) the *building* is a maximum of 279 square metres [3,003 sq.ft.]
 - (e) *Eating establishments* excluding *drive-through restaurants*;
 - (f) *Neighbourhood pubs*;
 - (g) Office uses excluding the following:
 - (i) *social escort services*; and
 - (ii) *methadone clinics*;
 - (h) *Parking facilities*;
 - (i) *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs] *G.V.W.*, provided that such use is associated with a

- use permitted under Section B.1(a) of this Zone;
- (j) Indoor *recreational facilities*.
- (k) *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
- (l) *Assembly halls*.
- (m) *Community services*.
- (n) *Child care centres*.
- (o) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - (i) Contained within the *principal building*; and
 - (ii) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

2. Block C

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

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

The Mayor noted that the following persons had registered their opinion with respect to the proposed rezoning application:

	FOR	AGAINST	UNDECIDED
J. Grewal	X		
S. Gill	X		
P. Gill	X		
P. Dhillon	X		
K. Harms	X		
W. Shoblom	X		
P. Flostrand	X		
J. Brulhart	X		
C. Singh	X		
S. Jhali		X	
S. Moore			X

Blake Hudema, Hudema Consulting, 515 W. Pender Street, Vancouver, was in attendance to speak on behalf of the owners and S. Dhaliwal to discuss the marketing proposal for the commercial portion of the application.

Narinder Hara, 7716 – 120A Street, was in attendance and stated he supported the proposed application.

Sukhi Sandhu, 7812 – 120 Street, was in attendance and commented that there is community support in the area for the commercial portion of the proposed application. He noted changes made in the plan to address concerns of access and egress, building design and noted that notices were mailed out to residents in the area. He stated that a public information meeting was held February 13, 2003. He noted a letter had been received from the Scott Road Business Association in support of the project.

It was

Moved by Councillor Higginbotham
Seconded by Councillor Villeneuve
That the information submitted by

Mr. Sandhu be received.

RES.R03-845

Carried

Bernard Lal, 7688 – 120A Street, was in attendance and commented that as a resident in the area he does not support the proposed application and that property values would decrease as a result of this development and property owners should be compensated accordingly.

Kanderjit Summil, 12881 – 176 Street, was in attendance and stated support for the proposed application.

**5. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2003, No. 14948**

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

PROPOSAL: To authorize an amendment to "Surrey Zoning By-law, 1993, No. 12000", as amended by inserting Section 18 under Schedule "G", as follows:

- (a) Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas, is hereby amended by adding a new Item 18, after Item 17, as follows:

	NCP and Infill Areas	Amenity	Contributions Per Dwelling Unit ①	Contributions For All Other Land Uses ②
18.	Area	Parks and	\$735.33	N/A
	XVIII on	Pathways	\$122.35	N/A
	Schedule	Development	\$236.09	\$944.68
	F of this	Library materials	\$ 54.46	per acre
	By-law	Fire Protection		\$218.65
		Police Protection		per acre
		<i>Total Amenity Contributions</i>	\$1,148.23	\$1,163.33 per acre

The purpose of this amendment is to include amenity contributions for the East Clayton area based upon the density bonus concept.

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

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

C. COMMITTEE REPORTS

1. Joint Family Court Committee - January 29, 2003

It was Moved by Councillor Higginbotham
 Seconded by Councillor Steele
 That the minutes of the Joint Family Court
 Committee meeting held on January 29, 2003, be received.
Carried

RES.R03-846

2. Environmental Advisory Committee - March 20, 2003

RES.R03-847 (a) It was Moved by Councillor Bose
Seconded by Councillor Hunt
That the minutes of the Environmental
Advisory Committee meeting held on March 20, 2003, be received.
Carried

RES.R03-848 (b) The recommendations of these minutes were considered and dealt with as follows:

It was Moved by Councillor Bose
Seconded by Councillor Tymoschuk
That the Environmental Advisory
Committee amend their terms of reference to include
Mr. Stanley VanKeulen as the Agricultural Advisory Committee
representative to the Environmental Advisory Committee.
Carried

3. Court of Revision - March 24, 2003

RES.R03-849 It was Moved by Councillor Bose
Seconded by Councillor Watts
That the minutes of the Court of Revision
meeting held on March 24, 2003, be received.
Carried

4. Social Planning Committee Minutes - March 27, 2003

RES.R03-850 (a) It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the minutes of the Social Planning
Committee meeting held on March 27, 2003, be received.
Carried

RES.R03-851 It was Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the recommendation of these minutes
be referred to staff for further review.
Carried

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That the Heritage Advisory Commission
(HAC) advises Council that the HAC is appreciative of the hard work and
dedication of staff and the community, for the creation of the community
storyboards at various locations.

RES.R03-856

Carried

E. MAYOR'S REPORT

1. Proclamations

(a) EMERGENCY SERVICE DISPATCHERS WEEK
April 13 - 19, 2003

WHEREAS the rapid response of emergency services is paramount to the well
being and safety of the citizens of Surrey; and

WHEREAS emergency service dispatchers are the first contact with citizens
who use the 911 emergency number; and

WHEREAS emergency service dispatchers have the responsibility to question
citizens who are often under duress and in danger in order to obtain
necessary information and determine the severity of the
emergency; and

WHEREAS emergency service dispatchers have the responsibility to initiate a
response of fire, police and ambulance to assist citizens in an
emergency; and

WHEREAS emergency service dispatchers work behind the scene to ensure
citizens are provided the needed assistance; and

WHEREAS emergency service dispatchers have the greatest concern for the
citizens of Surrey and for the safety of firefighters, police officers
and paramedics who serve;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do
hereby declare April 13 to 19, 2003 as in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

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

G. CORPORATE REPORTS

1. The Corporate Reports, under date of April 7, 2003, were considered and dealt with as follows:

Item No. R059 Land Acquisition for Redwood Park
File: 8380-281/L; 0870-20/281

The General Manager, Engineering submitted a report concerning land acquisition for Redwood Park.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council authorize the acquisition of
PID No. 005-103-762 (1798 - 177 Street) for future park as an addition to
Redwood Park in the amount of \$375,000 and no GST.

RES.R03-857

Carried

Item No. R060 South Fraser Perimeter Road (SFPR) - Status Update
File: 8630-30 (SFPR)

Mayor McCallum noted that Item No. R060 was not in order for consideration at this time.

Item No. R061 Proposed Sale of City Lands at 17648 - 66A Avenue
File: 0910-40/37

The General Manager, Engineering submitted a report concerning the proposed sale of City lands at 17648 - 66A Avenue.

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

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

1. Receive this report as information;
2. Request staff amend page 23 of the report, Item No. 5, second paragraph, line six, by deleting the word "South" from the phrase "South Port Kells Association"; and
3. Authorize staff to initiate, based on the Terms of Reference attached to this report, the preparation of a General Land Use Plan for the South Port Kells area and, subject to further Council approval, the preparation of a Neighbourhood Concept Plan.

RES.R03-860

Carried

H. BY-LAWS

1. "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

Note: A Development Variance Permit (7902-0315-00) on the site is to be considered for Final Approval under Clerk's Report Item I.1(a) of this agenda.

It was
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14955" pass its third reading.
Carried with Councillor Bose against.

RES.R03-861

2. "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
No. 12000, Amendment By-law, 2003, No. 14956" pass its third reading.

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

RES.R03-862

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

7996-0336-00 - Rajwinder Johal, Robert Carriere, Nerpal 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
No. 12000, Amendment By-law, 2003, No. 14957" pass its third reading.

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

RES.R03-863

4. "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
By-law, 1996, No. 12900, No. 74 Amendment By-law, 2003, No. 14958" pass its third reading.

Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan

RES.R03-864

Carried with Councillor Bose against.

"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
No. 12000, Amendment By-law, 2003, No. 14959" pass its third reading.

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

RES.R03-865

Carried with Councillor Bose against.

5. "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

RES.R03-866
It was
No. 12000, Text Amendment By-law, 2003, No. 14948" pass its third reading.
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

RES.R03-867
It was
No. 12000, Text Amendment By-law, 2003, No. 14948" be finally adopted,
, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

FINAL ADOPTIONS

6. "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 Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14078, Amendment By-law, 2003,
No. 14960" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R03-868

Carried

7. "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 Hunt
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main
Construction [4701-902] By-law, 2002, No. 14785, Amendment By-law, 2003,
No. 14964" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R03-869

Carried

8. "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 Hunt
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main Construction [4702-901] By-law, 2002, No. 14784, Amendment By-law, 2003, No. 14965" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-870

Carried

9. "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 Hunt
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main Construction [4701-901] By-law, 2002, No. 14782, Amendment By-law, 2003, No. 14966" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-871

Carried

10. "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 Hunt
Seconded by Councillor Tymoschuk
That "Local Improvement Sewer Main
Construction [4702-902] By-law, 2002, No. 14783, Amendment By-law, 2003,
No. 14967" be finally adopted, signed by the Mayor and Clerk, and sealed with
the Corporate Seal.

RES.R03-872

Carried

11. "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: March 24, 2003
Corporate Report Item No. R047

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Portion of Walkway at 72A Avenue
and 145 Street Road Exchange By-law, 2003, No. 14968" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-873

Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14808"

7902-0174-00 - City of Surrey, c/o Realty Services Division

1-4 (BL 5942) and A-1 (BL 12000) to IL (BL 12000) and RF (BL 12000)
- 13066 - 115A Avenue, Portion of 13083 - 114B Avenue,
11458 - 130 Street, 11422 - 130 Street, Portion of 12952 - 114A Avenue,
Portion of 11376 - 129 Street, 11419 - 132 Street, 11379 - 132 Street,
13005 King George Highway, 11336 - 129 Street, 13038 - 114 Avenue,
Portions of 113A Avenue, 113B Avenue, 130 Street, 114 Avenue,
114A Avenue, and 115A Avenue - to permit subdivision and future
industrial development in Bridgeview.

Approved by Council: September 16, 2002

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14808" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-874 Carried

INTRODUCTIONS

13. "Loan Authorization By-law, 2003, No. 14973"

3900-20-14973/3900-02 - Council Initiative

A by-law providing for the borrowing of such sums of money as may be requisite
to meet the current lawful expenditure of the City.

Sum: \$20,000,000.00

Approved by Council: March 24, 2003
Corporate Report Item R051

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Loan Authorization By-law, 2003,
No. 14973" pass its first reading.

RES.R03-875 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Loan Authorization By-law, 2003,
No. 14973" pass its second reading.

RES.R03-876 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Loan Authorization By-law, 2003,
No. 14973" pass its third reading.

RES.R03-877 Carried

- It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council amend the King George
Highway Corridor Plan to redesignate the site from Institutional to Commercial
Residential.
- RES.R03-884 Carried
- It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14641" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R03-885 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. 7902-0315-00**
Jessie Fretter, Kresimir and Nevenka Pavlovic, Varinder Gill,
Rajinder Grewal
c/o Dhaliwal & Associates Land Surveying Ltd. (Sukh Dhaliwal)
12963, 12991, 13013 & 13045 - 60 Avenue

To reduce the lot depth for the proposed Lots 19 and 28 from 28 metres (91 ft.) to 26 metres (85 ft.), and to reduce the lot depth for the proposed Lots 20 and 27 from 28 metres (91 ft.) to 27 metres (88 ft.), to permit a single family residential subdivision of approximately 28 lots.

Note: See by-law 14955, Item H.1 of this agenda.

- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Development Variance Permit
No. 7902-0315-00 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.R03-886 Carried with Councillors Bose and
Villeneuve against.

- (b) **Development Variance Permit No. 7903-0023-00**
Shoppers Corner Ltd.
c/o Bob Olma, Towncor Investment Group Inc.
8898 - 152 Street (Evergreen Mall)

To amend Schedules C, D, E, F and G to allow interior, exterior and site improvements to Evergreen Mall.

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

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0023-00 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.R03-887

Carried

- (c) **Development Variance Permit No. 7903-0010-00**
Zanatta Properties 54A Ltd., c/o John Kristianson
14922 -54A Avenue

To reduce the width of a landscaping strip along the front yard from 3 metres (10 ft.) to 2.5 metres (8 ft.), to permit the development of a two-storey industrial building.

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

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0010-00 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.R03-888

Carried

- (d) **Development Variance Permit No. 7903-0052-00**
True West Investments Ltd., c/o Larry Anderson
 11008 - 132 Street

To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.4 metres (8 ft.), and to reduce the minimum side yard setback along a flanking street from 3.6 metres (12 ft.) to 2.4 metres (8 ft.), to permit the construction of a single family dwelling.

There was correspondence on table from D. Byer opposing the reduced setback.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
 No. 7903-0052-00 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.R03-889

Carried with Councillor Bose against.

- (e) **Development Variance Permit No. 7903-0064-00**
White Rock Tudor Inn Ltd.
c/o West Coast Tax & Duty Free Store, (Gary Holowaychuk)
 111 - 176 Street

To waive the requirement for provision of Works and Services on a commercial building where the value exceeds \$400,000; specifically: the requirement to provide vehicular highway systems, pedestrian highway systems, water supply, drainage works, underground wiring and street lighting systems, to permit the construction of an addition to a commercial building.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
 No. 7903-0064-00 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.R03-890

Carried

- (f) **Development Variance Permit No. 7903-0076-00**
Kartar and Jasmail Grewal
c/o Michael G. Armstrong
18631 - 64A Avenue

To reduce the minimum front yard setback requirement from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) to permit the construction of a single family dwelling.

There was correspondence on table from J. Stone, H. Cheng, R. & S. Watson, K. & J. Grewal, C. Doyle & G. Selly, and P. & D. Gauvin opposing the reduced setback.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Variance Permit
No. 7903-0076-00 be denied.

RES.R03-891

Carried

- (g) **Development Variance Permit No. 7903-0084-00**
The Board of School Trustees of School District No. 36
c/o Liane Ricou
6248 - 144 Street

To increase the number of identification signs per lot in agricultural zones from one (1) to three (3); and to increase the maximum sign area of each identification sign from 3 square metres (32 sq.ft.) to 18.5 square metres (200 sq. ft.), to permit three fascia signs to identify the "Bell Performing Arts Centre" within the school building located at 6248 - 144 Street.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0084-00 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.R03-892

Carried

- (h) **Development Variance Permit No. 7902-0402-00**
Gladys and Gerald Sankey
c/o Jon Moss, Homelife Realty
12618 - 20 Avenue

To relax requirements within the Zoning By-law by increasing the height of an accessory structure from 4 metres (13 ft.) to 6.5 metres (21 ft.) at the roof peak to retain the existing accessory structure and subdivide the parcel into two single family lots.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That Development Variance Permit
No. 7902-0402-00 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.R03-893

Carried

There was correspondence on table from B. Brcic citing drainage problems.

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7902-0368-00**
BRP Investments Ltd.
Denis Turco Architects Inc.
5855 - 176A Street

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

"That Development Permit No. 7902-0368-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That Development Permit
No. 7902-0368-00 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.R03-894

Carried with Councillor Hunt against.

- (b) **Development Permit No. 7901-0170-00**
R. & D. Maan Enterprises Inc. (Inc. No. 545549)
R.S. (Rick) Johnson, Rimark Consulting Services
2814 - 152 Street

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

"That Development Permit No. 7901-0170-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 14641, Item H.17 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Development Permit
No. 7901-0170-00 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.R03-895

Carried

3. Delegation Requests

- (a) **Norman Louie**

Requesting to appear before Council to obtain clarification of the Untidy and Unsightly Premises By-law.

J. CORRESPONDENCE

CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

ACTION ITEMS

1. Letter dated March 21, 2003, from **Alberto S. De Feo, Township Clerk, Township of Langley**, seeking Council's support of the following 1995 UBCM Resolution B36 on the Assessment Act Farm Classification:

"WHEREAS property taxation is stated to be based on market value assessments and the exempting or reducing a portion of a class puts a strain on the other classes and creates an unfair system of taxation; and

WHEREAS the existing Assessment Act and regulations adopted thereto encourage minimal activities and integrated use as proof of a farming operation and, in some instances, without consideration of municipal land use bylaws;

THEREFORE BE IT RESOLVED that the Union of British Municipalities petition the Province of British Columbia to make changes to the Assessment Act and regulations adopted thereto to amend the Farm Property class:

1. to include a "home and home site" provision that would classify the home and land surrounding the home as Residential Class 1;
2. to ensure that Farm Class would not be permitted on properties where the municipal zoning does not permit agricultural uses;
3. to ensure that where a Farm Class is granted because of an "integrated use" it be so only on the basis that the secondary parcel provides a "reasonable" contribution to the overall integrated operations; and
4. that the list of qualifying uses for Farm Class be examined due to the generous property tax benefits that Farm Class provides."

File: 0480-20

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated March 21, 2003, from
Alberto S. De Feo, Township Clerk, Township of Langley, be received.

RES.R03-899

Carried

K. NOTICE OF MOTION

1. Use of Helmets

Councillor Villeneuve submitted the following Notice of Motion:

"That a by-law be prepared for discussion requiring that the wearing of helmets be mandatory for roller bladers and skateboarders; and that staff report on standards to be followed in the City of Surrey."

Councillor Villeneuve also noted that a video on this issue is available for perusal in the Councillors library.

L. ANY OTHER COMPETENT BUSINESS

1. Casino Location in the City of Surrey

Councillor Bose requested Council meet to discuss a casino location and gaming policy in the City of Surrey.

Mayor McCallum noted that a report would be forthcoming to the Gaming Committee and that all Council members were invited to sit in on that meeting.

2. Election - Appointment of Special Prosecutor

Councillor Bose noted that a Special Prosecutor has been assigned to review allegations of improper election conduct during the last election and raised the question as to the status of the three council members who are not part of that investigation.

3. International Day of Mourning

Councillor Priddy requested information as to the International Day of Mourning.

The City Manager advised that a ceremony will be held at the Engineering Works Yard.

M. ADJOURNMENT

It was

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

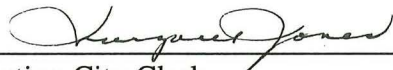
meeting do now adjourn.

RES.R03-900

Carried

The Regular Council- Public Hearing adjourned at 7:53 p.m.

Certified correct:



Acting City Clerk



Mayor