



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, APRIL 28, 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, Parks, Recreation
& Culture
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section

A. ADOPTION OF MINUTES

1. Regular Council - Land Use - April 14, 2003

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That the minutes of the Regular Council –

Land Use meeting held on April 14, 2003, be adopted.

RES.R03-1068

Carried

2. Regular Council - April 14, 2003

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That the minutes of the Regular Council

meeting held on April 14, 2003, be adopted.

RES.R03-1069

Carried

B. DELEGATIONS - PUBLIC HEARING

**1. Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 35 Amendment By-law, 2003, No. 14995**

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

PROPOSAL: "Surrey Official Community Plan By-law No. 12900", as
amended, is hereby further amended as follows:

- (a) That the table in Section 3.7 Land Use Designations and Permitted Zones be amended by inserting "RF-9C" after "RF-9" under the "Zones" column and by inserting "⊙" in the corresponding row under the "Urban" column.
- (b) That Figure 7 List of Zones be amended by inserting "RF-9C Single Family Residential (9) Coach House Zone" after "RF-9 Single Family Residential Zone" under the "Residential Zones" list.

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

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

**2. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2003, No. 14996**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c.323, as amended, as follows:

- (a) The Index is amended by inserting a new line immediately before Part "18" as follows:

"17D RF-9C Single Family Residential (9) Coach House Zone 17d.1"
- (b) Part 3 Zones Section A. is amended by inserting a new line immediately before "RM-D Duplex Residential Zone" as follows:

"RF-9C Single Family Residential (9) Coach House Zone"
- (c) Part 4 General Provisions Sub-section E.15 is amended by inserting "RF-9C," immediately before "RF-12" in the last sentence of this Sub-section.
- (d) Part 4 General Provisions Sub-section F.1 is amended by inserting "RF-9C," immediately before "RF-12" in the first sentence of this Sub-section.

- (e) New Part 17D Single Family Residential (9) Coach House Zone, which is attached hereto as Schedule A is inserted immediately before Part 18.
- (f) Part 52 Comprehensive Development Zone Sub-section B.3 is amended by inserting "RF-9C," immediately before "RM-D".

The purpose of the text amendment is to incorporate a Single Family Residential (9) Coach House Zone into the Zoning By-law.

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

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

**3. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2003, No. 15001**

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

PROPOSAL: Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c.323, as amended, as follows:

- (a) The Index is amended by inserting a new line immediately after Part "17Ai" as follows:

"17C RF-9 Single Family Residential (9)
Zone17c.1"
- (b) Part 3 Zones, Section A. is amended by inserting a new line immediately after "RF-12C Single Family Residential Coach House Zone" as follows:

"RF-9 Single Family Residential (9) Zone"
- (c) Part 4 General Provisions Sub-section E.15 is amended by inserting "RF-9," immediately after "*single family dwellings* in the" in the last sentence of this Sub-section.
- (d) Part 4 General Provisions Sub-section F.1 is amended by inserting "RF-9," immediately after

"closest *lot lines* except in the" in the first sentence of this Sub-section.

- (e) New Part 17C Single Family Residential (9) Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately after Part 17Ai.
- (f) Part 52 Comprehensive Development Zone Sub-section B.3 is amended by inserting "RF-9," immediately after "RF-12C".

The purpose of the text amendment is to incorporate Single Family Residential (9) Zone into the Zoning By-law.

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

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

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14969**

Rezoning Application: 7902-0343-00

- ADDRESS:** CIVIC/LEGAL
Portion of 16469 - 60 Avenue/PID:005-572-169, W ½
Lot 2, Sec. 12, Twp. 2, NWD, Plan 6427
- APPLICANT:** Harchand & Parminder Bagri, Mundi Holdings Ltd.,
Sindee's Investment Ltd. and KGN Holdings Ltd.
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2
- PROPOSAL:** To rezone the portion of property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into approximately 6 single family lots and one remainder 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 were no persons present who objected to the proposed rezoning application.

5. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 75 Amendment By-law, 2003, No. 14981**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14982**

Rezoning Application: 7903-0019-00

ADDRESS: **CIVIC/LEGAL**
**Portion of 16948 - 66 Avenue/PID: 005-179-505, Lot 17,
Sec. 18, Twp. 8, NWD, Plan 53913**

APPLICANT: The Board of School Trustees of School District No. 36
c/o Focus Architecture (John Rempel)
#109 - 1528 McCallum Road
Abbotsford, B.C. V2S 8A3

PROPOSAL: **BYLAW 14981**
To authorize the redesignation of a portion of the property
from Suburban (SUB) to Urban (URB).

BYLAW 14982
To rezone a portion of the property from "One-Acre
Residential Zone (RA)" to "Multiple Residential (10) Zone
(RM-10)".

The purpose of the rezoning is to allow further
consolidation with the adjacent townhouse site and
construction of 18 additional townhouse units.

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

The Mayor noted that J. Kauffila registered support for the proposed rezoning
application and did not wish to speak.

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

6. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14983**

Rezoning Application: 7902-0332-00

ADDRESS: **CIVIC/LEGAL**
**18822 Fraser Highway/PID: 009-213-708, Lot 19,
Sec. 16, Twp. 8, NWD, Plan 24887**

Portion of 188 Street/Portion of road dedicated on Plan 1372

APPLICANT: 595900 B.C. Ltd.
c/o Hywel Jones Architects Ltd.
2305 Hemlock Street
Vancouver, B.C. V6H 2V1

PROPOSAL: To rezone the property and portion of road from "Suburban Residential Zone (RS)" (By-law No. 5942) to "Multiple Residential 15 Zone (RM-15) (By-law 12000).

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 21, Section F and Part 5, Section B.1 as follows:

- (a) To reduce the west side yard setback from 7.5 metres (25 ft.) to not less than 3.03 metres (9 ft. 11 in.) for the units fronting 188 Street; and
- (b) To reduce the parking space from 6.0 metres (20 ft.) to 4.87 metres (16 ft.) for a total of 5 outdoor parking spaces for tandem parking.

The purpose of the rezoning and development variance permit is to permit the development of 35 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.

The Mayor noted that P. Boyzak had registered opposition to the proposed rezoning application and did not wish to speak.

There was correspondence from R. Holstein expressed drainage concerns regarding the proposed application.

Gary McLaughlin, 6547 – 188 Street, was present to comment on concerns regarding traffic and parking issues, and stated his opposition, on behalf of residents on his block, to the proposed rezoning application.

Resident, 6553 - 188 Street, was present to comment on concerns regarding parking, traffic and speeding in the area. He made the suggestion that the City post a 40 km/h speed zone sign along 188 Street between 65 and 68 Avenues. He also indicated Hillcrest Elementary School is located nearby.

7. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 76, Amendment By-law, 2003, No. 14991**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14992**

Rezoning Application: 7903-0034-00

ADDRESS: **CIVIC/LEGAL**
**17385 - 64 Avenue/PID: 004-458-141, Lot 3, Sec. 18,
Twp. 8, NWD, Plan 8129**
**17403 - 64 Avenue/PID: 002-349-191, Lot 2, Sec. 18,
Twp. 8, NWD, Plan 8129**
**17415 - 64 Avenue/PID: 011-286-971, Lot 1, Sec. 18,
Twp. 8, NWD, Plan 8129**
**17433 - 64 Avenue/PID: 011-198-214, West 184.7 Feet
Lot 4, Sec. 18, Twp. 8, NWD, Plan 6146**
**17459 - 64 Avenue (also shown as 17449 -64 Avenue)/
PID: 003-228-061, Lot 1, Sec. 18, Twp. 8, NWD,
Plan 14338**

APPLICANT: Steven & Yvonne Bernath, Gurminder & Jaswinder
 Sekhon, Malwinder Gill & Sarbjit Aujla, Gurpreet &
 Amritdeep Natt, Rapinder Aujla, Donald & Cheryl
 Cumiskey, Joseph & Lorraine Schulz, and Sukhraj &
 Harjinder Johal
 c/o Mr. Bob Cheema
 #1 - 5730 Carnarvon Street
 New Westminster, B.C. V6N 4E7

PROPOSAL: **BYLAW 14991**
 To authorize the redesignation of the northern portion of
 the site from Suburban (SUB) to Urban (URB).
BYLAW 14992
 To rezone the properties from "One-Acre Residential Zone
 (RA)" to "Single Family Residential (12) Zone (RF-12)"

The purpose of the rezoning is to allow subdivision into
 approximately 40 small lots and a remainder lot.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000",
 Part 17A, Section K, as follows:

- (a) To reduce the lot width from 14 metres (46 ft.) to
 12.5 metres (41 ft.) for the corner lot at
 17459 - 64 Avenue (also shown as
 17449 - 64 Avenue).

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 J. and U. Angelis, Eldon Development Ltd., S. Larigakis and C. Ferris, R. and E. Calusin expressing concerns regarding access to the property and a letter from J. Angelis stating his opposition to the proposed application.

The Mayor noted that B. Dhaliwal and J. Petursson had registered support for the proposed rezoning application.

L. Sloviczak, 6489 – 176 Street, was present to comment that he was not against the proposed rezoning application and stated concerns regarding fencing and a buffer zone.

Glen Findlay, 17287 – 64 Avenue, was present to comment that he supported By-law No. 14991, opposed By-law No. 14992, and related concerns regarding traffic, school student safety, and lack of sidewalks in the area.

The Mayor noted that Mr. J. Angelis had missed his opportunity to speak to this by-law but added that his concerns and opposition would be included in the appropriate section of the minutes.

**8. Surrey Official Community Plan By-law, 1996, No. 12900
No. 77 Amendment By-law, 2003, No. 14993**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14994**

Rezoning Application: 7903-0035-00

ADDRESS: CIVIC/LEGAL
17211 - 64 Avenue/PID: 008-053-596, Lot "A", Sec. 18,
Twp. 8, NWD, Plan 11432
17225 - 64 Avenue/PID: 009-723-421, Lot "E", Sec. 18,
Twp. 8, NWD, Plan 12603

APPLICANT: Gurdev & Kamaljeet Heer and Hendrik &
Hendrika Visscher
c/o Mr. Bob Cheema
#1 - 5730 Carnarvon Street
New Westminster, B.C., V6N 4E7

PROPOSAL: **BYLAW 14993**
To authorize the redesignation of the northern portion of
the properties from Suburban (SUB) to Urban (URB).

BYLAW 14994

To rezone the properties 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 17A, Section K, as follows:

- (a) To reduce the lot width from 12 metres (39 ft.) to 11.4 metres (37 ft.) on the proposed lots 3, 10 and 15.

The purpose of the rezoning and development variance permit is to allow subdivision into approximately 18 small lots.

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

The Mayor noted that B. Dhaliwal and J. Petursson had registered support for the proposed application.

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

9. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14997

Rezoning Application: 7902-0240-00

ADDRESS: **CIVIC/LEGAL**
Portion of 18954 - 72 Avenue/PID: 002-049-945, Lot 5, Except: Firstly; Parcel A, (Exp. Plan 49545), Secondly; Part Subdivided by Plan BCP 351, Sec. 16, Twp 8, NWD, Plan 4502
Portion of 18850 - 72 Avenue/PID: 011-104-724, E ½, Lot 3, Except: Part Subdivided by Plan BCP351, Sec. 16, Twp 8, NWD, Plan 4502
Portion of 18860 - 72 Avenue/PID: 004-316-151, Lot 4, Except: Firstly; Part Subdivided by Plan 48981, Secondly; Part Subdivided by Plan BCP351, Sec. 16, Twp 8, NWD, Plan 4502

APPLICANT: Sang Lee, Stanford & Beatrice Raymond,
 Gordon & Darlene Banta
 c/o BFW Developments Ltd. (John Turner)
 #100 - 20120 - 64 Avenue
 Langley, B.C. V2Y 1M8

PROPOSAL: **BYLAW 14997****Block A**

To rezone portions of 18850, 18860 and 18954 - 72 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential Coach House Zone (RF-12C).

Block B

To rezone portions of 18850 and 18860 - 72 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)"

The purpose of the rezoning is to allow subdivision into approximately 84 small single family residential lots in East Clayton.

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 a memo provided on table from the General Manager, Planning and Development, outlining optional courses of action with respect to the proposed application.

There was correspondence from BFW Developments Ltd. indicating support for the development variance permit part of the proposed application.

John Turner, Project Manager, BFW Developments Ltd., was present to comment on the Development Variance Permit and related proposals for front and back access to ten of the proposed lots (#148 – 157) within the development. He noted that a superior access lane has been provided to the development; that it is proposed that out of the 84 lots in the second phase, 42% of the lots would be front loaded, 12% would be front or rear loaded and the remaining 52% would be rear loaded, which does not follow the rule of 60% rear loaded lots as set out in the NCP for the area. He continued that to date, there have been 74 sales in the first phase; 70% of those sales have been front loaded homes, and the remaining 30% are rear loaded. He added that the garages are attached to the units and that they would like the opportunity to offer more front access lots.

R. Eaton, 7014 – 188 Street, was present to comment on traffic patterns in the area along 188 Street and improved access to 192 Street on the east side. He noted the developer addressed security and privacy issues with respect to his own property.

10. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15003**

Rezoning Application: 7901-0054-00

ADDRESS: **CIVIC/LEGAL**
Portion of 16715 - 61 Avenue/PID: 002-340-160, Lot 39,
Except: Part Subdivided by Plan BCP 2277; Sec. 12,
Twp 2, NWD, Plan 60048
Portion 16770 - 63 Avenue/PID: 005-327-679, Lot 30,
Except: Part Subdivided by Plan LMP40631, Sec. 12,
Twp 2, NWD, Plan 55087

APPLICANT: 642697 B.C. Ltd.
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

PROPOSAL: **BLOCK A**
To rezone a portion of 16770 - 63 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

BLOCK D
To rezone a portion of 16715 - 61 Avenue from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" to "Single Family Residential (9) Zone (RF-9)".

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

NOTE: These portions of properties were part of By-law 14843A. The portions of properties have been removed from By-law 14834A and are proceeding in the new By-law 15003.

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

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

11. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14989**

Rezoning Application: 7902-0399-00

ADDRESS: **CIVIC/LEGAL**
15285 - 16 Avenue/PID: 012-463-159, Parcel "A"
(Exp. Plan 12913), Lot 6, Blk. 1, Sec. 14, Twp. 1, NWD,
Plan 2015
15291 - 16 Avenue/PID: 012-463-124, W ½, Lot 5, Blk. 1,
Sec. 14, Twp. 1, NWD, Plan 2015

APPLICANT: Lambda Holdings Ltd.
c/o Longspur Management Inc. (Douglas MacPhail)
12748 - 28 Avenue
Surrey, B.C. V4A 2P4

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

The purpose of the rezoning is to permit the development
of a 72-unit seniors' residential development (congregate
care) and associated amenities.

PERMITTED USES

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

1. *Multiple unit residential buildings*, provided that all
multiple unit residential buildings shall be occupied
exclusively by senior citizens and shall be subject to
a Housing Agreement pursuant to Section 904 of
the Local Government Act on terms acceptable to
the City, but specifically excluding a care facility
regulated under the Community Care Facility Act,
R.S.B.C. 1996 Chapter 60 as amended, and the
Hospital Act, R.S.B.C. Chapter 200, as amended.
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*;
and
 - (b) 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.

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

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14990**

Rezoning Application: 7902-0339-00

ADDRESS: **CIVIC/LEGAL**
3318 – 148 Street/PID: 015-236-994, Lot 3, Sec. 27,
Twp. 1, NWD, Plan 83376
3336 – 148 Street/PID: 015-236-986, Lot 2, Sec. 27,
Twp. 1, NWD, Plan 83376
3368 – 148 Street/PID: 015-236-978, Lot 1, Sec. 27,
Twp. 1, NWD, Plan 83376

APPLICANT: Gordon & Virginia Keast, Commerce
Pacific Holdings Ltd., and Michael Logan
c/o Elkay Developments Ltd. (Rick Friesen & Ken Sully)
#3A – 3033 King George Highway
Surrey, B.C. V4P 1B8

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

The purpose of the rezoning is to permit a subdivision to
create approximately 26 single family compact 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 B. Pajic, G. Long, D. Anderson, and C. and
M. Annable expressing support for, and from Mr. and Mrs. H. Uzat indicating
opposition to the proposed application.

The Mayor noted that R. and J. Geoghegan, K. Sully, R. Friesen, D. Sissons,
P. Leonard had registered support for the proposed rezoning application and did
not wish to speak.

Barbara Paton, 3417 - 148 Street, was present to comment on concerns regarding
the internal road width and lot size.

13. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15000**

Rezoning Application: 7902-0354-00

ADDRESS: **CIVIC/LEGAL**
15668 - 24 Avenue/PID: 008-715-343, Lot 13, Sec. 14,
Twp. 1, NWD, Plan 25108
15684 - 24 Avenue/PID: 008-715-521, Lot 14, Except: Part
Highway on Plan 25810; Sec. 14, Twp. 1, NWD,
Plan 25108

APPLICANT: Cedar Estates Ltd. and Jadon Construction Ltd.
c/o ReMax Colonial Pacific Realty Ltd. (Paul Quinn)
15414 - 24 Avenue
Surrey, B.C. V4A 2J3
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

PROPOSAL: **BLOCK A**
To rezone a portion of 15668 and 15684 - 24 Avenue from
"Single Family Residential Zone (RF)" to "Single Family
Residential (9) Zone (RF-9)".
BLOCK B
To rezone a portion of 15668 and 15684 - 24 Avenue from
"Single Family Residential Zone (RF)" to "Single Family
Residential (12) Zone (RF-12)."

The purpose of the rezoning is to permit subdivision to
create approximately 16 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 V. Roberts indicating opposition to the proposed
application, a letter from V. Ciccone stating concerns regarding access and egress
to the property, and a letter from J. Brown, President, La Mesa Strata Corporation
NW 2874 expressing concerns regarding grading and drainage.

The Mayor noted that C. Weston had registered opposition to the proposed
rezoning application and did not wish to speak.

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

14. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15004**

Rezoning Application: 7903-0001-00

ADDRESS: **CIVIC/LEGAL**
13838 - 27 Avenue/PID: 006-979-211, Lot 25 Except:
Firstly; Part Subdivided by Plan 35910, Secondly; Part
Subdivided by Plan 54524, Sec. 21, Twp 1, NWD,
Plan 33954

APPLICANT: Gordon & Goldie Kehler
c/o British Group Construction Ltd. (Ken Johnson)
#204 - 2428 King George Highway
Surrey, B.C. V4P 1H5

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

The purpose of the rezoning is to allow subdivision into
8 suburban single family lots, with 15% open space.

DEVELOPMENT VARIANCE PERMIT

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

- (a) To waive requirements for vehicular highway
systems, pedestrian highway systems, underground
wiring and street lighting along 27 Avenue.

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 Dr. T. Pruss and Dr. I. Schultz indicating
concerns regarding removal of trees, drainage, sewer, and increased noise levels
and from K. Redman regarding access road concerns.

There was also correspondence from D. Scott, S. Chan, and P. Gagliardi
indicating support for the proposed application.

The Mayor noted that K. and R. Johnson had registered support for the proposed
rezoning application, S. Harms was undecided, and all did not wish to speak.

Kenneth Redman, 13786 – 27 Avenue was present to comment for himself, and
on behalf of J. and J. Dicken, of 13760 – 27 Avenue, that they are not against the
proposed development and then related concerns regarding future development
potential. He requested Council ask the developer set aside protected land on lot

No. 1, adjacent to 13813 – 27 Avenue, to be used as an access road or right-of-way through 127 Street or 26 Avenue if and when future development takes place. He then asked that Council request the Planning and Development Department develop a local area concept plan for the common good of local owners between 26 and 27 Avenues, east of 137 Street to British Group Construction Ltd.'s proposed development, to use as a guideline in the event that property owners apply for rezoning and develop either individually or collectively.

Anthony Walter, 28 Avenue, was present to request an easement be incorporated into the current development so the property labelled Block RA and neighbour to the east could, in the future, connect with the sewer. He continued that a meeting would be advisable to discuss the installation of a sewer in the area and that he was generally in favour of the proposed development. He questioned the plans for the linear park on the west side of his property and commented that the City had done a favourable job in preserving the trees. He raised questions regarding the park to the east of Lot 9 and stated that he hoped it would connect with 27th Avenue to provide a walking route through that area. He also noted that the present piece of park property labelled RHG on the drawings does not connect. He also raised concerns regarding the installation of chain link fencing on the west boundary of the development to discourage vandalism.

**15. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14972**

Rezoning Application: 7902-0284-00

ADDRESS: CIVIC/LEGAL
12135 - 96 Avenue/PID: 004-379-705, Lot 5, Sec. 31,
B5N, R2W, NWD, Plan 18060
12153 - 96 Avenue/PID: 009-246-193, Lot 4, Sec. 31,
B5N, R2W, NWD, Plan 10082
12167 - 96 Avenue/PID: 009-245-839, Parcel "A", (Exp.
Plan 13845), Lot 3, Sec. 31, B5N, R2W, NWD, Plan 10082
Portion of 12162 - 97 Avenue/PID: 010-324-828, Lot 8,
Sec. 31, B5N, R2W, NWD, Plan 18060
Portion of 12174 - 97 Avenue/PID: 010-324-836, Lot 9,
Sec. 31, B5N, R2W, NWD, Plan 18060
Portion of 12178 - 97 Avenue (also shown as
12180 - 97 Avenue)/PID: 009-246-118, The East 86.8 Feet
Lot 3, Except: Part Subdivided by Plan 40529; Sec. 31,
B5N, R2W, NWD, Plan 10082

APPLICANT: Parmjit Clair, Rajvir Athwal, Amrik & Manmohan Bhullar,
 Atmajit & Kashmir Aujla, Gurmejj & Parmjit Clair and
 Resham & Gurmejj Singh
 c/o McElhanney Consulting Services Ltd.
 13160 - 88 Avenue
 Surrey, B.C. V3W 3K3

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

The purpose of the rezoning is to allow the subdivision into approximately 21 lots.

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

The Mayor noted that M. and R. Bhullar had registered support for the proposed rezoning application and did not wish to speak.

Don Turchin, 12136 – 97 Avenue, was present to comment that he was opposed to the proposed rezoning application and stated traffic concerns.

Gurmej Clair, 12255 - 71A Avenue, applicant, was present to comment on the proposed development with respect to drainage and frontage road and expressed support for the proposed development.

Malkit Dhaliwal, 12103 – 96A Avenue, was present to comment on the proposed development and stated his opposition to the proposed rezoning application.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That the letter submitted by Mr. Dhaliwal be received.

RES.R03-1070

Carried

**16. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14978**

Rezoning Application: 7903-0050-00

ADDRESS: CIVIC/LEGAL
13629 - 108 Avenue/PID: 008-459-576, Lot 1, Sec. 14,
B5N, R2W, NWD, Plan 75602

APPLICANT: Surrey Aboriginal Cultural Society
c/o Wassen Consulting (Ernest Roth)
5660 Woodwards Road
Richmond, B.C. V7E 1H1

PROPOSAL: To rezone the property from "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a second floor within an existing commercial building in Surrey City Centre.

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 5, Section C, Table C.2 as follows:

- (a) To reduce the number of off-street parking spaces for community services and assembly hall use from 27 to 7.

PERMITTED USES

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

1. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*;
2. *Personal service uses* excluding *body rub parlours*;
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building*; and
 - (b) the *building* is a maximum of 279 square metres [3,003 sq.ft.];
5. *Eating establishments* excluding *drive-through restaurants*;
6. *Neighbourhood pubs*;
7. Office uses excluding the following:
 - (a) *social escort services*; and
 - (b) *methadone clinics*;
8. *Parking facilities*;
9. *Indoor recreational facilities*;
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
11. *Assembly halls*;
12. *Community services*;
13. *Child care centres*;
14. *Accessory uses* including the following:
 - (a) 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.

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 V. and E.J. Woewoda indicating concern with a permitted use of a bowling centre.

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

**17. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14979**

Rezoning Application: 7903-0036-00

ADDRESS: CIVIC/LEGAL
13733 - 116 Avenue/PID: 024-741-141, Lot 1, Sections 2
and 3, B5N, R2W, NWD, Plan LMP45450

APPLICANT: Super Park Ltd.
c/o Rimark Consulting Services
3148 - 204 Street
Langley, B.C. V2Z 2C7

PROPOSAL: To rezone the property from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of a propane storage and dispensing facility.

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. Propane storage and distribution, provided retail sales is prohibited.
3. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*;
and
 - (b) The storage of used tires is prohibited.
4. *Transportation industry.*
5. *Automotive service uses.*
6. Automobile painting and body work.
7. *Vehicle* storage and *parking facilities* including truck parking and recreational *vehicle* storage.
8. *General service uses* limited to the following:

- (a) Driving schools;
 - (b) *Industrial equipment rentals*;
 - (c) Taxi dispatch offices;
 - (d) Industrial first aid training; and
 - (e) Trade schools.
9. *Warehouse uses.*
10. 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.
11. *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) 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.

The Mayor noted that R. Johnson, C. Hauer, and K. Johnson had registered support for the proposed rezoning application and did not wish to speak.

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

18. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14980**

Rezoning Application: 7902-0346-00

ADDRESS: **CIVIC/LEGAL**
**13042 - 115A Avenue/PID: 001-445-201, Lot A, Except
Part Subdivided by Plan BCP 4858, Sec. 9, B5N, R2W,
Plan 7114**
**13045 - 114B Avenue/PID: 002-322-528, Lot 37, Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**13041 - 114B Avenue/PID: 002-253-356, Lot 38, Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**13039 - 114B Avenue/PID: 000-742-228, Lot 39, Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**13037 - 114B Avenue/PID: 000-742-252, Lot 40, Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**13033 - 114B Avenue/PID: 011-590-858, Lot 41, Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**13031 - 114B Avenue/PID: 011-590-866, Lot 42, Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**13017 - 114B Avenue/PID: 001-445-219, Lot "B", Sec. 9.,
B5N, R2W, NWD, Plan 7114**
**11510 - 130 Street/PID: 008-875-201, Lot 49, Sec. 9, B5N,
R2W, NWD, Plan 26600**
**13016 - 115A Avenue/PID: 003-890-074, Lot "C", Blk 23,
Sec. 9, B5N, R2W, NWD, Plan 480**
**Portion of 115A Avenue/Portion of road dedicated by
Plan 480**

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

PROPOSAL: To rezone the properties and portion of road from "Special
Industry Zone (I-4)" (By-law 5942) to "Light Impact
Industrial Zone (IL)" (By-law No. 12000).

PERMITTED USES:

Land 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 purpose of the rezoning is to permit the consolidation of the properties and to facilitate future industrial development in Bridgeview.

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.

Marie Cooper, 5937 - 124A Street, was present and asked if the City had a direct purchaser for the property and related concerns regarding sewer installation in the area.

**19. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14970**

Rezoning Application: 7902-0371-00

ADDRESS: **CIVIC/LEGAL**
11271 - 154A Street/PID: 001-116-312, The East 153 Feet
of Block 5, Sec. 9, B5N, R1W, NWD, Plan 6184

APPLICANT: Ching Hui Chen & Pei Chih Cheng
c/o H. Y Engineering Ltd.
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8; and
c/o Daljit Rattan
11229 - 154A Street
Surrey, B.C. V3R 6J4

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 15, Section C and K, as follows:

- (a) To reduce the site area from 1 hectare (2.5 acres) to 0.40 hectare (1 acre) and;
- (b) To reduce the lot width for the proposed Lot 2 from 30.0 metres (100 ft.) to 22.6 metres (75 ft.).

The purpose of the rezoning and development variance permit is to permit the development of 2 half-acre gross density 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 was correspondence from J. and L. Simonsen indicating opposition to the proposed application.

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

**20. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14971**

Rezoning Application: 7999-0215-00

ADDRESS: CIVIC/LEGAL
10440 - 157 Street/PID: 008-783-497, Lot 33, Sec. 22,
B5N, R1W, NWD, Plan 25315

APPLICANT: The Trustees of the Tynehead Park Congregation of
Jehovah's Witnesses
c/o Mr. David Maxwell
201 - 16055 Fraser Highway
Surrey, B.C. V3S 2V9

PROPOSAL: To rezone the property from "One-Acre Residential Zone
(RA)" to "Assembly Hall 1 Zone (PA-1)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000",
Part 31, Section F, as follows:

- (a) To relax the south side yard setback from 6.3 metres
(21 ft.) to 3.6 metres (12 ft.).

The purpose of the rezoning and development variance
permit is to permit the construction of a 730 sq. m.
(7,858 sq. ft.) church.

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

The Mayor noted that B. Furlong had registered support for the proposed rezoning application.

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

21. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14977**

Rezoning Application: 7903-0006-00

- ADDRESS: **CIVIC/LEGAL**
15508 - 104 Avenue/PID: 013-358-863, Parcel A, Sec. 28,
B5N, R1W, NWD, Exp. Plan 79803
- APPLICANT: Guildford Business Park Ltd.
c/o RAM Construction Inc. (Steve Knoblauch)
7881 - 128 Street
Surrey, B.C. V3W 4E7
- PROPOSAL: To rezone the property from "Community Commercial Zone (C-8)" to "Highway Commercial Industrial Zone (CHI)".

PERMITTED USES

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

1. *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.*
2. *Eating establishments including drive-through restaurants.*
3. *General service uses including drive-through banks.*
4. *Beverage container return centres provided that:*
 - (a) the use is confined to an enclosed *building*;
 - and
 - (b) the *building* is a maximum of 279 square metres [3,003 sq.ft.]
5. *Indoor recreational facilities, including bingo halls.*
6. *Light impact industry including retail of products processed or manufactured on the lot.*
7. *Tourist accommodation*
8. *Parking facilities.*
9. *Retail stores* limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) *Convenience stores*;
 - (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores;
 - (i) Garden supply stores;
 - (j) Marine parts, new;

- (k) *Retail warehouse uses;*
- (l) *Sales and rentals of boats;*
- (m) *Sports card shops; and*
- (n) *Sporting goods stores.*
- 10. *Warehouse uses.*
- 11. *Sales and rentals of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.:*
- 12. *Assembly halls.*
- 13. *Community services.*
- 14. *Office uses limited to:*
 - (a) *Engineering and surveying offices;*
 - (b) *General contractor offices;*
 - (c) *Government offices; and*
 - (d) *Utility company offices.*
- 15. *Child care centres.*
- 16. *Accessory uses including the following:*
 - (a) *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.*
 - (b) *Automobile painting and body work provided that:*
 - (i) *it is part of a business selling and renting vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.;*
 - (ii) *the storage of damaged or wrecked vehicles shall be completely enclosed within a building or approved walled or fenced area;*
 - (iii) *wrecked vehicles shall not be visible from outside the building or the walled or fenced area in which they are stored;*
 - (iv) *all automobile painting and body work shall be carried out only in an enclosed building; and*
 - (v) *the number of wrecked vehicles stored within the walled or fenced area shall not exceed 5 at any time.*

The purpose of the rezoning is to permit the development of an auto dealership in Guildford.

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.

Corinne Bennett, #110, 10308 – 155A Street, was present and raised a question regarding the back lane access. She expressed concerns regarding the narrow lane width and noted that 155A Street is a cul-de-sac serving single family dwellings, with inadequate sidewalks and a poor road surface, which would cause traffic problems. She added concerns regarding increased noise levels should another car dealership be developed in the area and suggested restricted access to the lane.

Shahin Soheili, 16436 Glenside Court, was present to comment that his office is located in the area of 154 Street and 102A Avenue, and related concerns regarding heavy traffic volume in the area and safety concerns along 155A Street.

**22. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14986**

Rezoning Application: 7902-0370-00

ADDRESS: CIVIC/LEGAL
10585 Sumac Place/PID: 003-885-241, E ½, of Lot "B"
 Exc. Firstly: Part Subdivided by Plan 76617; Secondly:
 Part Subdivided by Plan 80299; Sec. 24, B5N, R1W,
 NWD, Plan 6307
16457 - 104 Avenue/PID 009-428-411, W ½, of Lot "B",
 Exc.: Firstly: Part included in Parcel "One", (Exp. . . .
 Plan 14928); Secondly: Part Subdivided by Plan 76617;
 Sec. 24, B5N, R1W, NWD, Plan 6307

APPLICANT: W & M 074 Ventures Inc., and Kathleen Dobson
 c/o H.Y Engineering Ltd. (Richard Brooks)
 #4 - 15243 - 91 Avenue
 Surrey, B.C. V3R 8P8

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

The purpose of the rezoning is to permit subdivision into
 approximately 18 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 also correspondence from M. and K. Howard indicating opposition to the proposed application.

There was correspondence from F. and P. Mohl, M. Jones, M. Zappa, N. Gill, and J. and S. McComb expressing concerns with respect to traffic safety, lot density, trees, siding, landscaping and infrastructure.

The Mayor noted that S. Revill had registered as being undecided as to the proposed rezoning application and did not wish to speak.

Shahin Soheili, 16436 Glenside Court, was present to comment on his concerns regarding drainage problems on the properties in the area.

Richard Lawrence, 10486 Sumac Place, was present to comment on the south part of Sumac Place which features six lots on the east side and noted that the proposal is to develop nine lots. He noted that the street is only half a street; there are traffic concerns and he then indicated that there had been a fatality due to a motor vehicle accident on Sumac Place. He raised questions regarding the installation of a walkway in the area, the size of the road, the cul-de-sac and the size of the lots.

Susan Mercer, 16447 Glenwood Crescent South, Lot No. 20, was present to comment on the proposed application and submitted letters from three other families: G. and E. Decasteri 16585 Glenwood Crescent North; Mr. and Mrs. McCombe, 16438 Glenwood Crescent South; and M. and K. Howard, 16439 Glenwood Crescent South. She noted concerns regarding traffic flow, speeding, emergency vehicle access, aesthetics, tree preservation, noise buffering, right-of-way, basements, grow operations, and landscaping. She suggested a walkway be installed to ensure children can walk to school safely.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the letters submitted by S. Mercer be
 received.

RES.R03-1071

Carried

**23. Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2003, No. 14887**

Rezoning Application: 7902-0187-00

ADDRESS: **CIVIC/LEGAL**
12658 - 64 Avenue/PID: 012-695-530, Lot 3, Except:
 Firstly; Parcel A (Exp. Plan 10759) Secondly: Parcel B
 (Exp. Plan 13572) and Thirdly: Part Dedicated Road on
 Plan LMP25022, Sec. 7, Twp 2, NWD, Plan 2378
12676 - 64 Avenue/PID: 002-493-977, Parcel "B",
 (Exp. Plan 13572) Except Part in Plan LMP26400, Lot 3,
 Sec, 7, Twp 2, NWD, Plan 2378

12688 - 64 Avenue/PID: 012-695-483, Parcel "A" (Exp. Plan 10759), Except Part in Plan LMP24873, Lot 3, Sec. 7, Twp. 2, NWD, Plan 2378

APPLICANT: Surelok Sunridge Estates Ltd.
c/o Surelok Sunridge Estates Ltd. (Bruce McDonald)
1075 Amazone Drive,
Port Coquitlam, B.C. V3B 8L1

PROPOSAL: To amend (CD) By-law 14887, by **deleting** Subsection **D.4** as follows:

D. 4. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part I Definitions of Surrey Zoning By-law, 1993. No. 12000, as amended, all covered areas used for *parking spaces* shall be included in the calculation of *floor area ratio*.

There is no change to the proposed 82 unit townhouse development and it is identical to the proposal that was presented to the area residents at the Public Information Meeting and at Council on January 20, 2003.

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

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

**24. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14988**

Rezoning Application: 7901-0337-00

ADDRESS: **CIVIC/LEGAL**
14474 - 72 Avenue/PID: 009-004-629, Lot 21, Sec. 15,
Twp. 2, NWD, Plan 28794

APPLICANT: The Pentecostal Assemblies of Canada
c/o Barnett Dembek Architects (Maciej Dembek)
#202 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: To rezone the property from "One Acre Residential Zone (RA)" to "Assembly Hall 1 Zone (PA-1)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 4, Sub-section 17(b) and Sub-section 17(c) and Part 31, Sub-section F.1, Sub-section G.2 and I.2. as follows:

- (a) To vary the height of stairs (which is permitted to encroach into the front yard setback) from 3 risers to 6 risers;
- (b) To vary the height of a structure to encroach into the front yard setback from 0.6 metres (2 ft.) to 4.9 metres (16 ft.) for the provision of an access ramp and balcony;
- (c) To reduce the west side setback from 7.6 metres (25 ft.) to 5.6 metres (18 ft.) to allow the existing house to be in compliance;
- (d) To vary the height for accessory buildings and structures from 4 metres (13 ft.) to 6.7 metres (22 ft.);
- (e) To vary the landscaping strip along the east property line only from 3 metres (10 ft.) to 0.9 metres (3 ft.).

The purpose of the rezoning and development variance permit is to permit the development of a 250 seat church.

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 D. and L. Sherwood expressing concern with changes to the Neighbourhood Concept Plan.

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

**25. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14999**

Rezoning Application: 7902-0269-00

ADDRESS: **CIVIC/LEGAL**
6123 - 148 Street/PID: 001-977-890, Lot 22, Sec. 10,
Twp. 2, NWD, Plan 1361

APPLICANT: Ludwig & Lesley Knippelberg
c/o First Century Capital Inc. (Mr. Bill Jones)
630 Millbank Street
Vancouver, B.C. V5Z 4B7

PROPOSAL: **BLOCK A**
To rezone a portion of 6123 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

BLOCK B
To rezone a portion of 6123 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

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

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

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

**26. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15002**

Rezoning Application: 7901-0227-00

ADDRESS: **CIVIC/LEGAL**
**6170 - 138 Street/PID: 008-913-871, Lot "A", Sec. 9,
Twp 2, NWD, Plan 20630**

APPLICANT: James Bresett
6170 - 138 Street
Surrey B.C. V3X 1E7

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

The purpose of the rezoning is to permit the development of 6 single family small lots.

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

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

27. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14985**

Rezoning Application: 7902-0374-00

ADDRESS: **CIVIC/LEGAL**
8091 - 170A Street/PID: 010-316-175, Lot 1, Sec. 30,
Twp. 8, NWD, Plan 17602
8125 - 170A Street/PID: 007-618-727, Lot 2, Sec. 30,
Twp. 8, NWD, Plan 17602

APPLICANT: Jasbir & Gursharan Tung and Gregory & Sonia Grierson
c/o H. Y. Engineering Ltd.
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: **BLOCK A**
To rezone a portion of 8091 and 8125 - 170A Street from
"General Agriculture Zone (A-1)" to "Single Family
Residential Zone (RF)".

BLOCK B

To rezone a portion of 8091 and 8125 - 170A Street from
"General Agriculture Zone (A-1)" to "Half-Acre
Residential Zone (RH)".

The purpose of the rezoning is to permit the development
of approximately 7 Urban single family residential lots and
2 Suburban half-acre 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 who objected to the proposed rezoning application.

Jennifer Doerksen, 8155 - 170 Street, was present to comment on concerns
regarding road access and width.

28. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14987**

Rezoning Application: 7902-0331-00

ADDRESS: **CIVIC/LEGAL**
8310 - 160 Street/PID: 009-323-392, Lot 35, Sec. 25,
Twp. 2, NWD, Plan 24217
8322 - 160 Street/PID: 009-323-376, Lot 34, Sec. 25,
Twp. 2, NWD, Plan 24217

8330 - 160 Street/PID: 001-265-776, Lot 33, Sec. 25,
Twp. 2, NWD, Plan 24217

APPLICANT: Lionel & Frances Field, Eva Eagle,
and Thomas & Frances Brown
c/o Lark Group (Mr. Kirk Fisher)
#101 - 17802 - 66 Avenue
Surrey, B.C. V3S 7X1
c/o Mr. Michael Ahmon
3288 - 156A Street
Surrey, B.C. V3S 9T1

PROPOSAL: To rezone the properties from "One-Acre Residential Zone
(RA)" to "Special Care Housing 2 Zone (RMS-2)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000",
Part 29, Section F & C, Part 4, Section E, and Part 5, as
follows:

- (a) To reduce the number of off-street parking spaces
for a care facility from 66 to 42;
- (b) To reduce the west side yard setback from
7.5 metres
(25 ft.) to 0.0 metres (0.0 ft.);
- (c) To reduce the front yard setback from 7.5 metres
(25 ft.) to 5.15 metres (17 ft.) for a porte cochere
and;
- (d) To reduce the height of the fence located within the
front and side yard setback along a flanking street
from 1.2 metres (4.0 ft.) to 1.5 metres (5.0 ft.).

The purpose of the rezoning and development variance
permit is to allow the development of a 108-bed care
facility with a childcare component.

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. Green expressing support for, from Fairfield
House indicating concerns regarding trees, vandalism, and fencing with respect to
the proposed application and from R. Chow indicating opposition to the proposed
application.

The Mayor noted that P. Gomes had registered opposition and did not wish to
speak.

Flo McCafferty, 301, 16065 – 83 Avenue was present to comment on fencing along the east boundary of the proposed development and the status of the development of 83 Avenue.

**29. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14998**

Rezoning Application: 7902-0367-00

ADDRESS: CIVIC/LEGAL
15936 - 88 Avenue/PID: 010-764-925, Parcel "A", (Exp. Plan 14839), Lot 27, Sec. 26, Twp. 2, NWD, Plan 2824
8784 - 159 Street/PID: 010-764-950, Lot 27, Exc.: Parcel "A", (Exp. Plan 14839), Sec. 26, Twp. 2, NWD, Plan 2824

APPLICANT: Jaswant Sanghera, Malkit & Jaswinder Athwal
c/o H.Y. Engineering Ltd.
#4 - 15243 - 91 Avenue
Surrey, B.C. V3R 8P8

PROPOSAL: To rezone the properties from "Single Family Residential Zone (RF)" to "Single Family Residential (9) Zone (RF-9)".

The purpose of the rezoning is to permit subdivision into approximately 11 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 properties was indicated to the Public Hearing.

There was correspondence from L. and D. McConachie expressing opposition to the proposed application.

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

**30. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 14984**

Rezoning Application: 7902-0381-00

ADDRESS: CIVIC/LEGAL
8608 - 159 Street/PID: 010-765-361, Lot 36, Sec. 26, Twp. 2, NWD, Plan 2824
8628 - 159 Street/PID: 010-765-336, Lot 35, Sec. 26, Twp. 2, NWD, Plan 2824

8650 - 159 Street/PID: 002-792-028, Lot 34, Sec. 26,
Twp. 2, NWD, Plan 2824

APPLICANT: 451182 B.C. Ltd. and 653456 B.C. Ltd.
c/o Carson Nofle
#109 - 1528 McCallum Road
Abbotsford, B.C. V2S 8A3

PROPOSAL: To rezone 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",
Part 22, Section F, as follows:

- (a) To reduce the north yard setback from 7.5 metres (25 ft.) to 3.76 metres (12.3 ft.);
- (b) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.75 metres (15.6 ft.);
- (c) To reduce the east yard setback from 7.5 metres (25 ft.) to 4.12 metres (13.5 ft.);
- (d) To reduce the west yard setback from 7.5 metres (25 ft.) to 4.00 metres (13.1 ft.).

The purpose of the rezoning and development variance permit is to permit the development of a 69-unit townhouse project.

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 J. Kauffila had registered support for the proposed rezoning application and did not wish to speak.

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

31. Neighbourhood Pub Application
372363 British Columbia Ltd.
c/o Scott Adam, A.L. Scott Financial Inc.
File: 7903-0004-00

To permit the development of a neighbourhood pub with a maximum 118 seat capacity (98 indoor and 20 patio). Hours of sale are limited to thirteen consecutive hours between 11:00 a.m. to 12:00 midnight Sunday to Thursday, with extended hours of operation to 1:00 a.m. on Friday and Saturday within an existing building (formerly Earl's Restaurant).
Unit #700, 7380 King George Hwy.

The City Council wishes to determine whether or not residents are in favour of granting the Liquor License by the Provincial Liquor Control and Licensing Branch for the proposed neighbourhood pub.

There was correspondence from Human Resources Développement Canada expressing concern regarding increased traffic, parking problems, and alcohol-related issues, from F. and R. Midbo indicating support for the proposed development, and from Boston Pizza – Newton, Robin Hood Pub Beer, Wine & Liquor Store, and R. Lamont, of the Dolphin Pub, on behalf of G. and T. Lamont and family, expressing opposition to the proposed application.

The Mayor noted that L. Tennant, E. Mason and P. Lamont had registered opposition to the proposed application.

L. Tennant, 13870 – 70 Avenue, owner Green Timbers Pub, and Zone Director, B.C. Liquor Retailers and Licensee Association of B.C. noted that regulations regarding food primary and liquor primary licenses have changed. He noted that he supported developing criteria for assessing these types of licenses. He indicated his opposition to the proposed application.

Patrick O'Loughlin, Owner, Robin Hood Pub, 13468 – 72 Avenue, was present to comment on public hearing notification, changes to liquor licensing, limit to number of pubs in an area, saturation in the marketplace and stated opposition to the proposed application.

Dennis Coates, lawyer on behalf of the applicant, Mr. Arnold Silver, 700, 275 Lansdowne Street, Kamloops, B.C., was present to comment that the change of liquor licensing rules came in December 2, 2002 and the permit came in prior to that date. He indicated that the application went through the proper assessment process and the location was approved. He noted that the food component would be between 30% to 35% of the business and expressed support for the proposed application.

Rachel Lamont, 14092 – 71A Avenue, was present to state opposition to the proposed development. She noted that she is the manager of the Dolphin Pub and that there are more than adequate liquor primary businesses in the area and an excess of 7 businesses, either liquor primary and food primary currently in the area. She indicated parking concerns in the area and that the seating capacity had stayed the same at the Dolphin Pub.

32. Restrictive Covenant Discharge
Bear Creek Estates Ltd.
c/o Ankenman Associates Architects Inc. (Mr. Yong Cho)
File: 7902-0298-00

To Discharge the Restrictive Covenant registered on title, which limits the number of dwelling units to 15.

8671 King George Highway; Units 101, 102, 103 & 104 – 8672 Tulsy Crescent East; 8674, 8676, 8682, 8684, 8686 & 8688 Tulsy Crescent East. The purpose is to allow construction of 6 additional dwelling units.

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

Mayor McCallum called for a short recess at 9:28 p.m., and the meeting reconvened at 9:43 p.m., with all members of Council present.

C. COMMITTEE REPORTS

1. Public Safety Committee - April 9, 2003

(a) It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That the minutes of the Public Safety
Committee meeting held on April 9, 2003, be received.
RES.R03-1072 Carried

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

It was Moved by Councillor Watts
Seconded by Councillor Tymoschuk
That Council consider the possibility of
implementing a municipal police force.
RES.R03-1073 Carried with Councillors Bose, Villeneuve,
Priddy, and Higginbotham against.

2. Environmental Advisory Committee - April 17, 2003

(a) It was Moved by Councillor Bose
Seconded by Councillor Hunt
That the minutes of the Environmental
Advisory Committee meeting held on April 17, 2003, be received.
RES.R03-1074 Carried

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

Pharmaceuticals in Groundwater

It was Moved by Councillor Bose
 Seconded by Councillor Tymoschuk
 That the environmental tip *Medications
 Return Program* be forwarded to the City Page editor for inclusion on the
 City Page.

RES.R03-1075

Carried

The Mayor indicated that the following motion regarding the Aquaculture
 Minority Report dated April 8, 2003 was not in order to be addressed by
 Council at this time.

"That Council encourage the Federal and Provincial authorities to fully
 implement existing legislation and enforcement actions under the Fisheries
 Act in response to the April 8, 2003 Aquaculture Minority Report
 prepared by John Cummins, M.P. Delta-South Richmond."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Aquaculture Minority Report be
 referred to staff to review and report back to Council.

RES.R03-1076

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

Mayor McCallum read the following proclamations:

(a) ELIZABETH FRY WEEK
 May 4 - 10, 2003

WHEREAS the first Elizabeth Fry Society in the world was formed in British
 Columbia in 1939 to help women in conflict with the law, and
 youth at risk; and

WHEREAS the Elizabeth Fry Societies are celebrating 64 years of service to
 the people in this area; and

WHEREAS this service has involved over one million hours of volunteer
 service; and

WHEREAS to continue this service in its worthwhile and valued endeavours, the Elizabeth Fry Society requires increased support from the people of this City;

NOW, THEREFORE, I, D.W. (Doug) McCallum, do hereby proclaim the week of May 4 - 10, 2003, as "ELIZABETH FRY WEEK" in the City of Surrey.

Doug McCallum
Mayor

(b) NORTH AMERICAN OCCUPATIONAL
SAFETY & HEALTH WEEK
May 4 - 10, 2003

WHEREAS the City of Surrey is committed to reducing workplace accidents and improving employee health and wellness; and

WHEREAS the City of Surrey supports the Safe and Clean City campaign to promote public health and safety; and

WHEREAS the British Columbia and Yukon division of the Canadian Society of Safety Engineering, the City of Surrey, CUPE Local 402 and the Surrey Fire-Fighters' Association, Local 1271, actively support occupational health and safety information among workers, supervisors and employers; and

WHEREAS it is desirable that work sites be safe, injuries be prevented, and the City meet its regulatory requirements under Workers' Compensation legislation;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of May 4 - 10, 2003, as "NORTH AMERICAN OCCUPATIONAL SAFETY & HEALTH WEEK" in the City of Surrey.

Doug McCallum
Mayor

(c) EMERGENCY PREPAREDNESS WEEK
May 4 - 10, 2003

WHEREAS 1990 began the United Nations International Decade of Natural Disaster Mitigation; and

WHEREAS the Government of British Columbia recognizes the public benefit provided by the emergency planning and response activities of

volunteers, industry and local government throughout the Province; and

WHEREAS the Government of British Columbia, upon behalf of all citizens, deems it appropriate to recognize the public safety benefits provided by all emergency planners and response agencies; and

WHEREAS it is considered prudent to further encourage and promote emergency preparedness; and

WHEREAS our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to direct by Order in Council in that behalf that a proclamation be issued designating May 4 - 10, 2003, inclusive, as "Emergency Preparedness Week" in British Columbia;

NOW, THEREFORE, BE IT RESOLVED that I, D.W. (Doug) McCallum, do hereby declare the week of May 4 - 10, 2003 as "EMERGENCY PREPAREDNESS WEEK" in the City of Surrey.

Doug McCallum
Mayor

(d) CHILD FIND'S GREEN RIBBON OF HOPE MONTH
May, 2003

NATIONAL MISSING CHILDREN'S DAY
May 25, 2003

WHEREAS Child Find British Columbia, a provincial member of Child Find Canada is a non-profit, registered charitable organization, incorporated in 1984; and

WHEREAS the mandate of Child Find British Columbia is to educate children and adults about abduction prevention; to promote awareness of the problem of missing children, and to assist in the location of missing children; and

WHEREAS Child Find has recognized Green as the color of Hope, which symbolizes a light in the darkness for all missing children; and

WHEREAS Child Find's annual Green Ribbon of Hope Campaign will be held from May 1 to May 31, 2003, and May 25 is National Missing Children's Day;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of May as "CHILD FIND'S GREEN RIBBON OF HOPE MONTH" and May 25, 2003, as "NATIONAL

- (c) fund a portion (\$80,000) of the cost of site preparation and servicing in preparation for the construction of 131 Street south from 115 Avenue to 114 Avenue, to facilitate the future sale and development of Phase III and IV lands.

The Chair then indicated that the motion would be divided, and noted the following part of the motion was before Council:

"That Council approve the sale of the 1.45 acre City-owned industrial lot (Lot 2, Blk A) shown on Appendix I to the highest bidder, subject to the provisions of Sections 186 and 187 of the Local Government Act."

The motion was put and:-

RES.R03-1077

Carried with Councillor Bose against.

The Chair then advised that the following part of the motion was before Council:

"That the sale proceeds be utilized to continue with site preparation and pre-servicing of the City-owned East Bridgeview industrial lands as follows:

- (a) repay the Utilities Pre-Servicing Fund for previously constructed Phase I works, services, and filling costs (\$135,000);
- (b) fund the final filling, grading, and servicing requirements to complete the sale of the three Phase II subject parcels (\$100,000);
- (c) fund a portion (\$80,000) of the cost of site preparation and servicing in preparation for the construction of 131 Street south from 115 Avenue to 114 Avenue, to facilitate the future sale and development of Phase III and IV lands.

The motion was put and:-

RES.R03-1078

Carried with Councillor Bose against.

Item No. R078 Sale of Portions of City Property Located at
16496 & 16432 - 96 Avenue and 9420 - 164 Street
(Bothwell Park)
File: 0910-20/194

Councillor Higginbotham left the meeting at 10:38 p.m. due to a potential conflict of interest as she is a member of the Hazelmere Golf and Country Club.

The General Manager, Engineering submitted a report concerning sale of portions of City property located at 16496 and 16432 - 96 Avenue and 9420 - 164 Street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council approve the sale of portions of
 the City lands located at 16496 and 16432 - 96 Avenue and 9420 - 164 Street
 totalling ±8.68 acres.

RES.R03-1079

Carried with Councillor Bose against.

Councillor Higginbotham returned to the meeting at 10:39 p.m.

Item No. R079 Contract Award M.S. 1702-007-21:
 B & B Contracting Ltd.
 File: 1702-007-21; 2320-20

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1702-007-21. Tenders were received as follows:

	<i>Contractor</i>	<i>Tender Amount With GST</i>	<i>Corrected Amount</i>
1.	B&B Contracting Ltd.	\$4,067,600.00	
2.	TAG Construction Ltd.	\$4,068,640.22	
3.	Imperial Paving Ltd.	\$4,251,844.18	
4.	Gemco Construction Ltd.	\$4,271,713.92	
5.	Jack Cewe Ltd.	\$4,533,392.16	

The Engineer's pre-tender estimate for this contract was \$4,276,885.00, including GST.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Contract M.S. 1702-007-21 be awarded
 to the low bidder, B&B Contracting Ltd., in the amount of \$4,067,600.00,
 including GST.

RES.R03-1080

Carried

Item No. R080 Updated Public Art Master Plan (2003 - 2005)
 File: 7800-01

The City Manager submitted a report concerning the updated Public Art Master Plan (2003 - 2005).

The City Manager was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Watts
 Seconded by Councillor Steele
 That Council approve the updated Public Art
 Master Plan (2003 - 2005) attached as Appendix A.
 RES.R03-1081 Carried

Item No. R081 Newton Seniors Society Fund-Raising Efforts
 File: 8000-40/N; 0250-20(N)

The City Manager submitted a report concerning the Newton Seniors Society fund-raising efforts.

The City Manager was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council support the Newton Seniors'
 Society fund-raising efforts by accepting donations from citizens.
 RES.R03-1082 Carried

Item No. R082 Integrated Pest Management
 File: 5280-23

The City Manager submitted a report concerning integrated pest management.

City Manager was recommending that the report be received for information.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That:
 1. Corporate Report R082 be received for information; and
 2. a copy of the report be forwarded to the delegation.
 RES.R03-1083 Carried

Item No. R083 City Land Sale (11110, 11120 and 11128 - 128 Street)
 File: 0910-40/31; 7902-0222-00

The General Manager, Engineering submitted a report concerning the sale of City land at 11110, 11120 and 11128 - 128 Street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council approve the sale of a ± 689 ft.²
 (± 64 m²) portion of City-owned property at 11110 - 128 Street, a $\pm 1,981$ ft.²
 portion of City-owned property at 11120 - 128 Street, and a $\pm 3,046$ ft.² portion of
 City-owned property at 11128 - 128 Street 72,000 for consolidation purposes and
 that the provisions of Sections 186 and 187 of the Local Government Act be
 complied with.

RES.R03-1084

Carried**H. BY-LAWS**

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 35
 Amendment By-law, 2003, No. 14995"

3900-20-14995; 7902-0240-00 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is
 hereby further amended in Part 3 Land Use Strategy - Section 3.7 Land Use
 Designations and Permitted Zones and in Figure 7 List of Zones to insert a new
 "Single Family Residential (9) Coach House Zone (RF-9C)".

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14996 & 14997.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 35 Amendment By-law, 2003, No. 14995"
 pass its third reading.

RES.R03-1085

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
 No. 14996"

3900-20-14996; 7902-0240-00 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended
 in the Index, Part 3 Zones, Part 4 General Provisions - sub-sections E.15 and F.1,
 and Part 52; and inserting new Part 17D to incorporate the "Single Family
 Residential (9) Coach House Zone (RF-9C)".

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14995 & 14997.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 14996" pass its third reading.
 RES.R03-1086 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
 No. 15001"

3900-20-15001/3900-30/7901-0227-00/7901-0054-00 - Council Initiated
 Text Amendment

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

The Index, Part 3 Zones - Section A, Part 4 General Provisions - Sections E and
 F, and Part 52 are amended; new Section 17C Single Family Residential (9) Zone
 is inserted.

These amendments are necessary to incorporate the revised RF-9 zone which
 better accommodates recent development trends with respect to small lot
 developments.

Approved by Council: To be approved

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 15001" pass its third reading.
 RES.R03-1087 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14969"

7902-0343-00 - Mundi Holdings Ltd., Sindee's Investment Ltd.,
 KGN Holdings Ltd., Harchand and Parminder Bagri,
 c/o Coastland Engineering & Surveying Ltd.

Councillor Bose left the meeting at 10:40 p.m. due to a potential conflict of interest as his
 family has property holdings in the area.

RA (BL 12000) to RF (BL 12000) - Portion of 16469 - 60 Avenue - to
 allow subdivision into approximately six (6) single family lots and one
 remainder lot.

Approved by Council: March 24, 2003

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14969" pass its third reading.
 RES.R03-1088 Carried

Councillor Bose returned to the meeting at 10:41 p.m.

- 5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 75 Amendment By-law, 2003, No. 14981"

7903-0019-00 - The Board of School Trustees of School District No. 36,
 c/o John Rempel, Focus Architecture

To authorize the redesignation of a portion of 16948 - 66 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14982.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 75 Amendment By-law, 2003, No. 14981" pass its
 third reading.
 RES.R03-1089 Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14982"

7903-0019-00 - The Board of School Trustees of School District No. 36,
 c/o John Rempel, Focus Architecture

RA (BL 12000) to RM-10 (BL 12000) - Portion of 16948 - 66 Avenue - to
 allow further consolidation with the adjacent townhouse site and
 construction of 18 additional townhouse units.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14981.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14982" pass its third reading.
 RES.R03-1090 Carried with Councillor Bose against.

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14983"

7902-0332-00 - 595900 B.C. Ltd., c/o Hywel Jones Architects Ltd.

RS (BL 5942) to RM-15 (BL 12000) - 18822 Fraser Highway, Portion of 188 Street - to permit the development of 35 townhouse units.

Approved by Council: April 14, 2003

Note: A Development Variance Permit (7902-0332-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(a) of this agenda.

RES.R03-1091
It was
No. 12000, Amendment By-law, 2003, No. 14983" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

RES.R03-1092
It was
traffic and parking issues raised at the Public Hearing prior to final adoption.
Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That staff report back to Council on the
Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 76 Amendment By-law, 2003, No. 14991"

7903-0034-00 - Steven and Yvonne Bernath, Gurminder and Jaswinder Sekhon, Malwinder Gill and Sarbjit Aujla, Gurpreet and Amritdeep Natt, Rapinder Aujla, Donald and Cheryl Cumiskey, Joseph and Lorraina Schulz, Sukhraj and Harjinder Johal, c/o Mr. Bob Cheema

To authorize the redesignation of the northern portion of the site - Portions of 17385, 17403, 17415, 17433, 17459 - 64 Avenue - from Suburban (SUB) to Urban (URB).

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14992.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 76 Amendment By-law, 2003, No. 14991" pass its
third reading.

RES.R03-1093

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14992"

7903-0034-00 - Steven and Yvonne Bernath, Gurminder and Jaswinder Sekhon,
Malwinder Gill and Sarbjit Aujla, Gurpreet and Amritdeep Natt,
Rapinder Aujla, Donald and Cheryl Cumiskey, Joseph and
Lorraina Schulz, Sukhraj and Harjinder Johal,
c/o Mr. Bob Cheema

RA (BL 12000) to RF-12 (BL 12000) - 17385, 17403, 17415, 17433,
17459 - 64 Avenue - to permit the subdivision of approximately 40 small
lots and a remainder lot.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14991.

Note: A Development Variance Permit (7903-0034-00) 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 Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14992" pass its third reading.

RES.R03-1094

Carried with Councillor Bose against.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 77 Amendment
By-law, 2003, No. 14993"

7903-0035-00 - Gurdev and Kamaljeet Heer, Hendrik and Hendrika Visscher,
c/o Mr. Bob Cheema

To authorize the redesignation of the northern portion of the properties - 17211
and 17225 - 64 Avenue - from Suburban (SUB) to Urban (URB).

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14994.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 77 Amendment By-law, 2003, No. 14993" pass its
third reading.

RES.R03-1095

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14994"

7903-0035-00 - Gurdev and Kamaljeet Heer, Hendrik and Hendrika Visscher,
c/o Mr. Bob Cheema

RA (BL 12000) to RF-12 (BL 12000) - 17211 and 17225 - 64 Avenue - to
permit the subdivision of approximately 18 small lots.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14993.

Note: A Development Variance Permit (7903-0035-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(c) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14994" pass its third reading.

RES.R03-1096

Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14997"

7902-0240-00 - Gordon and Darlene Banta, Sang Lee, Stanford and Beatrice
Raymond, c/o John Turner, BFW Developments Ltd.

RA (BL 12000) to RF-9C and RF-12C (BL 12000) - Portions of 18850,
18860 and 18954 - 72 Avenue - to allow subdivision into approximately
84 small single family residential lots in East Clayton.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 14995 & 14996.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14997" pass its third reading.
 RES.R03-1097 Carried

It was Moved by Councillor Bose
 Seconded by Councillor Tymoschuk
 That Part 5(a) of Resolution No. R03-1010
 denying Development Variance Permit Application No. 7902-0240-00 be
 rescinded.
 RES.R03-1098 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Development Variance Permit
 application No 7902-0240-00 to proceed to Public Notification.
 RES.R03-1099 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15003"
 7901-0054-00 - 642697 BC Ltd., c/o Coastland Engineering & Surveying Ltd.

RA and A-1 (BL 12000) to RF-9 (BL 12000) - (Blocks A and D) - Portion
 of 16770 - 63 Avenue, Portion of 16715 - 61 Avenue - to permit
 subdivision into approximately 20 small single family residential lots.

Approved by Council: To be approved

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15003" pass its third reading.
 RES.R03-1100 Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14989"
 7902-0399-00 - Lambda Holdings Ltd., c/o Douglas MacPhail,
 Longspur Management Inc.

RF (BL 12000) to CD (BL 12000) - 15285 and 15291 - 16 Avenue - to
 permit the development of a 72-unit seniors' residential development
 (congregate care) and associated amenities.

Approved by Council: April 14, 2003

RES.R03-1101	<p>It was</p> <p>No. 12000, Amendment By-law, 2003, No. 14989" pass its third reading.</p>	<p>Moved by Councillor Higginbotham</p> <p>Seconded by Councillor Tymoschuk</p> <p>That "Surrey Zoning By-law, 1993,</p> <p><u>Carried</u></p>
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12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14990"

7902-0339-00 - Commerce Pacific Holdings Ltd., Michael Logan, Gordon and Virginia Keast, c/o Rick Friesen and Ken Sully, Elkay Developments Ltd.

RA (BL 12000) to RF-12 (BL 12000) - 3318, 3336, 3368 - 148 Street - to permit a subdivision to create approximately 26 single family compact lots.

Approved by Council: April 14, 2003

RES.R03-1102	<p>It was</p> <p>No. 12000, Amendment By-law, 2003, No. 14990" pass its third reading.</p>	<p>Moved by Councillor Higginbotham</p> <p>Seconded by Councillor Tymoschuk</p> <p>That "Surrey Zoning By-law, 1993,</p> <p><u>Carried</u></p>
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13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15000"

7902-0354-00 - Cedar Estates Ltd., Jadon Construction Ltd., c/o Paul Quinn, ReMax Colonial Pacific Realty Ltd. and c/o Greg Sewell, Coastland Engineering & Surveying Ltd.

RF (BL 12000) to RF-12 and RF-9 (BL 12000) - 15668 and 15684 - 24 Avenue - to permit a subdivision to create approximately 16 single family lots.

Approved by Council: April 14, 2003

RES.R03-1103	<p>It was</p> <p>No. 12000, Amendment By-law, 2003, No. 15000" pass its third reading.</p>	<p>Moved by Councillor Higginbotham</p> <p>Seconded by Councillor Tymoschuk</p> <p>That "Surrey Zoning By-law, 1993,</p> <p><u>Carried</u></p>
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14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15004"

7903-0001-00 - Gordon and Goldie Kehler, c/o Ken Johnson, British Group Construction Ltd.

RA (BL 12000) to RH-G (BL 12000) - 13838 - 27 Avenue - to allow subdivision into 8 suburban single family lots, with 15% open space.

Approved by Council: April 14, 2003

Note: A Development Variance Permit (7903-0001-00) 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. 15004" pass its third reading.

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

RES.R03-1104

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14972"

7902-0284-00 - Rajvir Athwal, Amrik and Manmohan Bhullar, Atmajit and Kashmir Aujla, Gurmej and Parmjit Clair, Resham and Gurmej Singh, c/o McElhanney Consulting Services Ltd.

RF (BL 12000) to RF-12 (BL 12000) - 12135, 12153 and 12167 - 96 Avenue, Portions of 12162, 12174, and 12178 - 97 Avenue - to allow subdivision into approximately 21 lots.

Approved by Council: March 24, 2003

It was
No. 12000, Amendment By-law, 2003, No. 14972" pass its third reading.

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

RES.R03-1105

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14978"

7903-0050-00 - Surrey Aboriginal Cultural Society, c/o Ernest Roth, Wassen Consulting

C-8 (BL 12000) to CD (BL 12000) - 13629 - 108 Avenue - to permit the development of a second floor within an existing commercial building in Surrey City Centre.

Approved by Council: April 14, 2003

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14980" pass its third reading.
 RES.R03-1109 Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14970"

7902-0371-00 - Ching Chen and Pei Cheng, c/o H.Y. Engineering Ltd. and Daljit Rattan

RA (BL 12000) to RH-G (BL 12000) - 11271 - 154A Street - to permit the development of two (2) half-acre gross density lots.

Approved by Council: March 24, 2003

Note: A Development Variance Permit (7902-0371-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(f) of this agenda.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14970" pass its third reading.
 RES.R03-1110 Carried

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14971"

7999-0215-00 - The Trustees of the Tynehead Park Congregation of Jehovah's Witnesses, c/o Mr. David Maxwell

RA (BL 12000) to PA-1 (BL 12000) - 10440 - 157 Street - to permit the construction of a 730 square metre (7,858 square foot) church.

Approved by Council: March 24, 2003

Note: A Development Variance Permit (7999-0215-00) on the site is to be considered for Final Approval under Clerk's Report, Item I.1(g) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14971" pass its third reading.
RES.R03-1111 Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14977"
7903-0006-00 - Guildford Business Park Ltd., c/o Steve Knoblauch,
RAM Construction Inc.

C-8 (BL 12000) to CHI (BL 12000) - 15508 - 104 Avenue - to permit the
development of an auto dealership in Guildford.

Approved by Council: April 14, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14977" pass its third reading.
RES.R03-1112 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That staff review and report back on the
issues raised by the delegation at the Public Hearing regarding traffic circulation
and road surface before final adoption.
RES.R03-1113 Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14986"
7902-0370-00 - W & M 074 Ventures Inc., Kathleen Dobson,
c/o Richard Brooks, H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 10585 Sumac Place and
16457 - 104 Avenue - to permit subdivision into approximately 18 single
family lots.

Approved by Council: April 14, 2003

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14986" pass its third reading.
RES.R03-1114 Carried

It was Moved by Councillor Watts
Seconded by Councillor Villeneuve
That staff address the issues raised by the
delegation at the public hearing regarding traffic, retention of significant trees,
and placement of walkway and report back to Council prior to final adoption.
RES.R03-1115 Carried

23. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14887"

7902-0187-00 - Surelok Sunridge Estates Ltd., c/o Bruce McDonald, Surelok
Sunridge Estates Ltd.

RA (BL 12000) to CD (BL 12000) - 12658, 12676 and 12688 - 64 Avenue
- to permit the development of 82 townhouse units.

Approved by Council: January 6, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14887" pass its third reading.
RES.R03-1116 Carried

24. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14988"

7901-0337-00 - The Pentecostal Assemblies of Canada, c/o Maciej Dembek,
Barnett Dembek Architects

RA (BL 12000) to PA-1 (BL 12000) - 14474 - 72 Avenue - to permit the
development of a 250 seat church.

Approved by Council: April 14, 2003

Note: A Development Variance Permit (7901-0337-00) on the site is to be
considered for Final Approval under Clerk's Report, Item I.1(h) of this
agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14988" pass its third reading.
RES.R03-1117 Carried

- 25. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14999"

7902-0269-00 - Ludwig and Lesley Knippelberg, c/o First Century Capital Inc.
(Mr. Bill Jones)

RA (BL 12000) to RF-12 and RF-9 (BL 12000) - 6123 - 148 Street - to permit the development of approximately 36 single family residential small lots.

Approved by Council: April 14, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 14999" pass its third reading.
Carried

RES.R03-1118

- 26. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15002"

7901-0227-00 - James Bresett

RA (BL 12000) to RF-9 (BL 12000) - 6170 - 138 Street - to permit the development of 6 single family small lots.

Approved by Council: April 14, 2003

This by-law is proceeding in conjunction with By-law 15001.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15002" pass its third reading.
Carried

RES.R03-1119

- 27. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14985"

7902-0374-00 - Gregory and Sonia Grierson, Jasbir and Gursharan Tung,
c/o H.Y. Engineering Ltd.

A-1 (BL 12000) to RF and RH (BL 12000) - 8091 and 8125 - 170A Street - to permit the development of approximately 7 Urban single family residential lots and 2 Suburban half-acre residential lots.

Approved by Council: April 14, 2003

It was
 RES.R03-1120
 No. 12000, Amendment By-law, 2003, No. 14985" pass its third reading.
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 Carried

28. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14987"

7902-0331-00 - Lionel and Frances Field, Eva Eagle, Thomas and Frances
 Brown, c/o Mr. Kirk Fisher, Lark Group and
 c/o Mr. Michael Ahmon

RA (BL 12000) to RMS-2 (BL 12000) - 8310, 8322, 8330 - 160 Street - to
 allow the development of a 108-bed care facility with a childcare
 component.

Approved by Council: April 14, 2003

Note: A Development Variance Permit (7902-0331-00) on the site is to be
 considered for Final Approval under Clerk's Report, Item I.1(i) of this
 agenda.

It was
 RES.R03-1121
 No. 12000, Amendment By-law, 2003, No. 14987" pass its third reading.
 Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 Carried

It was
 RES.R03-1122
 fence along the east side of the property.
 Moved by Councillor Tymoschuk
 Seconded by Councillor Higginbotham
 That staff review the matter of installing a
 Carried

29. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14998"

7902-0367-00 - Jaswant Sanghera, Malkit and Jaswinder Athwal,
 c/o H.Y. Engineering Ltd.

RF (BL 12000) to RF-9 (BL 12000) - 8784 - 159 Street, 15936 - 88
 Avenue - to permit subdivision into approximately 11 small single family
 lots.

Approved by Council: April 14, 2003

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14998" pass its third reading.
 RES.R03-1123 Carried with Councillor Bose against.

30. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 14984"
 7902-0381-00 - 653456 B.C. Ltd., 451182 B.C. Ltd., c/o Carson Nofle
 RF (BL 12000) to RM-30 (BL 12000) - 8608, 8628, 8650 - 159 Street - to
 permit the development of a 69-unit townhouse project.

Approved by Council: April 14, 2003

Note: A Development Variance Permit (7902-0381-00) on the site is to be
 considered for Final Approval under Clerk's Report, Item I.1(j) of this
 agenda.

It was Moved by Councillor Watts
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 14984" pass its third reading.
 RES.R03-1124 Carried

FINAL ADOPTIONS

31. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13389"
 5694-0176-00 - Makhan S. Mann/Harkamaljit K. Mann/Narendra S.
 Mann/Bimal K. Mann, c/o McElhanney Consulting
 Services Ltd. (Dwight Heintz)
 RA (BL 12000) to CD (BL 12000) - 8680 - 164 Street - to permit
 subdivision into 10 half-acre gross density single family lots.

Approved by Council: April 7, 1998

Note: The Public Hearing on this application was held on May 11, 1998. As
 more than two years have passed since the Public Hearing, Council may
 wish to hold a new Public Hearing. Planning & Development advise that
 (see memorandum dated April 22, 2003 in by-law backup) the reason for
 the delay in bringing this application to Final Adoption was due to market
 conditions making the project financially unviable and secondly, the
 project depended on costly downstream drainage works that were only
 considered by the City in 2000.

* In addition, 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.

* At the May 11, 1998 Regular Council-Public Hearing meeting, Council passed the following resolution:

"That staff report on the protocol issues on receipt of the request to amend design guidelines at the Public Hearing."

Planning & Development advise that at the public hearing the design consultant, on behalf of the owner, requested a change to the design guidelines involving the addition of shake profile asphalt tile as a permitted roofing material. The surrounding area has a predominance of cedar shake roofing. Therefore, the proposed change is not supportable. As a result the design guidelines have not been amended as requested. The applicant has been advised accordingly.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1998, No. 13389" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1125

Carried

32. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14816"

7901-0115-00 - Montrose Gardens Developments Ltd., c/o Mr. Gerry Metheral

RA (BL 12000) to RM-15 (BL 12000) - 15839 - 82 Avenue - to permit the development of approximately 54 townhouse units.

Approved by Council: October 7, 2002

Note: A Development Permit (7901-0115-00) on the site is to be considered for Final Approval under Item I.2(b).

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14816" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1126

Carried

INTRODUCTIONS

33. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 34 Amendment By-law, 2003, No. 14976"

3900-20-14976/6440-01 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended in Part 6 - Permits and Procedures by amending Section 6.3, Development Permit Areas and Guidelines - General Exemptions; and in Schedule B Temporary Use Permit Areas by amending Temporary Industrial Use Permit Area No. 10 Temporary Truck Parking Facilities.

These amendments are required to exempt the requirement for a Development Permit for applications for subdivision in Industrial, Commercial and Multiple Family Development Permit areas; and to prohibit the parking or storage of vehicles containing Dangerous Goods on temporary truck parking lots.

Approved by Council: April 7, 2003
Corporate Report Item C009

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 34 Amendment By-law, 2003, No. 14976"
pass its first reading.

RES.R03-1127

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 34 Amendment By-law, 2003, No. 14976"
pass its second reading.

RES.R03-1128

Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, Text No. 34 Amendment By-law,
2003, No. 14976" be held at the City Hall on May 26, 2003, at 7:00 p.m.

RES.R03-1129

Carried

FINAL ADOPTIONS (Cont'd.)

34. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14778"

7902-0088-00 - Dr. Parmjit S. Kang

RA (BL 12000) to RM-30 (BL 12000) - 12720 - 66 Avenue - to permit the development of approximately 39 multiple residential units.

Approved by Council: July 22, 2002

Note: A Development Permit (7902-0088-00) on the site is to be considered for Final Approval under Item I.2(c).

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14778" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1130

Carried

35. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14706"

7902-0028-00 - Raymond and Cheryl Vivier, c/o H.Y. Engineering Ltd.

RA (BL 12000) to RF (BL 12000) - 15808 - 111 Avenue - to permit subdivision into approximately eleven (11) single family lots.

Approved by Council: May 13, 2002

* Planning & Development advise that (reference memorandum dated April 25, 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.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14706" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-1131

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. 7902-0332-00**
595900 B.C. Ltd.
c/o Hywel Jones Architects Ltd.
18822 Fraser Highway & Portion of 188 Street

To reduce the west side yard setback requirement from 7.5 metres (25 ft.) to not less than 3.03 metres (9 ft. 11 in.) for the units fronting 188 Street; and to reduce the parking space from 6.0 metres (20 ft.) to 4.87 metres (16 ft.) for a total of 5 outdoor parking spaces for tandem parking, to permit the development of 35 townhouse units.

Note: See By-law 14983, Item H.6 of this agenda.

It was
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0332-00 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.R03-1132

Carried

- (b) **Development Variance Permit No. 7903-0034-00**
Sukhraj & Harjinder Johal
c/o Mr. Bob Cheema
17459 - 64 Avenue (also shown as 17449 -64 Avenue)

To reduce the lot width requirement from 14 metres (46 ft.) to 12.5 metres (41 ft.) to allow subdivision into approximately 40 small lots and a remainder lot.

Note: See By-law 14992, Item H.7 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0034-00 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.R03-1133

Carried with Councillor Bose against.

- (c) **Development Variance Permit No. 7903-0035-00**
Gurdev & Kamaljeet Heer and Hendrik & Hendrika Visscher
c/o Mr. Bob Cheema
 17211 & 17225 - 64 Avenue

To reduce the lot width requirement from 12 metres (39 ft.) to 11.4 metres
 (37 ft.) on the proposed Lots 3, 10 and 15 to allow subdivision into
 approximately 18 small lots.

Note: See By-law 14994, Item H.8 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0035-00 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.R03-1134

Carried with Councillor Bose against.

- (d) **Development Variance Permit No. 7903-0001-00**
Gordon & Goldie Kehler
c/o British Group Construction Ltd. (Ken Johnson)
 13838 - 27 Avenue

To waive requirements for vehicular highway systems, pedestrian
 highway systems, underground wiring and street lighting along 27 Avenue
 to allow subdivision into 8 suburban single family lots, with 15% open
 space.

Note: See By-law 15004, Item H.14 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0001-00 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.R03-1135

Carried

- (e) **Development Variance Permit No. 7903-0050-00**
Surrey Aboriginal Cultural Society
c/o Wassen Consulting (Ernest Roth)
13629 - 108 Avenue

To reduce the number of off-street parking spaces for community services
and assembly hall use from 27 to 7 to permit the development of a second
floor within an existing commercial building in Surrey City Centre.

Note: See By-law 14978, Item H.16 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0050-00 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.R03-1136

Carried

- (f) **Development Variance Permit No. 7902-0371-00**
Ching Hui Chen & Pei Chih Cheng
c/o H. Y. Engineering Ltd.
c/o Daljit Rattan
11271 - 154A Street

To reduce the site area requirement from 1 hectare (2.5 acres) to
0.40 hectare (1 acre) and, to reduce the lot width requirement for the
proposed Lot 2 from 30.0 metres (100 ft.) to 22.6 metres (75 ft.), to permit
the development of 2 half-acre gross density lots.

Note: See By-law 14970, Item H.19 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7902-0371-00 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.R03-1137

Carried

- (g) **Development Variance Permit No. 7999-0215-00**
The Trustees of the Tynehead Park Congregation of
Jehovah's Witnesses
c/o Mr. David Maxwell
 10440 - 157 Street

To relax the south side yard setback requirement from 6.3 metres (21 ft.)
 to 3.6 metres (12 ft.) to permit the construction of a 730 sq. m.
 (7,858 sq. ft.) church.

Note: See By-law 14971, Item H.20 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7999-0215-00 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.R03-1138

Carried

- (h) **Development Variance Permit No. 7901-0337-00**
The Pentecostal Assemblies of Canada
c/o Barnett Dembek Architects (Maciej Dembek)
 14474 - 72 Avenue

To relax requirements as follows:

- (a) To vary the height of stairs (which is permitted to encroach into the front yard setback) from 3 risers to 6 risers;
- (b) To vary the height of a structure to encroach into the front yard setback from 0.6 metres (2 ft.) to 4.9 metres (16 ft.) for the provision of an access ramp and balcony;
- (c) To reduce the west side setback from 7.6 metres (25 ft.) to 5.6 metres (18 ft.) to allow the existing house to be in compliance;
- (d) To vary the height for accessory buildings and structures from 4 metres (13 ft.) to 6.7 metres (22 ft.), and

- (e) To vary the landscaping strip along the east property line only from 3 metres (10 ft.) to 0.9 metres (3 ft.).

To permit the development of a 250 seat church.

Note: See By-law 14988, Item H.24 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
 No. 7901-0337-00 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.R03-1139

Carried

- (i) **Development Variance Permit No. 7902-0331-00**
Lionel & Frances Field, Eva Eagle
and Thomas & Frances Brown
c/o Lark Group (Mr. Kirk Fisher)
c/o Mr. Michael Ahmon
 8310, 8322 & 8330 - 160 Street

To relax requirements as follows:

- (a) To reduce the number of off-street parking spaces for a care facility from 66 to 42;
- (b) To reduce the west side yard setback from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
- (c) To reduce the front yard setback from 7.5 metres (25 ft.) to 5.15 metres (17 ft.) for a porte cochere, and
- (d) To reduce the height of the fence located within the front and side yard setback along a flanking street from 1.2 metres (4.0 ft.) to 1.5 metres (5.0 ft.).

To allow the development of a 108-bed care facility with a childcare component.

Note: See By-law 14987, Item H.28 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0331-00 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.R03-1140

Carried

- (j) **Development Variance Permit No. 7902-0381-00**
451182 B.C. Ltd. and 653456 B.C. Ltd.
c/o Carson Nofle
8608, 8628 & 8650 - 159 Street

To relax requirements as follows:

- (a) To reduce the north yard setback from 7.5 metres (25 ft.) to 3.76 metres (12.3 ft.);
- (b) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.75 metres (15.6 ft.);
- (c) To reduce the east yard setback from 7.5 metres (25 ft.) to 4.12 metres (13.5 ft.), and
- (d) To reduce the west yard setback from 7.5 metres (25 ft.) to 4.00 metres (13.1 ft.).

To permit the development of a 69-unit townhouse project.

Note: See By-law 14984, Item H.30 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7902-0381-00 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.R03-1141

Carried

- (k) **Development Variance Permit No. 7998-0260-01**
8501 Joint Venture Inc., c/o Ionic Architecture
8501 - 162 Street

To reduce the minimum side yard setback requirement from 7.5 metres (25 ft.) to 0 metre along the south property line to permit the development of a 2-storey retail/office 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. 7998-0260-01 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.R03-1142

Carried

- (l) **Development Variance Permit No. 7903-0032-00**
Canada Safeway Limited, c/o Kasian Kennedy, Architecture
7420 and 7450 - 120 Street

To reduce the minimum lot size from 10,000 sq. metres (107,000 sq. ft.) to 5,113 sq. metres (55,033 sq. ft.), and to reduce the minimum lot frontage from 60 metres (195 ft.) to 8 metres (26.25 ft.), to allow subdivision into two lots.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0032-00 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.R03-1143

Carried

- (m) **Development Variance Permit No. 7903-0067-00**
585656 B.C. Ltd., c/o Ryan Beechinor
3033 - 152 Street

To increase the maximum number of fascia signs per premise from one (1) to three (3) to permit the development of a free-standing restaurant building within a shopping centre.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0067-00 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.R03-1144

Carried

- (n) **Development Variance Permit No. 7903-0121-00
Sears Canada Inc., Surrey City Centre Mall Ltd., and
Kenstone Holdings Ltd., c/o Ted Baker, Imperial Sign
10035, 10085, 10121 and 10151 King George Highway**

To relax requirements as follows:

- (a) To increase the maximum width of the free-standing sign from 66% to 124% of the height of the free-standing sign;
- (b) To increase the maximum projection of a fascia sign from the face of the building from 0.5 metres (1.6 ft) to 3.0 metres (10 ft.);
- (c) To waive the restriction to permit directional signs at entrances and exits from and to a highway to allow 3 directional signs within the site;
- (d) To increase the maximum height of directional signs from 1.2 metres (4 ft.) to 2.8 metres (9 ft.); and
- (e) To increase the maximum height of a free-standing sign from 3.6 metres (12 ft.) to 6.9 metres (22.5 ft.).

To permit the installation of a new free-standing sign, fascia signage, directional signage and decorative structures at Central City.

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

Note: See Development Permit 7903-0121-00 under Clerk's Report I.2(a) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0121-00 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.R03-1145

Carried with Councillor Bose against.

- (o) **Development Variance Permit No. 7903-0128-00**
Brock Dorward, Gayle Stephens and Bradley Martin
c/o Aspen Estates Ltd. (Brock Dorward)
 12219 Beecher Street

To relax requirements as follows:

- (a) Section A (4) to be deleted; and
- (b) Section C (1)(b) to be amended to require a floodproofing
 elevation as determined as that elevation 300 mm above the centre
 line of the road at the midpoint of the property.

The proposal is to construct a 2 storey 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 Steele
 That Development Variance Permit
 No. 7903-0128-00 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.R03-1146

Carried

- (p) **Development Variance Permit No.7999-0131-01**
Carol Investments Inc., Inc. No. 632242
c/o Mr. Sam Chan, Ionic Architecture Inc.
 13122 - 80 Avenue

To reduce the side yard setback requirement from 7.5 metres (25 ft.) to
 1.2 metres (4 ft.), and to reduce the rear yard setback requirement from
 7.5 metres (25 ft.) to 1.2 metres (4 ft.), to allow the development of two
 multi-tenant industrial buildings.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit

No. 7999-0131-01 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.R03-1147

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0121-00**
Ted Baker, Imperial Sign/Sears Canada
Surrey City Centre Mall Ltd.
Kenstone Holding Ltd.
10035/85 and 10121/51 King George Highway

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

"That Development Permit No. 7903-0121-00 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 7903-0121-00 under Clerk's Report, Item I.1(n) of this agenda.

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

No. 7903-0121-00 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.R03-1148

Carried

- (b) **Development Permit No. 7901-0115-00**
Gerry Metheral/Montrose Gardens Developments
15839 - 82 Avenue

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

"That Development Permit No. 7901-0115-00 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 14816, Item H.32 of this agenda.

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

No. 7901-0115-00 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.R03-1149

Carried

(c) **Development Permit No. 7902-0088-00**
Parmjit Singh Kang
12720 - 66 Avenue

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

"That Development Permit No. 7902-0088-00 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 14778, Item H.34 of this agenda.

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

No. 7902-0088-00 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.R03-1150

Carried

3. Formal Approval of Temporary Industrial Use Permits

- (a) **Temporary Industrial Use Permit No. 7903-0037-00**
Robert and Cheryl McGillivray
 Portion of 15360 - 32 Avenue

Council is requested to pass the following resolution:

"That Temporary Industrial Use Permit No. 7903-0037-00 be issued to Robert and Cheryl McGillivray to allow a continued operation of an existing automotive repair shop limited to vehicles less than 5,000 kilograms (11,023 lb.) GVW on the site, more particularly described as Lot 26, Section 23, Township 1, New Westminster District, Plan 46154, for a period of two years, and that the Mayor and Clerk be authorized to sign the necessary documents."

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Temporary Industrial Use Permit
 No. 7903-0037-00 be issued to Robert and Cheryl McGillivray to allow a continued operation of an existing automotive repair shop limited to vehicles less than 5,000 kilograms (11,023 lb.) GVW on the site, more particularly described as Lot 26, Section 23, Township 1, New Westminster District, Plan 46154, for a period of two years, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R03-1151

Carried

4. **Formal Approval of Neighbourhood Pub/
 Liquor-Primary License**
Application 7903-0004-00
372363 British Columbia Ltd.
c/o Scott Adam, A. L. Scott Financial Inc.
 Unit #700 - 7380 King George Hwy

To permit the development of a neighbourhood pub with a maximum 118 seat capacity (98 indoor and 20 patio). Hours of sale are limited to thirteen consecutive hours between 11:00 a.m. to 12:00 midnight Sunday to Thursday, with extended hours of operation to 1:00 a.m. on Friday and Saturday within an existing building (formerly Earl's Restaurant).

It was Moved by Councillor Watts
 Seconded by Councillor Tymoschuk
 That Council, after taking into account the following criteria outlined in staff reports:

- (a) the location of the establishment;

- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor primary license establishments within a reasonable distance of the proposed location;
- (e) traffic, noise, parking and zoning;
- (f) population, population density and population trends;
- (g) relevant socio-economic information; and
- (h) the impact on the community if the application is approved; and

after holding a Public Hearing to gather the views of area residents and businesses with respect to the proposed liquor-primary establishment, issue Formal Approval of Neighbourhood Pub/Liquor-Primary License to permit the development of a neighbourhood pub with a maximum 118 seat capacity (98 indoor and 20 patio). Hours of sale are limited to thirteen consecutive hours between 11:00 a.m. to 12:00 midnight Sunday to Thursday, with extended hours of operation to 1:00 a.m. on Friday and Saturday within an existing building (formerly Earl's Restaurant).

RES.R03-1152

Carried with Councillors Hunt, Watts, Villeneuve, and Priddy against.

**5. Formal Approval of Restrictive Covenant Discharge
Application 7902-0298-00**

Bear Creek Estates Ltd.

c/o Ankenman Associates Architects Inc. (Mr. Yong Cho)

8671 King George Highway; Units 101, 102, 103 & 104 - 8672 Tulsy Crescent East; 8674, 8676, 8678, 8682, 8684, 8686 & 8688 - Tulsy Crescent East

To Discharge the Restrictive Covenant registered on title, which limits the number of dwelling units to 15.

The purpose is to allow construction of 6 additional dwelling units.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That Council approve the discharge of

Restrictive Covenant, Application 7902-0298-00, registered on title, which limits the number of dwelling units to 15.

RES.R03-1153

Carried

6. Delegation Requests**(a) Fleetwood Youth Park Planning Team**

File: 0550-20-10

The Parks, Recreation & Culture Commission, at their April 2, 2003, Commission meeting, supported the proposed youth park location for Fleetwood and recommended the youth planning team appear as a delegation before Council to seek support for the Fleetwood Youth Park location.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Fleetwood Youth Park Planning Team
be heard as a delegation at Council-in-Committee.

RES.R03-1154

Carried**(b) Dave & Teresa Harrison
Island Tan, Fleetwood Village Park**

5250-20-17; 0550-20-10

Requesting to appear before Council to seek a compromise with respect to access to and from the Fleetwood Village Park.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Dave & Teresa Harrison, Island Tan,
Fleetwood Village Park be heard as a delegation at Council-in-Committee.

RES.R03-1155

Carried**(c) Lakhvir S. Deol**

File: 4000-01; 0550-20-10

Requesting to appear before Council to appeal Invoice #75-24323 in the amount of \$3,270.00 with respect to a grow operation in his rental home.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Lakhvir S. Deol not be heard.
Carried with Councillors Hunt, Villeneuve
and Bose against.

RES.R03-1156

**7. Local Government Election Campaign Financial Disclosure
Failure to File (Mr. Navjeet (Vick) S. Ghuman)**
File: 4200-01

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

It was
Clerk regarding the Local Government Election Campaign Financial Disclosure,
failure to file (Mr. Navjeet (Vick) S. Ghuman) be received.

Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the memorandum from the Acting City
Clerk regarding the Local Government Election Campaign Financial Disclosure,
failure to file (Mr. Navjeet (Vick) S. Ghuman) be received.

RES.R03-1157

Carried

J. CORRESPONDENCE

There were no items of correspondence at this time.

K. NOTICE OF MOTION

There were no items under Notice of Motion at this time.

L. ANY OTHER COMPETENT BUSINESS

1. Secondary Suites

It was
resolution:

Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council support the following

"WHEREAS secondary suites constitute an important, if not the most important element, of affordable housing in the Province of B.C.; and

WHEREAS it is not reasonable to assume that secondary suites can be eliminated from the market due to the significant percentage of households in the Province that rely on this form of housing; and

WHEREAS most secondary suites in the Province of B.C. are illegal because they do not meet the requirements of the B.C. Building Code; and

WHEREAS property owners are discouraged from legalizing secondary suites because of the significant expense associated with meeting the requirements of the B.C. Building Code,

THEREFORE BE IT RESOLVED:

THAT the UBCM request the Provincial Government to undertake an intense review of the B.C. Building Code with a view to significantly reducing the expense associated with introducing a secondary suite in a single family dwelling while maintaining basic life safety protection for the occupants of the secondary suites."

RES.R03-1158

Carried

2. EWOS

Councillor Priddy requested the status of a GVRD public hearing to be held in Surrey with respect to the complaints of odours emanating from EWOS.

3. Rosemary Brown

Councillor Priddy acknowledged the passing of Rosemary Brown, a former prominent political figure.

4. Wearing Helmets While Skateboarding and Roller-Blading

Councillor Villeneuve requested that the motion regarding the wearing of helmets while skateboarding and roller-blading be forwarded to the UBCM as soon as possible.

5. Annual Clean-Up Week

Council acknowledged the fine work of staff in keeping Surrey's streets clean after annual clean-up week.

M. ADJOURNMENT

It was

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

meeting do now adjourn.

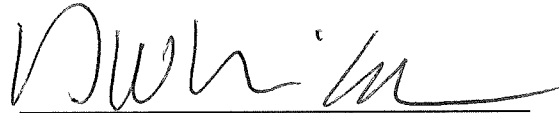
RES.R03-1159

Carried

The Regular Council- Public Hearing adjourned at 11:10 p.m.

Certified correct:

Acting City Clerk



Mayor