



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 29, 2003
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Priddy

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
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. Council-in-Committee - September 15, 2003

It was

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the minutes of the

Council-in-Committee meeting held on September 15, 2003, be received.

RES.R03-2342

Carried

2. Regular Council - September 15, 2003

It was

Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the minutes of the Regular Council

meeting held on September 15, 2003, be adopted.

RES.R03-2343

Carried

B. DELEGATIONS - PRESENTATIONS

1. Peter Simpson Executive Vice President & Chief Operating Officer Greater Vancouver Home Builders' Association File: 0250-20; 0550-20-10

Peter Simpson, Executive Vice-President & Chief Operating Officer, Greater Vancouver Home Builders' Association was in attendance to recognize Mike Bose's efforts in organizing the annual Surrey Agricultural Farm Tour.

Mr. Simpson was in attendance and made the following comments:

- That he represents the Greater Vancouver Home Builders' Association.
- That the 2003 Farm Tour was a great success and continues to grow.
- That interaction and dialogue helps to build awareness of concerns of the farming community as growth approaches their operations.
- That builders respond to growth and do not create growth.
- That the Farm Tour is a splendid experience due to the hard work and enthusiasm of Mike Bose, Daryl Arnold and Stanley Van Keulen.
- That Mike Bose stands out as being very committed to the cause and works hard to ensure the success of the annual Farm Tour.
- That the community needs houses and farms and Mr. Bose's understanding of the concerns is paramount to achieve some semblance of balance and the Farm Tour is an integral part of that.

Mr. Simpson then made a presentation to Mr. Mike Bose.

Mayor McCallum, on behalf of Council, thanked Mr. Bose, Chair of the Agricultural Advisory, for his work in presenting the Annual Farm Tour.

Mike Bose then stated that he was honoured to accept the award on behalf of the Agricultural Advisory Committee. He added that it was fortunate to have members who understand agriculture and the balance between urban and rural communities. He noted that Council is willing and provides opportunities to hear the views of the Agricultural Advisory Committee.

Councillor Higginbotham, on behalf of the Tourism Advisory Committee, thanked Mike Bose for bringing the farm to the community-at-large by operating the Corn Maze and Halloween Night event, bringing people out to appreciate the farming community.

2. **Fire Prevention Week - October 5 - 11, 2003**

Mayor McCallum read the following proclamation:

WHEREAS many dedicated citizens have joined with Surrey Fire Service personnel as "Partners in Fire Prevention" in a relentless effort to minimize loss of life, destruction of property and damage to the environment; and

WHEREAS Canadian fire losses remain unacceptably high in comparison with other industrialized nations thereby necessitating improved fire prevention measures; and

WHEREAS fire kills in British Columbia every nine days; and

WHEREAS the 2003 BC Fire Prevention theme is "**When Fire Strikes - Get Out! Stay Out!**"

Whereby each citizen should provide a fire-safe environment by planning and conducting home fire drills twice a year;

Workplace facilities shall plan and conduct fire drills as specified in their Fire Safety Plan;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare October 5 - 11, 2003 as "FIRE PREVENTION WEEK" in the City of Surrey, and call upon the citizens of Surrey to participate in fire prevention activities at home, work, and school.

Doug W. McCallum
Mayor

Chief Len Garis was in attendance and made the following comments:

- That a brochure has been distributed by fire crews to all elementary school children in Surrey providing information on home alarms, safe escape practices, and protection against fire.
- That Surrey Fire Services has partnered with Guildford Town Centre in presenting an exposition in Centre Court featuring interactive displays on home fires, candle fires, prevention and safety tips.
- That the grand opening of the exposition will be October 5, 2003 at 1:00 p.m. and fire personnel would be on site to October 11, 2003 during mall operating hours.
- That Surrey Fire Service open houses would be held October 5, 2003 from 1:00 p.m. to 4:00 p.m. and that members of council are invited to attend.

3. Economic Development Publications Awards

The Manager, Economic Development, was in attendance to comment that the City of Surrey had won the following awards as presented by the International Economic Development Council:

- First place under the "program" category for its special purpose brochure for cities over 250,000 population. The Manager, Economic Development, stated that on average Surrey sees 200 new businesses each month and the brochure was developed to assist with regulatory information and provides a checklist for those just starting a business.
- The second recognition was Honourable Mention in the General Purpose Brochure category for developing a brochure used at attractions, mail-outs, information centres and trade shows. She added that Corporate Report No. R202 identifies Surrey as holding an honourable mention tied with New York City - this should be amended to read with Bavaria, Germany whose regional offices are in New York City.

The Mayor, on behalf of Council, congratulated the Manager and staff of Economic Development for receiving these distinguished international awards and their work in encouraging new business.

4. National Association of Industrial Office Parks (NAIOP)

The General Manager, Planning & Development, attended an NAIOP event recognizing Best Practices for cities in the Lower Mainland and noted that Surrey had received three first place awards.

He made the following comments:

- That the NAIOP undertakes a regional survey on a biannual basis of commercial, industrial costs and industry perceptions of various municipalities.
- That the 2003 survey recently completed ranked municipal approval times for development, developer perception of applications, open for business, overall cost of development, cost of industrial land and completion time for 20 GVRD and FVRD districts.
- That Surrey tied for best in three of the following four categories: Best Approval Timeframe for Rezoning Applications, Most Open for Business in the GVRD and FVRD, and Lowest Property Tax for Light Impact Industrial Rates.
- That this is a reflection of Council's propensity to make decisions and to move on those decisions.

Mayor McCallum thanked the Manager and staff of the Planning & Development Department as well as the Engineering Department for achieving these awards ranking Surrey as number one in the Lower Mainland being open for business.

5. Union of British Columbia Municipalities (UBCM)

The Mayor noted that Surrey received the Award of Merit for Best Practices for Surrey Fire Services and staff making the commitment to put four persons on pumper trucks, rescheduling and working together. He added that a second Award of Merit was awarded to the Planning & Development and Engineering Departments for the work conducted in the East Clayton Sustainable Development project.

The Mayor, on behalf of Council, then thanked the Surrey Fire Service, Planning & Development, and Engineering Departments for their fine work in achieving this recognition.

6. OPTIONS Annual Meeting

The Mayor announced that the City of Surrey was presented with a certificate in recognition and appreciation of the outstanding support and working together in partnership with Options, having made a difference in the lives of many local citizens. He noted that Options is the second largest organization dealing in social services in the whole region and continues to grow to provide excellent services to the community.

B. DELEGATIONS - PUBLIC HEARING**1. Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law 2003, No. 15108****Rezoning Application: 7903-0195-00**

ADDRESS: **CIVIC/LEGAL**
12827 - 76 Avenue (also shown as 12837 - 76 Avenue)/
PID: 016-035-828, 016-035-836, 016-035-844,
016-035-852, 016-035-879, 016-035-887, 016-035-895,
016-035-909, 016-035-925, 016-035-933, 016-035-941,
016-035-968, PID: 016-035-976, 016-035-984,
016-035-992, 016-036-018, 016-036-026, 016-036-034,
016-036-042, 016-036-051, 016-036-069, 016-036-077,
016-036-085, 016-036-093, 016-036-107, 016-036-115,
016-036-123, 016-036-131, 016-036-140, 016-036-158,
016-036-166, 016-036-174, 016-036-182, 016-036-191,
016-036-204, 016-036-212, 016-036-221, 016-036-239,
016-036-247, 016-036-255, 016-036-263, Strata Lots 1
through 41, Sec. 20, Twp 2, NWD, Strata Plan NW3244
Together with an interest in the common property in
proportion to the unit entitlement of the strata lot as shown
on form 1.

APPLICANT: Gurminder Brar, Gurpreet Brar, Reclerk Holdings Ltd.,
Sonny & Kathy Saelieng, Apnaa-Punjab Art & Dance
School Ltd., Donald & Margaret Evans, Dalbir &
Jatinder Pabla, Arvinder & Karanvir Sidhu, Surinder &
Rashpal Cheema, Alpine Adventures Ltd.,
TAJ Communications Ltd., Raminder &
Kamaljeet Bhuller, Monte Carlo Hair Piece Design Ltd.,
Delorez Originals & Sculptures Ltd., Satnam Shoker,
Bradley Vollans, Wilsonco Estates Ltd., William Nunas,
Del Dhillon Enterprises Ltd., 458503 B. C. Ltd., Minh &
Hai Nguyen, Nakema Office Holdings Ltd., Kimberley &
Andrea Furber, Pritpal & Paramjit Gauba, Andrea Furber,
Delta Sunshine Taxi (1972) Ltd., Daniel & Helen Bender,
Azouz Khan, Mississippi Sauces Ltd., Seaton-Woodward

Foundation, Windmill Coffee Service Ltd.,
Prefco Consultants Inc., 570819 B.C. Ltd., York Business
Centre Inc., Thambakara & Jane Jabez, Westmark Holdings
Ltd., Four Star Holdings Ltd., Harvinder &
Devinder Grewal, Tracy Dekker, Veronica McClurg and
British Columbia Genealogical Society.

c/o Mr. Gurmail Tung
#203 - 12837 - 76 Avenue
Surrey, B.C. V3S 2V3

PROPOSAL: Surrey Zoning By-law, 1979, No. 5942, Amendment
By-law, 1989, No. 10140 is hereby 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) In SCHEDULE A, "Schedule of Permitted Land
Use" under Subsection 2. Area 2, the following be
inserted as the first on the list following the words
"as illustrated on Schedule "B" of this By-law:" and
before the words "All uses permitted in Part XLI I-
G General Industrial Zone":

"Taxi dispatch service without storage of taxis on the lot;"

The purpose of the amendment is to include "taxi dispatch
offices" as a permitted use in order to allow a taxi dispatch
office in one of the strata units.

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

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

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15109**

Rezoning Application: 7903-0190-00

ADDRESS: CIVIC/LEGAL
7690 - 160 Street/PID: 011-160-934, South ½, Lot 8,
Sec. 24, Twp. 2, NWD, Plan 5556

APPLICANT: Siro and Armandina Andolfatto
c/o McElhanney Consulting Services Ltd. (James Pernu)
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

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 approximately 9 half-acre residential gross density lots.

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

Gary Roach, 7648 - 160 Street, was in attendance and commented that he lives directly below the subject property. He added that he had concerns with respect to the application and stated that the applicant should cease the application so both parties could apply for higher density zoning. He noted that the property borders the Agricultural Land Reserve and is supposed to be gradient zoning. He continued that this property is not agricultural but is in use as a commercial paintball operation. He noted parking, noise, and temporary access road concerns with respect to the subject property. He continued that if the property was going to be zoned commercial, he wished to change the zoning on his property. He added that he does not wish public access and questioned the development of a bridge across the creek running through his property. He noted that he did not wish a wall of dirt on his property due to grading of the adjacent property. He also noted that there are beehives on his property.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15110**

Rezoning Application: 7903-0175-00

ADDRESS: **CIVIC/LEGAL**
6361 - 135 Street/PID: 000-968-463, Lot 128, Sec. 8,
Twp. 2, NWD, Plan 68798
Portion of 13484 - 64 Avenue/PID: 003-687-007, Lot 73,
Sec. 8, Twp. 2, NWD, Plan 65923
Portion of lane/Lane dedicated by Plan 19854

APPLICANT: Norseman Management Ltd., Wesley Chi Ho Chong, and
Wendy Pui Quan Chong
c/o Aplin & Martin Consultants Ltd. (Eric Aderneck)
201 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

PROPOSAL: **BLOCK A**
To rezone a portion of 13484 - 64 Avenue from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

BLOCK B

To rezone a portion of lane from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

BLOCK C

To rezone 6361 - 135 Street from "Single Family Residential Gross Density Zone (RF-G)" to "Comprehensive Development Zone (CD)".

PERMITTED USES: The *Lands* and *structures* shall be used for one single family dwelling on each lot.

The purpose of the rezoning is to allow subdivision into approximately 6 single-family lots.

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

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

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15111

Rezoning Application: 7903-0142-00

ADDRESS: CIVIC/LEGAL
14838 - 68 Avenue/PID: 010-185-771, Lot 2, Sec. 15, Twp 2, NWD, Plan 16414
14860 - 68 Avenue/PID: 010-185-780, Lot 3, Sec. 15, Twp 2, NWD, Plan 16414
14876 - 68 Avenue/PID: 008-956-740, Lot 4, Sec. 15, Twp. 2, NWD, Plan 16414

APPLICANT: Ajmer & Surinder Mahal, Davinder & Harkanwal Mahal, Mario & Concettina Piattelli , Santino Santoro, Jagjit & Baljeet Kooner, Harvinder & Jaspinder Duhra
c/o CitiWest Consulting Ltd. (Roger Jawanda)
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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 26 single family residential lots.

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

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

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15112**

Rezoning Application: 7903-0094-00

ADDRESS: **CIVIC/LEGAL**
12720 - 66 Avenue/PID: 009-698-809, Lot "B" Except:
Parcel "One" (Exp. Plan 14212); Sec. 18, Twp 2, NWD,
Plan 12304

12726 - 66 Avenue/PID: 009-698-795, Parcel "One",
(Exp. Plan 14212), Lot "B", Sec. 18, Twp 2, NWD,
Plan 12304

APPLICANT: Dr. Parmjit Kang
12312 - 72 Avenue
Surrey, B.C. V3W 2M3

PROPOSAL: To rezone the property at 12726 - 66 Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Subdivision and Development By-law, 1986, No. 8830", Part 18, Section F & H, as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 6.4 metres (20 ft.) to allow covered porches to encroach into the setback area;
- (b) To reduce the west side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed buildings No. 6, 7, and 8;
- (c) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for proposed building No. 8; from 7.5 metres (25 ft.) to 2.3 metres (7.8 ft.) for proposed building No. 7 and; from 7.5 metres (25 ft.) to 5.7 metres (18.7 ft.) for proposed building No. 6 and;
- (d) To permit visitor parking in the required setback area.

The purpose of the rezoning at 12726 - 66 Avenue and development variance permit for the properties at 12720 and 12726 - 66 Avenue is to permit the development of a 52-unit townhouse complex.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15114**

Rezoning Application: 7903-0182-00

ADDRESS: **CIVIC/LEGAL**
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: Gordon & Darlene Banta, Benchmark Management Ltd.
and Progressive Construction Ltd.
c/o Parkridge Homes (Clayton) Inc. (Brad Hughes)
P.O. Box 45629,
Surrey, B.C. V4A 9N3

PROPOSAL: **BLOCK C**
To rezone portions of the properties from "One-Acre
Residential Zone (RA)" to "Comprehensive Development
Zone (CD)".

The purpose of the rezoning is to permit the development
of 29 detached residential units in a comprehensive design
in East Clayton.

PERMITTED USES: The *Lands* and *structures* shall be used for the following
uses only, or for a combination of uses provided such uses
are part of a *comprehensive design*.

1. *Single family dwellings.*
2. *Duplexes*

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

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

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15115**

Rezoning Application: 7903-0158-00

ADDRESS: CIVIC/LEGAL
Portion of 6842 - 192 Street/PID: 002-190-290, Lot 3,
Except Part Subdivided by Plan 30315; Sec. 15, Twp 8,
NWD, Plan 1809

APPLICANT: Samra Holdings Ltd.
c/o McElhanney Consulting Ltd.
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

PROPOSAL: **BLOCK A and C**
To rezone a portion of the property from "One-Acre
Residential Zone (RA)" to "Single Family Residential (9)
Coach House Zone (RF-9C).

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

The purpose of the rezoning is to permit the development
of approximately thirty-three (33) small single-family lots,
24 with 9-metre (30 ft.) frontages and 9 with 12-metre
(40 ft.) frontages and a remainder lot.

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

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

Mayor McCallum noted that Applications No. 8 and 11 would be combined as they
concern the same property.

**8. Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2002, No. 14763, Amendment By-law, 2003, No. 15113**

-and-

**11. Rezoning Application: 7903-0170-00/01
Neighbourhood Pub**

ADDRESS: CIVIC/LEGAL
2990 - 152 Street (also shown as 2982 - 152 Street)/

PID: 025-707-736, Lot 3, Sec. 23, Twp 1, NWD,
Plan BCP5612
3002 - 152 Street (also shown 3010 - 152 Street)/
PID: 025-707-728, Lot 2, Sec. 23, Twp 1, NWD,
Plan BCP5612
3020 - 152 Street/PID: 025-707-710, Lot 1, Sec. 23,
Twp 1, NWD, Plan BCP5612

APPLICANT: South Point Annex (3) Ltd., South Point Annex (2) Ltd.
and South Point Annex (1) Ltd.
c/o Avondale Development Corp.
6445 Churchill Street
Vancouver, B.C. V6M 3H8

PROPOSAL: Surrey Zoning By-law, 1993, No. 12000, Amendment
By-law, 2002, No. 14763, is hereby amended as follows:

1. Section 2.B.1. is amended by deleting the following:
"provided that no more than 30% of the proposed *gross floor area* is allocated to an individual business that occupies less than 185 m² [2,000 sq.ft.]";
2. Section 2.B.1 is amended by adding the following uses: "(h) *Neighbourhood pub*" and "(i) *Liquor Store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s.84, as amended".
3. Schedule A is deleted and replaced with a new Schedule A, which is attached hereto as Appendix I and forms part of the By-law;
4. Section 2.G.1 is deleted and replaced with the following:
 - "1. Principal buildings:
 - (a) For all *buildings* except Building A as shown on Schedule A, the *building height* shall not exceed one-storey and 6 metres [20 ft.] except for decorative architectural features that are limited to a maximum height of 10.4 metres [34 ft.].
 - (b) For Building A as shown on Schedule A, the *building height* shall not exceed two-storey and 9.5 metres [31 ft.] except for decorative

architectural features that are limited to a maximum height of 13 metres [43 ft.]."

PROPOSAL: To permit the development of a Liquor Primary Neighbourhood Pub that can accommodate 100 patrons in the building, and 20 patrons on the patio. The hours of operation will be from 11:00 a.m. to 1:00 a.m. seven days a week.

The City Council wishes to determine whether or not residents are in favor of the Provincial Liquor Control and Licensing Branch granting the Liquor Primary License for the proposed Neighbourhood Pub.

The purpose of the amendment is to permit the development of a commercial complex including a Liquor Primary Neighbourhood Pub.

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

The Mayor noted that correspondence had been provided on table from T. Hoffman stating concerns regarding the proposed rezoning application and from R. Miles and J. Davies who expressed opposition to the project.

Mayor McCallum noted that the following citizens had registered as not wishing to speak and had expressed an opinion indicating whether they are in favour or against the proposal as follows:

Name	FOR	AGAINST
A. Siegel		X
B. Withers		X
S. Fisher		X
J. Vollmer		X
E. Short		X
R. Stevens	X	
N. Withers		X

Theresa Vollmer, 2913 - 151 Street, was in attendance and stated concerns regarding noise and the location of an additional liquor store in the immediate area. She added that she opposed the proposed rezoning application.

Katie Haugo, 2969 - 152A Street, was in attendance and stated concerns regarding noise, proximity of the proposed pub/liquor store to residential neighbourhoods, and the proposed change from single-storey development to two-storey development by the developer.

Dave Haugo, 2969 - 152A Street, was in attendance and expressed concerns regarding noise, hours of operation, safety of neighbourhood children, and

increased traffic. He noted that the developer had promised a high-class restaurant and a one-storey development not two-storeys as presented.

Bruce Withers, 2968 - 152A Street, was in attendance and expressed concerns regarding proximity to residential neighbourhood, commercial design, height restrictions, signage and current zoning. He stated he opposed the proposed change in height, gross floor area, and pub with outdoor seating.

Ralph Berezan, 1455 - 126A Street, was in attendance and stated he was opposed to the proposed pub application because his family had purchased Hampton's Pub, less than one mile from this application. He added there would be two pubs less than one mile from the proposed pub.

He noted that the province recently allowed existing pubs a 50% increase in seating; restaurants received 20% increase in seating for serving liquor without food, and that at least 200 to 300 new seats would be added to this immediate area. He commented further on recent changes in provincial legislation and length of approval process.

Oscar Hanson, 3015 - 152A Street, was in attendance and noted he had just moved to his property, that he had concerns with respect to safety of children, noise, security, building height, site of outdoor patio, soundproof fence, berms, and pub use. He added that the developer met with him and advised the development would be single-storey and feature a restaurant.

Terry Hoffman, 2992 - 152A Street, was in attendance and noted he had submitted a letter to Council. He supported the comments made by his neighbours. He added that he had concerns with respect to noise, security, soundproof fence, trees, tenants, liveability of the neighbourhood and berms. He continued that he was opposed to the application. He added the developer had informed him that the proposal would be single-storey and feature a residential appearance, subdued lighting, and numerous mature trees.

Nolan Fisher, 13187 - 13 Avenue, was in attendance and stated he is the owner of Sawbucks' Pub. He noted that he has applied for an additional 40 seats and that there were already two liquor establishments in the area and more on the way. He added that he would not be able to continue his business and that pubs should not be located in residential areas. He stated that he objected to the proposed application.

Rob Barnett, 2974 - 152A Street, was in attendance and expressed opposition to the proposed rezoning application due to the proximity of two other pubs within walking distance. He added there were a sufficient number of drinking establishments in the area and noted the significant changes in the project from when the developer first approached the neighbourhood.

Gerry Oma, developer on behalf of Avondale Corporation and South Point Annex Companies, was in attendance and stated that he did not breach any promises. He noted that the buildings would have a residential appearance and the proposed height of the buildings would hide the mechanical equipment on the roof.

He added that City staff had promoted a gas bar on site so he took out the drive-through restaurant. He noted that he had refined the project, down-turning the densities and traffic as much as possible. He stated that the proposal was a full-scale 6000 sq. ft. restaurant and now proposes a 3500 sq. ft. for pub/liquor store. He added that he has an interest in the Big Ridge Pub and the new project would be similar.

He noted the pub application process with the provincial government supported the application in light of the amount of growth in the area.

He commented that he would install an acoustical fence should the residents wish one and that 26 out of the 36 neighbouring residents support the project. He added that the proposed hours of operation for the pub would be 11:00 a.m. to 1:00 a.m.

Ken Brooks, 2857 McBride Street, was in attendance and stated that the enabling legislation allows the operation of a liquor store from 9:00 a.m. to 11:00 p.m. seven days a week.

**9. Surrey Land Use Contract No. 156, Authorization By-law, 1976,
No. 4579, Partial Discharge By-law, 2003, No. 15107**

Rezoning Application: 7903-0247-00

ADDRESS: CIVIC/LEGAL
19520 Telegraph Trail/PID: 002-463-229, Lot 46,
DL 122, Grp 2, NWD, Plan 60285

APPLICANT: Bomar Investment Corp.
1 - 20075 - 100A Avenue
Langley, B.C. V1M 3G4

PROPOSAL: To discharge Land Use Contract 156 from the property.

The purpose of the discharge is to allow the underlying "Light Industrial Zone (IL)" to regulate the site.

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

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

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15116**

Rezoning Application: 7903-0162-00

ADDRESS: **CIVIC/LEGAL**
9350 - 164 Street/PID: 012-351-539, Lot 22, Sec. 36,
Twp 2, NWD, Plan 79718
Portion of 16532 - 96 Avenue (also shown as portion of
16542 - 96 Avenue)/PID: 007-841-051, East 272 Feet
Lot 2, Sec. 36, Twp 2, NWD, Plan 2918
Portion of 16496 - 96 Avenue/PID: 009-773-096, Lot 2,
Except: The East 272 Feet; Sec. 36, Twp 2, NWD,
Plan 2918
Portion of 9420 - 164 Street/Portion of Park lying in
Sec. 36, Twp 2, NWD, dedicated on Plan 79718

APPLICANT: F D G Property Management Ltd., City of Surrey,
c/o New East Consulting Services Ltd.
288 - 12899 - 76 Avenue
Surrey, B.C. V3W 1E6

PROPOSAL: To rezone 9350 - 164 Street from "Half-Acre Residential Gross Density Zone (RH-G)" and "Acreage Residential Gross Density Zone (RA-G)" to "Half-Acre Residential Gross Density Zone (RH-G)".
To rezone a portion of 9420 - 164 Street from "Half-Acre Residential Gross Density Zone (RH-G)" and "General Agriculture Zone (A-1)" to "Half-Acre Residential Gross Density Zone (RH-G)".
To rezone portions of 16496 and 16532 - 96 Avenue (also shown as 16542 - 96 Avenue) from "General Agriculture

Zone (A-1)" to "Half-Acre Residential Gross Density Zone (RH-G)".

The purpose of the rezoning is to allow subdivision into approximately thirty-one (31) half-acre residential gross density lots.

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

The Mayor noted that correspondence had been received on table from M. and P. Edge and B. and S. Furlong indicating concerns with respect to the proposed rezoning application.

The Mayor noted that K. Jeske and L. Morneau had registered as not wishing to speak and had expressed opposition to the proposed rezoning application.

Tom Godwin, 9016 - 164 Street, was in attendance and stated that he opposed the proposed project. He commented that Surrey was considering acquiring the parcel of land in question and that the area contains a salmon-spawning creek and abuts agricultural land. He stated concerns with respect to density and parkland.

Ela Piaseczna, 9341 - 164 Street, was in attendance and stated that she opposed the proposed rezoning application. She stated concerns regarding increased traffic, noise, environment, protection of salmon-spawning creeks, and increased development.

Carl Shaw, 16373 - 92 Avenue, was in attendance and stated concerns regarding increased arterial traffic flow and overall increased development in a residential area.

Brian Furlong, 9338 - 164 Street, was in attendance and stated that he opposed the project. He noted that he had copies of reports indicating the city's plans to expand Bothwell Park and stated concerns with respect to increased traffic and sewer installation.

The meeting recessed at 9:08 p.m. and reconvened at 9:15 p.m. with all members of Council present except Councillor Priddy.

**11. Neighbourhood Pub
Application 7903-0170-00/01**

ADDRESS: CIVIC/LEGAL
2990 - 152 Street (also shown as 2982 - 152 Street)/
PID: 025-707-736, Lot 3, Sec. 23, Twp 1, NWD,
Plan BCP5612
3002 - 152 Street (also shown 3010 - 152 Street)/

PID: 025-707-728, Lot 2, Sec. 23, Twp 1, NWD,
 Plan BCP5612
3020 - 152 Street/PID: 025-707-710, Lot 1, Sec. 23,
 Twp 1, NWD, Plan BCP5612

APPLICANT: South Point Annex (3) Ltd., South Point Annex (2) Ltd.
 and South Point Annex (1) Ltd.
 c/o Avondale Development Corp.
 6445 Churchill Street
 Vancouver, B.C. V6M 3H8

PROPOSAL: To permit the development of a Liquor Primary
 Neighbourhood Pub that can accommodate 100 patrons in
 the building, and 20 patrons on the patio. The hours of
 operation will be from 11:00 a.m. to 1:00 a.m. seven days a
 week.

The City Council wishes to determine whether or not
 residents are in favor of the Provincial Liquor Control and
 Licensing Branch granting the Liquor Primary License for
 the proposed Neighbourhood Pub.

This item was heard together with Item 8, the Zoning Amendment application.

C. COMMITTEE REPORTS

1. Tourism Advisory Committee - September 17, 2003

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the minutes of the Tourism Advisory
 Committee meeting held on September 17, 2003, be received.

RES.R03-2344

Carried

2. Social Planning Committee Minutes - September 18, 2003

It was Moved by Councillor Villeneuve
 Seconded by Councillor Watts
 That the minutes of the Social Planning
 Committee meeting held on September 18, 2003, be received.

RES.R03-2345

Carried

3. Environmental Advisory Committee - September 18, 2003

RES.R03-2346 (a) It was Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That the minutes of the Environmental
 Advisory Committee meeting held on September 18, 2003, be received.
Carried

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

Mr. Jack Monk, Friends of "Semiahmoo Heritage Trail"

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Council support the recommendation
 suggested by the Friends of Semiahmoo Heritage Trail group to formalize
 a group consisting of Parks Management; Arborists Mr. Hol and
 Mr. Mills; the EAC Chair, Dr. R. Strang; the Developer, Mr. Dawson and;
 a member of "Friends" in order to visit the development site at,
 2151 - 151A Street, to identify and select the trees suitable for retention.

Before the motion was put:-

RES.R03-2347 It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the above motion be referred to the
 General Manager, Planning & Development.
Carried with Councillors Bose and
 Villeneuve against.

D. BOARD/COMMISSION REPORTS

1. Parks, Recreation and Culture Commission - July 9, 2003

RES.R03-2348 It was Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That the minutes of the Parks, Recreation
 and Culture Commission meeting held on July 9, 2003, be received.
Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the Friends of Semiahmoo Trail be
 consulted with respect to the content of the signage on the Semiahmoo
 Trail.

RES.R03-2353 Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That any amenity funds for developments
 which impact the Semiahmoo Trail, be set aside and only used to maintain
 and improve the Trail.

Before the question was called, it was:

Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the motion that any amenity funds for
 developments which impact the Semiahmoo Trail, be set aside and only
 used to maintain and improve the Trail, be referred to staff for review.

RES.R03-2354 Carried

E. MAYOR'S REPORT

Mayor McCallum read the following proclamations:

1. Proclamations

(a) CHILDREN IN CARE AWARENESS MONTH
 October, 2003

WHEREAS the Government of British Columbia has designated October
 "Foster Parent Appreciation" month; and

WHEREAS foster parents promote the well being of children in care; and

WHEREAS there are approximately 10,000 children in care in this province
 and the majority of those reside in the various neighbourhoods of
 Surrey; and

WHEREAS the laws and policies that govern the lives of these children have an
 impact on each and every Surrey resident; and

WHEREAS children are our most precious resource;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare October, 2003 as "CHILDREN IN CARE AWARENESS MONTH" in the City of Surrey.

Doug W. McCallum
Mayor

(b) Mayor McCallum noted that he had read the proclamation regarding Fire Prevention Week earlier in the meeting.

(c) HAMPTON INN SAVE-A-LANDMARK DAY
October 2, 2003

WHEREAS Surrey's Community of Cloverdale is initiating a Heritage Streetcar Project for Downtown Cloverdale, Cloverdale Town Centre; and

WHEREAS a Refurbishment Project for the Streetcar #30 named "Clover Belle" is underway at the Fraser Valley Heritage Railway Society's Sullivan Car Barn facility; and

WHEREAS the Explore the Highway with Hampton Inn, Save-A-Landmark Program is supportive of the Streetcar Restoration Project and will be providing resources to launch that refurbishment initiative;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare October 2, 2003, as "HAMPTON INN SAVE-A-LANDMARK DAY" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

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

G. CORPORATE REPORTS

1. The Corporate Reports, under date of September 29, 2003, were considered and dealt with as follows:

Item No. R200 Pre-Qualification of Contractors for Water Meter Installation, Rectification & Maintenance Projects
File: 1201-242-71; 5250-20-12

The General Manager, Engineering submitted a report concerning the pre-qualification of contractors for water meter installation, rectification and maintenance project.

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

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

1. That the following contractors be pre-qualified and invited to submit quotes for the water meter installation, rectification and maintenance projects in years 2003 and 2004.
 - Canadian Water Services
 - Neptune Technology Group (Canada) Limited
 - Terasen Utility Services Inc.
2. That by end of year 2004, the list be updated for another two years, by advertising for and evaluating new interested contractors.

RES.R03-2355

Carried

Item No. R201 Land Acquisition for Addition to Sunnyside Park
File: 0870-20/320/A

The General Manager, Engineering submitted a report concerning land acquisition for addition to Sunnyside Park.

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 authorize the acquisition of
PID No. 004-805-852 (15506 - 27A Avenue) for future park as an addition to Sunnyside Park, in the amount of \$350,000.

RES.R03-2356

Carried

Item No. R202 Economic Development Awards
File: 0290-01; 0290-20

The Manager, Economic Development Office submitted a report concerning Economic Development awards.

The Manager, Economic Development Office was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Corporate Report R202 be received for
information.

RES.R03-2357

Carried

Item No. R203 Tax Exemption Policy (Section 339 & 341 of the
Local Government Act)
File: 1970-04; 1970-00

The General Manager, Finance, Technology & Human Resources, and the City Clerk submitted a report to provide a policy report on areas allowed to be exempt in Permissive Tax Exemption areas.

The General Manager, Finance, Technology & Human Resources, and the City Clerk were recommending approval of the recommendations outlined in their report.

Councillor Hunt requested that the policy be amended in the last paragraph on Page 2 be deleting the word "church" and inserting the work "school."

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council approve the Tax Exemption
Policy (Appendix B), which includes a requirement that organizations, including institutions registered under the *Community Care Facility Act*, must be non-profit in order to qualify for a property tax exemption.

RES.R03-2358

Carried

Item No. R204 Section 341 & 342 Tax Exemption By-law for Properties
Under Section 341 & 342 of the *Local Government Act*
File: 1970-04

The City Clerk submitted a report concerning Section 341 and 342 Tax Exemption By-law for properties under Section 341 and 342 of the *Local Government Act*.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That the report be received, and that Council consider three readings of the "Section 341 and 342 Tax Exemption By-law."

RES.R03-2359

Carried

Note: See By-law 15119, Item H.14 of this agenda.

Item No. R205 Section 339 Tax Exemption By-law for Properties Under Section 339 & 340 of the *Local Government Act*
File: 1970-04

The City Clerk submitted a report concerning Section 339 Tax Exemption By-law for properties under Section 339 and 340 of the *Local Government Act*.

The City Clerk was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the report be received, and that Council consider three readings of the "Section 339 Tax Exemption By-law."

RES.R03-2360

Carried

Note: See By-law 15118, Item H.13 of this agenda.

Item No. R206 Single Family Lots in Surrey City Centre
File: 6520-20 (SCC)

The General Manager, Planning & Development submitted a report to seek Council authorization to immediately conduct a zoning review of single-family lots within the City Centre area as defined in the Official Community Plan ("OCP") and to bring forward, for Council consideration, necessary Zoning By-law amendments to ensure that development in the City Centre area is consistent with the OCP and the development vision for City Centre.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council authorize City staff to:

1. Review the status of vacant and under-utilized single family lots in the Surrey City Centre with a view to ensuring such lots are appropriately zoned to achieve the development vision for the City Centre; and
2. Prepare and bring forward the necessary amendment(s) to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") to rezone properties within the City Centre from RF – Single Family Residential to a zone consistent with the long term development objectives for the City Centre.

RES.R03-2361

Carried

Item No. R207 School Site Acquisition Charges
File: 0510-01; 3260-01

The General Manager, Planning & Development submitted a report to respond to a Council resolution from the Regular Council meeting of July 9, 2003 that directed staff to review the School Site Acquisition Charges ("SSACs") across the Province with a view to identifying inequities among School Districts and to recommend possible remedies to mitigate inequities. This report also provides information on the rationale underlying the 20% increase in property value that was identified by the Surrey School District in establishing the Surrey SSACs for 2003/2004.

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

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

1. Receive this report as information; and
2. Authorize the Mayor to forward a letter to the Ministry of Education requesting that the Ministry review the implementation of School Site Acquisition Charges across the Province to ensure that they are being implemented in a consistent and equitable manner across British Columbia School Districts and to take action to address any anomalies.
3. Reiterate its long-standing disagreement with the SSACS to the Province.

RES.R03-2362

Carried

Item No. R208 Text Amendments to the Single Family Residential (12) Zone (RF-12), the Single Family Residential Coach House Zone (RF-12C) and the Single Family Residential (9) Coach Houses Zone (RF-9C) of Surrey Zoning By-law, 1993, No. 12000
File: 3900-30

The General Manager, Planning & Development submitted a report to obtain Council approval:

1. For text amendments to the Single Family Residential (12) Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C) as contained in Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") that will act to clarify when lane access is required for single family lots located in these zones; and
2. To correct a typographical error in the name of the Single Family Residential (9) Coach Houses Zone (RF-9C) as contained in the Zoning By-law, which should be named Single Family Residential (9) Coach House Zone (RF-9C)".

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

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

1. Receive this report as information;
2. Approve amendments to Part 17A Single Family Residential (12) Zone (RF-12) and Part 17Ai Single Family Residential Coach House Zone (RF-12C) of Surrey Zoning By-law, 1993, No. 12000, as documented in Appendices I and II to this report, that will act to define more accurately when vehicular access to lots in these zones must be provided from a rear lane;
3. Approve a minor amendment to Surrey Zoning By-law, 1993, No. 12000, as documented in Appendix III to this report, that will act to modify the name of Part 17D Single Family Residential (9) Coach Houses Zone (RF-9C) to Single Family Residential (9) Coach House Zone (RF-9C); and
4. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

RES.R03-2363

Carried

Note: See By-law 15128, Item H.23 of this agenda.

Item No. R209 Proposed Liquor License Application Process
File: 4320-50

The General Manager, Planning & Development submitted a report to provide further information to Council regarding the new liquor licensing regulations and to obtain Council approval of a new policy on processing applications for liquor-primary licenses and liquor license amendments.

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

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

1. Approve the processes documented in Appendix I as the basis upon which the City will process applications for liquor-primary licenses and liquor license amendments;
2. Authorize staff to amend current policies to reflect the processes outlined in Appendix I;
3. Approve amendments to City Policy 0-8 "Development Proposal Signs" as documented in Appendix II that will require the installation of a development proposal sign on the site which the subject of any application for a liquor license amendment.

RES.R03-2364

Carried

Item No. R210 Heritage Alteration Permit to Vary Heritage Revitalization Agreement By-law, 1999, No. 13859
(Richardson Farm House, 16940 Friesian Drive)
File: 7903-0144-00

The General Manager, Planning & Development submitted a report concerning Heritage Alteration Permit to Vary Heritage Revitalization Agreement By-law, 1999, No. 13859 (Richardson Farm House, 16940 Friesian Drive)

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That Council approve the attached Heritage
 Alteration Permit No. 7903-0144-00 (see Appendix I), which will act to vary the
 rear and west side yard setback requirements for a proposed two car garage at
 16940 Friesen Drive, to proceed to public notification in accordance with the
 procedures used for development variance permit applications.

RES.R03-2365

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108"

7903-0195-00 - The Owners of Strata Plan NW3244, c/o Gurmail Tung

To amend CD By-law 10140 to include "taxi dispatch offices" as a permitted use in order to allow a taxi dispatch office in one of the strata units on the property located at 12827 - 76 Avenue.

Approved by Council: September 8, 2003

It was Moved by Councillor Bose
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003,
 No. 15108" pass its third reading.

RES.R03-2366

Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1989, No. 10140, Amendment By-law, 2003,
 No. 15108" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R03-2367

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15109"

7903-0190-00 - Siro and Armandina Andolfatto, c/o James Pernu, McElhanney Consulting Services Ltd.

RA (BL 12000) to RH-G (BL 12000) - 7690 - 160 Street - to allow subdivision into approximately 9 half-acre residential gross density lots.

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15112"

7903-0094-00 - Dr. Parmjit Kang

RA (BL 12000) to RM-30 (BL 12000) - 12726 - 66 Avenue - to permit the development of a 52-unit townhouse complex.

Approved by Council: September 8, 2003

Note: A Development Variance Permit (7903-0094-00) on the site is to be considered for Final Approval under Clerk's Report, I.1(a) of this agenda.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15112" pass its third reading.

RES.R03-2371

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15114"

7903-0182-00 - Benchmark Management Ltd., Progressive Construction Ltd., Gordon and Darlene Banta, c/o Brad Hughes, Parkridge Homes (Claytonbrook) Inc.

RA (BL 12000) to CD (BL 12000) - Portions of 18850 and 18860 - 72 Avenue - to permit the development of 29 detached residential units in a comprehensive design in East Clayton.

Approved by Council: September 8, 2003

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15114" pass its third reading.

RES.R03-2372

Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15115"

7903-0158-00 - Samra Holdings Ltd., c/o McElhanney Consulting Ltd.

RA (BL 12000) to RF-9C and RF-12C (BL 12000) - Portion of 6842 - 192 Street - to permit the development of approximately thirty-three (33) small single-family lots, 24 with 9-metre (30 ft.) frontages and 9 with 12-metre (40 ft.) frontages and a remainder lot.

Approved by Council: September 8, 2003

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15115" pass its third reading.
 RES.R03-2373 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14763, Amendment By-law, 2003, No. 15113"

7903-0170-00 - South Point Annex (1) Ltd., South Point Annex (2) Ltd.,
 South Point Annex (3) Ltd., c/o Avondale Development Corp.

To amend CD By-law 14763 to permit the development of a commercial complex including a Liquor Primary Neighbourhood Pub on the properties located at 2990, 3002, and 3020 - 152 Street.

Approved by Council: September 8, 2003

Note: A Liquor License Application (7903-0170-00/01) on the site is to be considered for Final Approval under Clerk's Report, I.2 of this agenda.

It was Moved by Councillor Steele
 Seconded by Councillor Higginbotham
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14763, Amendment By-law, 2003,
 No. 15113" pass its third reading.
 RES.R03-2374 Carried with Councillors Villeneuve, Hunt
 and Bose against.

It was Moved by Councillor Watts
 Seconded by Councillor Villeneuve
 That staff work with the developer to reduce
 the hours of operation, provide a sound buffer, and address security, CPTED
 principles, and a method to resolve community issues.
 RES.R03-2375 Carried

9. "Surrey Land Use Contract No. 156, Authorization By-law, 1976, No. 4579, Partial Discharge By-law, 2003, No. 15107"

7903-0247-00 - Bomar Investment Corp.

To discharge Land Use Contract 156 from the property located at 19520 Telegraph Trail to allow the underlying "Light Industrial Zone (IL)" to regulate the site.

Approved by Council: September 8, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 156,
Authorization By-law, 1976, No. 4579, Partial Discharge By-law, 2003,
No. 15107" pass its third reading.
RES.R03-2376 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15116"

7903-0162-00 - City of Surrey, F D G Property Management Ltd.,
c/o New East Consulting Services Ltd.

A-1, RH-G and RA-G (BL 12000) to RH-G (BL 12000) -
9350 - 164 Street, Portions of 16496 & 16532 - 96 Avenue, and Portion of
9420 - 164 Street - to allow subdivision into approximately thirty-one (31)
half-acre residential gross density lots.

Approved by Council: September 8, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15116" pass its third reading.
RES.R03-2377 Carried with Councillors Villeneuve and
Bose against.

FINAL ADOPTIONS

11. "Portions of 113A Avenue, 156 Street and 113 Avenue Road Exchange By-law,
2003, No. 15105"

3900-20-15105/7902-0345-00 - Farrell Estates Ltd.

To authorize the closure of 759 square metres of 113 Avenue between
154A Street and 156 Street, 395 square metres of 156 Street between 113 Avenue
and 113A Avenue, 0.394 hectares of 113A Avenue and 156 Street and its
exchange for 0.378 hectares of 15485 - 113 Avenue. This exchange will allow
the developer to consolidate the closed road with a proposed 41 lot residential
subdivision and in exchange the developer will dedicate portions of land as road
to service their subdivision.

Approved by Council: June 9, 2003
Corporate Report Item R120

Compensation: \$333,000.00 (payable to the City of Surrey)

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Portions of 113A Avenue, 156 Street
and 113 Avenue Road Exchange By-law, 2003, No. 15105" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-2378 Carried

12. "Portion of 147 Street at 76 Avenue Road Exchange By-law, 2003, No. 15106"
3900-20-15106/7902-0261-00 - Chimney Ridge Joint Venture

To authorize the closure of 356 square metres of 147 Street at 76 Avenue and its exchange for 46 square metres of 14581 - 76 Avenue, 23 square metres of 14601 - 76 Avenue, 23 square metres of 14613 - 76 Avenue, 23 square metres of 14623 - 76 Avenue, 23 square metres of 14637 - 76 Avenue, 48 square metres of 14651 - 76 Avenue, and 48 square metres of 14675 - 76 Avenue. This exchange will allow the developer to consolidate the closed road with a proposed 154 lot residential subdivision and in exchange the developer will dedicate portions of land for the future widening of 76 Avenue.

Approved by Council: July 14, 2003
Corporate Report Item R156

Compensation: \$50,000.00 (payable to the City of Surrey)

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Portion of 147 Street at 76 Avenue
Road Exchange By-law, 2003, No. 15106" be finally adopted, signed by the
Mayor and Clerk, and sealed with the Corporate Seal.
RES.R03-2379 Carried

INTRODUCTIONS

13. "Section 339 Tax Exemption By-law, 2003, No. 15118."

3900-20-15118/1970-04 - Tax Exemption (Sections 339 and 340)

A by-law to provide for the exemption from taxation of certain properties in the City of Surrey, pursuant to Sections 339 and 340 of the "Local Government Act."

Approved by Council: To be approved
Corporate Report Item No. R205

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R205 of this Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Section 339 Tax Exemption By-law,
 2003, No. 15118" pass its first reading.
 RES.R03-2380 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Section 339 Tax Exemption By-law,
 2003, No. 15118" pass its second reading.
 RES.R03-2381 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Section 339 Tax Exemption By-law,
 2003, No. 15118" pass its third reading.
 RES.R03-2382 Carried

14. "Section 341 and 342 Tax Exemption By-law, 2003, No. 15119"

3900-20-15119/1970-04 - Tax Exemption (Sections 341 and 342)

A By-law to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Sections 341 and 342 of the "Local Government Act."

Approved by Council: To be approved
 Corporate Report Item No. R204

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R204 of this Agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Section 341 and 342 Tax Exemption
 By-law, 2003, No. 15119" pass its first reading.
 RES.R03-2383 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Section 341 and 342 Tax Exemption
 By-law, 2003, No. 15119" pass its second reading.
 RES.R03-2384 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Section 341 and 342 Tax Exemption
 By-law, 2003, No. 15119" pass its third reading.
 RES.R03-2385 Carried

15. "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8537, Amendment By-law, 2003, No. 15120"

5685-0457-00/4320-50/3900-01 – City of Surrey, Council Initiative
 Civic Address: Portion of 187 - 176 Street

To amend "Comprehensive Development Zone (CD)" By-law 8537 in
 Section 1.B.(a) by inserting new Sub-section 7. as follows:

"7. *Liquor store*, permitted only in conjunction with a "liquor-primary"
 licensed establishment, with a valid license issued under the regulations to
 the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267. s.84, as
 amended".

The purpose of this amendment is to ensure consistency throughout the Surrey
 Zoning by-law regarding the regulation of private liquor stores, where they are to
 be permitted as a use.

Approved by Council: September 15, 2003
 Corporate Report Item No. R199

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Part 1 of Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1986, No. 8537, Amendment By-law, 2003,
 No. 15120" pass its first reading.
 RES.R03-2386 Carried with Councillors Bose and Hunt
 against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That "Part 1 of Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1986, No. 8537, Amendment By-law, 2003,
 No. 15120" pass its second reading.
 RES.R03-2387 Carried with Councillors Bose and Hunt
 against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the Public Hearing on "Part 1 of Surrey
 Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8537,
 Amendment By-law, 2003, No. 15120" be held at the City Hall on
 October 27, 2003, at 7:00 p.m.
 RES.R03-2388 Carried with Councillors Bose and Hunt
 against.

16. Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8818,
 Amendment By-law, 2003, No. 15121"

5686-0378-00/4320-50/3900-01 – City of Surrey, Council Initiative
 Civic Address: 11940 Old Yale Road

To amend "Comprehensive Development Zone (CD) " By-law 8818 in
 Section 1.B) by inserting new Sub-section 4) as follows:

- "4) *Liquor store*, permitted only in conjunction with a "liquor-primary"
 licensed establishment, with a valid license issued under the regulations
 to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267.
 s.84, as amended";

The purpose of this amendment is to ensure consistency throughout the Surrey
 Zoning by-law regarding the regulation of private liquor stores, where they are to
 be permitted as a use.

Approved by Council: September 15, 2003
 Corporate Report Item No. R199

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1986, No. 8818, Amendment By-law, 2003,
 No. 15121" pass its first reading.
 RES.R03-2389 Carried with Councillors Bose and Hunt
 against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1986, No. 8818, Amendment By-law, 2003,
 No. 15121" pass its second reading.
 RES.R03-2390 Carried with Councillors Bose and Hunt
 against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Watts
 That the Public Hearing on Surrey Zoning
 By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8818, Amendment
 By-law, 2003, No. 15121" be held at the City Hall on October 27, 2003, at
 7:00 p.m.
 RES.R03-2391 Carried

17. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11578,
 Amendment By-law, 2003, No. 15122"

5690-0268-01 / 4320-50 /3900-01 – City of Surrey, Council Initiative
 Civic Address: 7380 King George Highway

To amend "Comprehensive Development (CD)" By-law 11578 in Section 2.B.(a)
 by deleting "Liquor stores and tobacconists" and inserting the following:

" - *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed
 establishment, with a valid license issued under the regulations to the Liquor
 Control and Licensing Act, R.S.B.C. 1996, chapter 267. s. 84, as amended".

The purpose of this amendment is to ensure consistency throughout the Surrey
 Zoning by-law regarding the regulation of private liquor stores, where they are to
 be permitted as a use.

Approved by Council: September 15, 2003
 Corporate Report Item No. R199

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1992, No. 11578, Amendment By-law, 2003,
 No. 15122" pass its first reading.
 RES.R03-2392 Carried with Councillors Hunt and Bose
 against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1979,
 No. 5942, Amendment By-law, 1992, No. 11578, Amendment By-law, 2003,
 No. 15122" pass its second reading.
 RES.R03-2393 Carried with Councillors Hunt and Bose
 against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11578, Amendment
 By-law, 2003, No. 15122" be held at the City Hall on October 27, 2003, at
 7:00 p.m.
 RES.R03-2394 Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12282,
 Amendment By-law, 2003, No. 15123"

5692-0609-00 / 4320-50 / 3900-01 – City of Surrey, Council Initiative
 Civic Address: 15133 Highway No. 10

To amend "Comprehensive Development (CD)" By-law 12282 in Section 2.B.1
 by inserting new Sub-section (f) as follows:

"(f) *Liquor store*, permitted only in conjunction with a "liquor-primary"
 licensed establishment, with a valid license issued under the regulations to
 the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267. s. 84,
 as amended";

and renumber the subsequent sub-sections accordingly.

The purpose of this amendment is to ensure consistency throughout the Surrey
 Zoning by-law regarding the regulation of private liquor stores, where they are to
 be permitted as a use.

Approved by Council: September 15, 2003
 Corporate Report Item No. R199

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1994, No. 12282, Amendment By-law, 2003,
 No. 15123" pass its first reading.
 RES.R03-2395 Carried with Councillors Hunt and Bose
 against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1994, No. 12282, Amendment By-law, 2003,
No. 15123" pass its second reading.

RES.R03-2396

Carried with Councillors Hunt and Bose
against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12282, Amendment
By-law, 2003, No. 15123" be held at the City Hall on October 27, 2003, at
7:00 p.m.

RES.R03-2397

Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12835,
Amendment By-law, 2003, No. 15124"

7995-0197-00 / 4320-50 / 3900-01 – City of Surrey, Council Initiative
Civic Address: 19580 - 56 Avenue

"Comprehensive Development (CD)" By-law 12835, as amended, is hereby
further amended in Section 2.B.3 by deleting Sub-section (b) and inserting the
following:

"(b) *Liquor store*, permitted only in conjunction with a "liquor-primary"
licensed establishment, with a valid license issued under the regulations to
the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267. s.84, as
amended".

The purpose of this amendment is to ensure consistency throughout the Surrey
Zoning by-law regarding the regulation of private liquor stores, where they are to
be permitted as a use.

Approved by Council: September 15, 2003
Corporate Report Item No. R199

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,
No. 15124" pass its first reading.

RES.R03-2398

Carried with Councillors Villeneuve and
Bose against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,
No. 15124" pass its second reading.

RES.R03-2399

Carried with Councillors Villeneuve and
Bose against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12835, Amendment
By-law, 2003, No. 15124" be held at the City Hall on October 27, 2003, at
7:00 p.m.

RES.R03-2400

Carried

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13882,
Amendment By-law, 2003, No. 15125"

7999-0188-00 /4320-50 / 3900-01 – City of Surrey, Council Initiative
Civic Address: Portion of 13460 - 102 Avenue

To amend "Comprehensive Development (CD)" By-law 13882 in Section 2.B. by
inserting new Sub-section 6. as follows:

- "6. *Liquor store*, permitted only in conjunction with a "liquor-primary"
licensed establishment, with a valid license issued under the regulations to
the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267. s.84, as
amended";

and renumbering the subsequent sub-sections accordingly.

The purpose of this amendment is to ensure consistency throughout the Surrey
Zoning by-law regarding the regulation of private liquor stores, where they are to
be permitted as a use.

Approved by Council: September 15, 2003
Corporate Report Item No. R199

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1999, No. 13882, Amendment By-law, 2003,
 No. 15125" pass its first reading.
 RES.R03-2401 Carried with Councillors Villeneuve and
 Bose against.

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 1999, No. 13882, Amendment By-law, 2003,
 No. 15125" pass its second reading.
 RES.R03-2402 Carried with Councillors Villeneuve and
 Bose against.

It was then Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13882, Amendment
 By-law, 2003, No. 15125" be held at the City Hall on October 27, 2003, at
 7:00 p.m.
 RES.R03-2403 Carried

21. "Surrey Zoning By-law, 1979, No. 5942, Text Amendment By-law, 2003,
 No.15126"

3900-20-15126/4320-50/3900-01 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1979, No. 5942" as amended, is further amended in
 Part V - Off-Street Parking, by replacing Section D.9.(b) with the following:

- "(b) Other establishments, including *liquor store*Three (3) spaces for
 each one hundred (100) square metres of gross floor area provided that a
 minimum of four (4) spaces are provided for each store".

This amendment is necessary to clarify off-street parking requirements for liquor
 stores and to ensure consistency throughout the Surrey Zoning by-laws regarding
 the regulation of private liquor stores, where they are to be permitted as a use.

Approved by Council: September 15, 2003
 Corporate Report Item No. R199

It was
 No. 5942, Text Amendment By-law,
 RES.R03-2404

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1979,
 2003, No.15126" pass its first reading.
Carried with Councillors Hunt and Bose
 against.

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

It was
 No. 5942, Text Amendment By-law,
 RES.R03-2405

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1979,
 2003, No.15126" pass its second reading.
Carried with Councillors Hunt and Bose
 against.

It was then
 By-law, 1979, No. 5942, Text Amendment By-law, 2003, No.15126" be held at
 the City Hall on October 27, 2003, at 7:00 p.m.
 RES.R03-2406

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 2003, No.15126" be held at
 the City Hall on October 27, 2003, at 7:00 p.m.
Carried with Councillors Hunt and Bose
 against.

22. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
 No. 15127"

3900-20-15127/4320-50/3900-01 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in
 Part 5 - Off-Street Parking and Loading/Unloading, Table C.2: Parking
 Requirements for Commercial Uses by inserting "*Liquor Store* See Retail Uses"
 immediately after *Golf Driving Ranges*.

This amendment is necessary to clarify off-street parking requirements for liquor
 stores and to ensure consistency throughout the Surrey Zoning by-law regarding
 the regulation of private liquor stores, where they are to be permitted as a use.

Approved by Council: September 15, 2003
 Corporate Report Item No. R199

It was
 No. 12000, Text Amendment By-law, 2003, No. 15127" pass its first reading.
 RES.R03-2407

Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 2003, No. 15127" pass its first reading.
Carried with Councillors Hunt and Bose
 against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2003, No. 15127" pass its second reading.
RES.R03-2408 Carried with Councillors Hunt and Bose
against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15127" be held at
the City Hall on October 27, 2003, at 7:00 p.m.
RES.R03-2409 Carried

23. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
No. 15128"

3900-20-15128/3900-30 - Council Initiated Text Amendment

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

- (a) Part 17A Single Family Residential (12) Zone (RF-12) and Part 17Ai Single Family Residential Coach House Zone (RF-12C) are amended in Section H. Off-Street Parking by replacing Sub-section 1. with the following: "Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.";
- (b) Part 17D is amended by renaming the heading from "Single Family Residential (9) Coach Houses Zone (RF-9C) to "Single Family Residential (9) Coach House Zone (RF-9C).

These amendments will act to clarify when lane access is required for single family lots located in the RF-12 and RF-12C zones and will correct a typographical error in the RF-9C Zone.

Approved by Council: To be approved.
Corporate Report Item No. R208

Note: This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R208 of this Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 15128" pass its first reading.
 RES.R03-2410 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 15128" pass its second reading.
 RES.R03-2411 Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15128" be held at
 the City Hall on October 27, 2003, at 7:00 p.m.
 RES.R03-2412 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. 7903-0094-00**
Dr. Parmjit Kang
 12720 and 12726 - 66 Avenue

To relax requirements as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 6.4 metres (20 ft.) to allow covered porches to encroach into the setback area;
- (b) To reduce the west side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed buildings No. 6, 7, and 8;
- (c) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for proposed building No. 8; from 7.5 metres (25 ft.) to 2.3 metres (7.8 ft.) for proposed building No. 7 and; from 7.5 metres (25 ft.) to 5.7 metres (18.7 ft.) for proposed building No. 6; and;

- (d) To permit visitor parking in the required setback area.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0094-00 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.R03-2413

Carried

Note: See By-law 15112, Item H.5 of this agenda.

- (b) **Development Variance Permit No. 7903-0124-00**
Jonker Auto Ltd., c/o Teck Construction
19515 Langley By-Pass

To increase the number of fascia signs from two (2) to ten (10) to permit
an addition to one of the buildings, and external upgrades to both of the
buildings for existing car dealerships.

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. 7903-0124-00 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.R03-2414

Carried

Note: See Development Permit 7903-0124-00, Item I.3(a) of this agenda.

- (c) **Development Variance Permit No. 7903-0025-00**
Kee Bee Services Ltd., c/o Teck Construction Ltd.
5426 - 192 Street

To reduce the minimum front yard setback requirement from 7.5 metres
(25 ft.) to 5.5 metres (18 ft.); and to reduce the minimum rear yard setback
requirement from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) to permit the
construction of a 1,489-square metre (16,000 sq. ft.) multi-tenant
warehouse building.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance Permit
 No. 7903-0025-00 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.R03-2415

Carried

Note: See separate correspondence items in the binder flap regarding this
 Development Variance Permit.

Note: See Development Permit 7903-0025-00, Item I.3(c) of this agenda.

- (d) **Development Variance Permit No. 7903-0196-00**
669506 B.C. Ltd., c/o Greg Smith, Galaxie Signs
 15326 - 103A Avenue

To vary Land Use Contract 342 as follows:

- (a) Development Agreement No. 342-4, Section "G" Signs, to be
 varied by adding the following paragraph:

"A free-standing sign is permitted as shown on Plan Number
 78-RZ-119(7) which is attached hereto and forms part of this
 Development Agreement."

- (b) Development Agreement No. 342-4 is amended by adding Plan
 Number 78-RZ-119(7).

The proposal is to permit a free-standing sign.

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. 7903-0196-00 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.R03-2416

Carried

- (e) **Development Variance Permit No. 7903-0281-00**
Paramjit Pandher, Manjinder Bal and Simerjit Saran
c/o Dwight Heintz, McElhanney Consulting Services Ltd.
6670 - 127 Street, 12708/20/30/40/48/56/66/78/88 - 67 Avenue,
6673 - 127A Street and 6657/63/71/77 - 128 Street

To reduce the minimum side yard setback requirement for principal buildings from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) on all lots; and to reduce the minimum rear yard setback requirement for the principal building from 10 metres (33 ft.) to 7.5 metres (25 ft.) on Lot 9 only to permit the development of single family homes on compact 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. 7903-0281-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-2417

Carried

- (f) **Development Variance Permit No. 7903-0058-00**
Douglas Developments Ltd., c/o David Bird
17516 - 4 Avenue

To increase the maximum permissible height requirement for fencing within a required front yard setback from 1.2 m (4 ft.) to 1.8 m (6 ft.) to permit a noise attenuation fence along 2 Avenue.

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. 7903-0058-00 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.R03-2418

Carried

- (g) **Development Variance Permit No. 7903-0273-00**
656166 B.C. Ltd., c/o Peter Lovick
 8213 and 8239 - 140 Street

To reduce the number of required off-street parking spaces from 98 stalls to 79 stalls to permit the development of a multiple residential senior's complex comprising approximately 127 assisted living units.

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. 7903-0273-00 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.R03-2419

Carried with Councillor Bose against.

Note: See Development Permit 7903-0273-00, Item I.3(b) of this agenda.

2. **Formal Approval of Liquor Primary License**
Liquor License Application No. 7903-0170-00/01
South Point Annex (3) Ltd., South Point Annex (2) Ltd.
and South Point Annex (1) Ltd.
c/o Avondale Development Corp.
 2990 - 152 Street (also shown as 2982 - 152 Street)
 3002 - 152 Street (also shown 3010 - 152 Street) and
 3020 - 152 Street

To permit the development of a Liquor Primary Neighbourhood Pub that can accommodate 100 patrons in the building, and 20 patrons on the patio. The hours of operation will be from 11:00 a.m. to 1:00 a.m. seven days a week.

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

After taking into account the following criteria outlined in the attached Planning Report dated September 8, 2003:

- (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 the Public Hearing on September 29, 2003, to gather the views of area residents and businesses with respect to the proposed liquor-primary establishments,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. A maximum capacity of 120 persons; and
2. Hours of operation to be 11:00 a.m. to 10:00 p.m. for the patio and 11:00 a.m. to 1:00 a.m. for the remainder of the restaurant.

RES.R03-2420

Carried with Councillors Hunt and Bose against.

Note: See By-law 15113, H.8 of this agenda.

3. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0124-00
Jonker Auto Ltd., c/o Teck Construction
19515 Langley By-Pass**

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

"That Development Permit No. 7903-0124-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7903-0124-00 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.R03-2421

Carried

Note: See Development Variance Permit 7903-0124-00, Item I.1(b) of this agenda.

- (b) **Development Permit No. 7903-0273-00**
656166 B.C. Ltd., c/o Peter Lovick
 8213 and 8239 - 140 Street

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

"That Development Permit No. 7903-0273-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

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

No. 7903-0273-00 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.R03-2422

Carried

Note: See Development Variance Permit 7903-0273-00, Item I.1(g) of this agenda.

- (c) **Development Permit No. 7903-0025-00**
Kee Bee Services Ltd., c/o Teck Construction Ltd.
 5426 - 192 Street

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

"That Development Permit No. 7903-0025-00 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 7903-0025-00, Item I.1(c) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Permit
 No. 7903-0025-00 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.R03-2423

Carried

4. Delegation Requests

(a) **Paul Spelliscy**
Elgin Ratepayers Association
 File: 8630-20; 0550-20-10

Requesting to appear before Council regarding their concerns and ideas
 for improvement regarding changes in the central Elgin/Nicomekl area as
 they relate to the King George Highway Corridor Land Use/Development
 Concept Plan, and in particular: traffic, heritage, natural environment
 amenities and infrastructure.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Paul Spelliscy, Elgin Ratepayers
 Association be heard as a delegation at Regular Council Land Use.

RES.R03-2424

Carried

5. PIARC World Road Congress - October 19 - 25, 2003

File: 0390-20

Council is requested to pass a resolution authorizing Mayor McCallum to attend
 the PIARC World Road Congress, to be held October 19 - 25, 2003, and that all
 expenses be paid in accordance with Council policy.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council authorize Mayor McCallum to
 attend the PIARC World Road Congress, to be held October 19 - 25, 2003, and
 that all expenses be paid in accordance with Council policy.

RES.R03-2425

Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. Liquor Licensing for Special Events - Banquet Halls

Councillor Villeneuve noted that liquor licensing for Special Events varies among municipalities for special events at banquet halls and requested staff report back on the matter.

M. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R03-2426


Carried

The Regular Council- Public Hearing adjourned at 10:28 p.m.

Certified correct:



City Clerk



Mayor