



# City of Surrey

## Regular Council - Public Hearing

### Minutes

Council Chamber  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, OCTOBER 27, 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  
City Clerk  
General Manager, Planning &  
Development  
General Manager, Engineering  
General Manager, Finance,  
Technology & HR  
Manager, Area Planning &  
Development Division  
Manager, North Surrey Section  
Manager, South Surrey Section

**A. ADOPTION OF MINUTES**

**1. Council-in-Committee - October 6, 2003**

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the minutes of the  
Council-in-Committee meeting held on October 6, 2003, be received.  
RES.R03-2609 Carried

**2. Regular Council - Land Use - October 6, 2003**

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the minutes of the Regular Council –  
Land Use meeting held on October 6, 2003, be adopted.  
RES.R03-2610 Carried

**3. Regular Council - October 6, 2003**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the minutes of the Regular Council  
meeting held on October 6, 2003, be adopted.  
RES.R03-2611 Carried

**B. DELEGATIONS - PUBLIC HEARING**

**1. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15135**

**Rezoning Application: 7903-0044-00**

**ADDRESS: CIVIC/LEGAL**  
**18655 - 65A Avenue/PID: 010-436-171, Lot 2, Sec. 16,**  
**Twp. 8, NWD, Plan 18906**  
**18715 - 65A Avenue/PID: 001-966-332, Lot 1, Sec. 16,**  
**Twp. 8 NWD, Plan 18906**  
**Portion of 65A Avenue/Road Dedicated on Plan 18906**

**APPLICANT: Harchand, Parminder, and Harprit Bagri, Brajender**  
**Dhillon, Jatinder and Harminder Ghuman, Mundi Holdings**  
**Ltd., Manjit Bains, Gurpreet Gill**  
**c/o Coastland Engineering & Surveying Ltd. (Mike Helle)**  
**#101, 19292 - 60 Avenue**  
**Surrey, B.C. V3S 3M2**

**PROPOSAL: To rezone the properties and portion of road 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 17 small single family 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.

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

**2. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2003, No. 15145**

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

**PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000", as**  
**amended, in Part 1 Definitions by adding a new definition**  
**"Semi-Detached Residential Building", and in the Index,**  
**Part 3 Zones - Section A, Part 4, General Provisions -**  
**Sections E and F, and Part 52 by inserting references to the**  
**RF-SD Zone; and new Section 17F Semi-Detached**  
**Residential Zone is inserted.**

These amendments are necessary to incorporate the "Semi-Detached Residential Zone (RF-SD)" into Zoning By-law 12000.

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

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

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15146**

**Rezoning Application: 7903-0156-00**

Councillor Bose left the meeting at 7:04 p.m. due to a potential conflict of interest with respect to the rezoning application as his family owns property in the area.

**ADDRESS: CIVIC/LEGAL**  
**16508 - 60 Avenue/PID: 003-722-732, Lot "A", Sec. 12, Twp. 2, NWD, Plan 21870**  
**16540 - 60 Avenue/PID: 004-601-599, Lot 21, Except: Parcel "A" (Explanatory Plan 13316), SE 1/4, Sec. 12, Twp. 2, NWD, Plan 1752**  
**16584 - 60 Avenue/PID: 009-291-326, North 280 Ft., Lot "B" Lot 20, Sec. 12, Twp 2, NWD, Plan 13530, Being Measured at Right Angles to the North Boundary of Lot**  
**16630 - 60 Avenue/PID: 004-797-272, North 280 Ft., Lot "A", Sec. 12, Twp. 2, NWD, Plan 13530, Being Measured at Right Angles to the North Boundary**  
**Portion of 16670 - 60 Avenue**  
**(Also Shown as 16675 Old McLellan Road/PID: 008-994-943, Lot 33, Sec. 12, Twp. 2, NWD, Plan 29055**

**APPLICANT:** Gary and Shirley Roe, Gar Campbell, Friedrich Jakob, Neil and Karen Lohn, and City of Surrey  
c/o Hunter Laird Engineering Ltd.  
#300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

**PROPOSAL: BLOCK A:**  
To rezone portions of the properties from "One-Acre Residential Zone (RA)" and "Cemetery Zone (PC)" to "Single Family Residential (12) Zone (RF-12)".

**BLOCK B:**  
To rezone portions of 16508, 16540, 16584, and 16630 - 60 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".



**BLOCK C:**

To rezone portions of the properties from "One-Acre Residential Zone (RA)" and "Cemetery Zone (PC)" to "Semi-Detached Residential Zone (RF-SD)".

**DEVELOPMENT VARIANCE PERMIT**

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

- (a) To reduce the minimum lot width for corner lots from 8.7 metres (29 ft.) to 8.3 metres (27 ft.) for proposed Lots 69 and 90.

The purpose of the rezoning and development variance permit is to permit the development of approximately 38 semi-detached residential lots, 28 small single family lots with 9 m (30 ft.) frontages and 40 small single family lots with 12 m (40 ft.) frontages.

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.

Councillor Bose returned to the meeting at 7:07 p.m.

**4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15140**

**Rezoning Application: 7903-0087-00**

**ADDRESS:** CIVIC/LEGAL  
3300 - 157A Street/PID: 023-869-356, Lot 2 Except:  
Firstly: Part Subdivided by Plan LMP35777; Secondly:  
Part Subdivided by Plan LMP51807, Thirdly: Part  
subdivided by Plan LMP53881 Sec. 26, Twp. 1, NWD,  
Plan LMP34571

**APPLICANT:** Morgan Creek Holdings Inc.  
c/o Genex Development (Steve Barker)  
#103, 2428 King George Highway  
Surrey, BC V4P 1H5

**PROPOSAL:** To rezone the property from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to allow subdivision into 39 single detached and semi-detached dwelling units.



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

*Single family dwellings and duplexes.*

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.

Tony Charnish, 3319 - 157A Street, was in attendance and commented that he had concerns regarding drainage systems for the new development.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15141**

**Rezoning Application: 7903-0261-00**

ADDRESS:           CIVIC/LEGAL  
3310 - 144 Street/PID: 000-650-102, S ½ Lot 10, Except:  
Firstly: Parcel "A" (By-law Plan 68086) and Secondly:  
Parcel "B" (Ref. Plan 47466), DL 165, Grp. 2, NWD,  
Plan 6951  
3320 - 144 Street/PID: 005-168-619, North Portion Lot 10,  
Except: Firstly: Parcel "38" (By-law Plan 66253),  
Secondly: Part on Stat. ROW Plan 47466, DL165, Grp. 2,  
NWD, Plan 6951

APPLICANT:       Charles and Sandra Howes, Shu Mao and Lin I-Meng Chiu  
c/o Nico River Development Ltd. (Lisa Balsor)  
13484 - 13A Avenue  
Surrey, BC V4A 1C4

PROPOSAL:       To rezone the properties 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 10  
single family lots with a dedication of 15% parkland.

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 was correspondence on table from J. Robin and J. Gray expressing concerns regarding traffic safety.

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. 15147**

**Rezoning Application: 7903-0210-00**

**ADDRESS:** **CIVIC/LEGAL**  
3347 King George Highway/PID: 008-364-541, Lot 30,  
DL165, Grp. 2, NWD, Plan 37216  
14585 - 32 Avenue/PID: 006-727-247, Lot 37, DL165,  
Grp. 2, NWD, Plan 32421  
14615 - 32 Avenue/PID: 000-821-586, Lot 38, DL155,  
Grp. 2, NWD, Plan 32421  
14643 - 32 Avenue/PID: 006-727-271, Lot 39, DL155,  
Grp. 2, NWD, Plan 32421  
14667 - 32 Avenue/PID: 006-727-301, Lot 40, DL155,  
Grp. 2, NWD, Plan 32421

**APPLICANT:** Ewald and Donna Jensen, Gerald and Lesley Deaust,  
Cecil and Shirley Jagroop, Leonard and Else Hengeveld,  
Gary Browne  
c/o Pacific Pointe Homes (Raymond Ayers)  
6323 - 197 Street  
Langley, BC V2Y 1K8

**PROPOSAL:** Block A  
To rezone the properties at 14585, 14615, 14643  
and 14667 - 32 Avenue from "Suburban Residential Zone  
(RS)" (By-law No. 5942) to "Multiple Residential 10 Zone  
(RM-10)" and a portion of 3347 King George Highway  
from "One-Acre Residential Zone (RA)" to "Multiple  
Residential 10 Zone (RM-10)".

Block B  
To rezone a portion of 3347 King George Highway from  
"One-Acre Residential Zone (RA)" to "Half-Acre  
Residential Zone (RH)".

The purpose of the rezoning is to permit the development  
of a 76 unit multi-family residential project.

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 was correspondence on table from M. Megan Bentley expressing opposition to the proposed rezoning application.

The Mayor noted that C. and K. Sully had registered as not wishing to speak and in support of the proposed rezoning application.

Don Kennedy, 14563 - 32 Avenue, was in attendance and commented that he was unable to look at the development documents for Phase 3, however, he noted that there is a heritage Indian trail, which must be protected. He continued that the area currently features large, treed lots and he raised concerns regarding the development of townhouses, safety and traffic issues, in particular access and egress points on 32 Avenue.

**7. Surrey Official Community Plan By-law, 1996, No. 12900,  
Text No. 38 Amendment By-law, 2003, No. 15148**

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

PROPOSAL: "Surrey Official Community Plan By-law, 1996, No. 12900", as amended, is further amended in Schedule C. Development Permit Area Guidelines under Designated Development Permit Areas by amending Section 2 and inserting "Figure C-1: Areas not Designated as Development Permit Area in Schedule C" (see attached).

These amendments are necessary to implement the Campbell Heights Local Area Plan.

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

There was correspondence on table from R. Giardini, B. McGillivray, G. Tolan, expressing opposition to the proposed rezoning application.

The Mayor noted that W. Stewart had registered opposition to the proposed application and did not wish to speak.

Murray Weisenberger, 12785 Crescent Road, was in attendance and commented that Council authorized the sale of Campbell Heights at a Regular Council meeting held July 24, 2003. He voiced concerns regarding whether a contract had been signed with the Campbell Heights group and the city's liability should the application not proceed. He added that the project poses a risk in the lack of speculative developers, high-end industrial users, and transportation infrastructure, and is not supportive of the GVRD Liveable Regional Strategic Plan. He raised concerns for taxpayers and a lack of transparency in concluding the transaction.

Kay Sinclair, 2428 - 156 Street, was in attendance and expressed opposition to the proposed rezoning application in a rural area. She expressed concern regarding increased traffic, pollution and loss of recreation usage and wildlife in the area.



Donna Maher, 12626 - 21A Avenue, was in attendance and posed the question of whether a geotechnical study had been undertaken. She noted she is a member of the City of Surrey Environmental Advisory Committee, however, she was attending the public hearing to express her own views. She related concerns regarding the groundwater and aquifer water movement patterns, water wells, trans-border contamination, and risk assessments.

Kathy Whittemore, 1559 - 161 Street, was in attendance and stated she is opposed to the proposed application. She voiced concerns regarding recreational usage and wildlife in the area.

Bob McBlain, 1943 - 196 Street, was in attendance and expressed concerns regarding dirt bikers at Stokes Pit. He also expressed concern regarding the quality of building development, early construction of roads in the area, which would encourage speeding, and risk of fire in the area.

Dr. Roy Strang, 2456 - 144 Street, was in attendance and noted he is the Chair, Surrey Environmental Advisory Committee. He related that there is a lack of context for this development, which should be broadened to look beyond the immediate area. He continued that his first concern is for the headwaters of Little Campbell River which is a salmon-bearing stream, the ecological integrity of headwaters should be preserved whatever the constraints posed to development, stream flow, and ground water seepage.

Dr. Strang noted that land north of 32 avenue on both sides east and west of 192 Street has an unusual micro climate and soil site which is a rare environment capable of producing root crops if worked early in season and he feels that, should development proceed and continue north of 32 Avenue, that that land should be protected and exchanged elsewhere on an acre for acre basis. He added that it should be the last area to be developed in the hope that while development occurs in the south, measures to protect that land could be developed.

He continued that something in excess of 20,000 jobs would be created if completed as planned, suggesting at least 15,000 vehicles travelling to the site every day plus service vehicles. He expressed concern regarding access to that site, lack of housing in the immediate vicinity, suggesting people would have to commute. He asked what provisions have been made to lessen traffic by providing public transport, encouraging car pools and bike lanes, and encouraging employers to impose staggered work hours. He noted the Environmental Advisory Committee would like a response to these concerns.

**8. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2003, No. 15149**

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

**PROPOSAL:** To amend "Surrey Zoning By-law, 1993, No. 12000", as amended, under the Index, Part 3 Zones - Section A, Part 4 General Provisions - Sub-section A.3(a) and Part 52 Comprehensive Development Zone by inserting references to the IB-1 and IB-2 Zones; and new Sections "Part 47A Business Park 1 Zone (IB-1)" and "Part 47B Business Park 2 Zone (IB-2)" are inserted.

These amendments are necessary to implement the Campbell Heights Local Area Plan.

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

Mayor McCallum noted that all comments made by speakers under Item 7, By-law 15148 apply to this by-law.

Sally Skerchly, 15769 - 23B Avenue, was in attendance and commented that she is opposed to the Campbell Heights and Grandview Heights applications. She related concerns with respect to traffic and truck access onto 24 Avenue off Highway 99. She noted her retaining wall would have to be raised to buffer the sound from the traffic.

Murray Weisenberger, 12785 Crescent Road, was in attendance and commented on the relocation of a new freeway interchange should the development take place. He related concern regarding the IB and IB1 business park zones and the preservation of trees.

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15150**

**ADDRESS:** **CIVIC/LEGAL**  
**2460 - 192 Street (also shown as**  
**19227 - 24 Avenue)/PID: 012-390-569, S ½ Lot 1, Sec. 22,**  
**Twp. 7, NWD, Plan 1834**  
**Portion of 2775 - 192 Street/PID: 013-243-888, E ½ of the**  
**SE ¼, Sec. 21, Twp. 7, NWD**  
**Portion of 19427 - 24 Avenue/PID: 017-900-352, Lot A**  
**(BF51754), Sec. 22, Twp. 7, NWD, Plan 1834**

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

**PROPOSAL:** To rezone the property at 2460 - 192 Street and a portion of 19427 - 24 Avenue from "Comprehensive Development Zone (CD) (By-law 11355)" to "Business Park 1 Zone (IB-1)" and to rezone a portion of 2775 - 192 Street from



"Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)".

The purpose of this rezoning is to implement the Campbell Heights Local Area Plan to permit business park uses.

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

1. *Light impact industry* including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.] whichever is less.
2. *Warehouse uses.*
3. Office uses excluding:
  - (a) *social escort services;*
  - (b) *methadone clinics;*
  - (c) offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising and insurance.
4. *Accessory uses* including the following:
  - (a) *General service uses* excluding *drive-through banks;*
  - (b) *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants;*
  - (c) *Community services;*
  - (d) *Child care centre;* and
  - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
    - i. Contained within a *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;
  - c. Notwithstanding Sub-sections B.4(e) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area, three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, 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.
- iv. Restricted to a maximum floor area of:
- a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
  - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
  - c. Notwithstanding Sub-sections B.4(e) 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.
5. For the purpose of Subsections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

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.

Mayor McCallum noted that all comments made by speakers under Item 7, By-law 15148 apply to this by-law.

There was correspondence on table from M. Hecimovic expressing support for the proposed rezoning application.

**10. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15151**

**ADDRESS:**                   **CIVIC/LEGAL**  
**19191 - 20 Avenue/PID: 015-384-705, the SE ¼ of the**  
**NE ¼, Sec. 16, Twp. 7, NWD**  
**19280 - 24 Avenue/PID: 002-898-667, W ½ NW ¼,**  
**Sec. 15, Twp. 7, NWD**  
**19178 - 24 Avenue/PID: 013-239-023, E ½ of the NE ¼ of**  
**NE ¼, Sec. 16, Twp. 7, NWD**  
**19050 - 24 Avenue/PID: 013-239-058, W ½ of the NE ¼**  
**of the NE ¼, Sec. 16, Twp. 7, NWD**

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

**PROPOSAL:**               To rezone the properties at 19191 - 20 Avenue, and 19050  
and 19178 - 24 Avenue from "General Agriculture Zone  
(A-1)" to "Business Park 2 Zone (IB-2)" and the property at  
19280 - 24 Avenue from "Comprehensive Development  
Zone (CD) (By-law 11356)" and "General Agriculture  
Zone (A-1)" to "Business Park 2 Zone (IB-2)".

The purpose of this rezoning is to implement the Campbell Heights Local Area Plan to permit business park uses.

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

1.     *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.
  
2.     *Warehouse uses.*

3. Office uses excluding:
  - (a) Social escort services;
  - (b) Methadone clinics; and
  - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising and insurance.
  
4. *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) *General service uses* excluding drive-through banks:
  - (c) *Child care centres*; and
  - (d) *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;
      - c. Notwithstanding Sub-sections B.4 (d) 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, 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.

- iv. Restricted to a maximum floor area of:
  - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
  - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
  - c. Notwithstanding Sub-sections B.4(e) 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.

- 5. For purposes of Subsection B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

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.

Mayor McCallum noted that all comments made by speakers under Item 7, By-law 15148 apply to this by-law.

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

**11. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15152**

ADDRESS: CIVIC/LEGAL  
Portion of 2775 - 192 Street/PID: 013-243-888, E ½ of the  
SE ¼ Sec. 21, Twp. 7, NWD

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

PROPOSAL: To rezone a portion of the property at 2775 - 192 Street from "Intensive Agriculture Zone (A-2)" to "Neighbourhood Commercial Zone (C-5)".

The purpose of this rezoning is to implement the Campbell Heights Local Area Plan to permit commercial uses..

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

1. The following uses are permitted provided that the gross floor area of each individual business does not exceed 370 square metres [4,000 sq.ft.]:
  - (a) *Retail stores* excluding the following:
    - i. *adult entertainment stores*; and
    - ii. *auction houses*.
    - iii. *secondhand stores and pawnshops*.
  - (b) *Personal service uses* limited to the following:
    - i. *Barbershops*;
    - ii. *Beauty parlours*;
    - iii. *Cleaning and repair of clothing*; and
    - iv. *Shoe repair shops*;
  - (c) *Eating establishments* excluding *drive-through restaurants*;
  - (d) *Neighbourhood pub*;
  - (e) *Office uses* excluding the following:
    - i. *social escort services*
    - ii. *methadone clinics*
  - (f) *General service uses* excluding *funeral parlours, drive-through banks and vehicle rentals*;
  - (g) *Community services*; and
  - (h) *Child care centres*.
2. One *dwelling unit* per lot provided that the *dwelling unit* is:

- (a) Contained within the *principal building*; and
- (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

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

Mayor McCallum noted that all comments made by speakers under Item 7, By-law 15148 apply to this by-law.

Pierre Robert, 18665 - 56A Avenue, was in attendance and commented that he had concerns with respect to the development of an industrial park in Campbell Heights. He expressed concerns regarding transportation and location.

**12. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15129**

**Rezoning Application: 7903-0071-00**

ADDRESS: CIVIC/LEGAL  
9643 King George Highway/PID: 011-927-780,  
East 375 ft.(Explanatory Plan 17295), N1/2 Lot 8, Except:  
Part Within Heavy Outline on Hwy Statutory ROW Plan  
62493; Sec. 34, B5N, R2W, NWD, Plan 880

APPLICANT: Daniel Stoneman and Terry Blair  
c/o Gerry Blonski  
#1A, 12468 - 82 Avenue  
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit the development of a mixed use commercial/residential building in Surrey City Centre.

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

1. The following uses provided that any one of these uses, or a combination thereof, do not constitute a singular use on the *lot* pursuant to Section D.1 of this Zone:



- (a) *Retail stores* excluding the following:
  - i. *adult entertainment stores*; and
  - ii. *secondhand stores* and *pawnshops*.
- (b) *Personal service uses* excluding *body rub parlours*.
- (c) *General service uses* excluding *drive-through banks*.
- (d) *Eating establishments* excluding *drive-through restaurants*.
- (e) *Neighbourhood pubs*.
- (f) Office uses excluding:
  - i. *social escort services*; and
  - ii. *methadone clinics*.
- (g) *Indoor recreational facilities*.
- (h) *Entertainment uses* excluding:
  - i. *arcades*; and
  - ii. *adult entertainment stores*.
- (i) *Community services*.
- (j) *Child care centres*.

2. *Multiple unit residential building* may be provided subject to such use forming an integral part of the uses permitted in Section B.1 of this Zone.

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.

The Mayor noted that the following citizens had indicated in writing, their support/opposition for the proposal as follows:

NAME	FOR	AGAINST
J. Raglub		X
K. Simpson	X	
B. Kristoffersen	X	

Gerry Blonsky, Architect, was in attendance and commented that he would answer any questions with respect to the application.

**13. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003. No. 15130**

**Rezoning Application: 7903-0208-00**

ADDRESS: CIVIC/LEGAL  
8170 - 152 Street/PID: 009-831-401, Lot "B" Except:  
Firstly; Parcel One (Bylaw Plan 64890), Secondly;  
Parcel Q, (Bylaw Plan 86859), Section 26, Twp. 2, NWD  
Plan13534

APPLICANT: 178 Holdings (Yukon) Inc.  
c/o 648744 BC Ltd. (Sohan and Nahar Dhesa)  
9155 King George Highway  
Surrey, B.C. V3V 5W1

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

The purpose of the rezoning is to allow subdivision of the property into approximately 10 single family 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.

The Mayor noted that S. Dhesa, J. Sivia, N. Dhesa, B. Brar had registered support for the proposed rezoning application and not wishing to speak.

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

**14. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15131**

**Rezoning Application: 7903-0101-00**

ADDRESS: CIVIC/LEGAL  
16960 Greenway Drive/PID:006-712-550, Lot 10, Sec. 30,  
Twp. 8, NWD, Plan 32014

APPLICANT: Antonius and Clasina Schellekens  
c/o Coastland Engineering & Surveying Ltd.  
#101 - 19292 - 60 Avenue

Surrey, B.C. V3S 3M2

**PROPOSAL:** To rezone the property from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

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

1. One *single family dwelling*.
2. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

The purpose of the rezoning is to permit the subdivision of the properties into approximately 11 suburban residential 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.

There was correspondence on table from J. Meyerhoff expressing concerns for surface water run off.

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

**15. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15132**

**Rezoning Application: 7903-0184-00**

**ADDRESS:** CIVIC/LEGAL  
14746 - 72 Avenue/PID: 006-668-976, Lot 24, Sec. 15,  
Twp. 2, NWD, Plan 31737  
14778 - 72 Avenue/PID: 009-983-660, Lot 6, Sec. 15,  
Twp. 2, NWD, Plan 14454  
7115 - 148 Street/PID: 001-639-285, Lot 4, Sec. 15,  
Twp. 2, NWD, Plan 14454  
7131 - 148 Street/PID: 009-983-635, Lot 3, Sec. 15,  
Twp. 2, NWD, Plan 14454



**7145 - 148 Street/PID: 009-983-627, Lot 2, Sec. 15,  
Twp. 2, NWD, Plan 14454**

**7159 - 148 Street/PID: 009-983-597, Lot 1, Sec. 15,  
Twp. 2, NWD, Plan 14454**

**APPLICANT:** Daniel and Erna Huelscher, Lal Mahil, Lal and Surjeet Cheema, Kalwant and Balbir Cheema, Gamdoor and Harbans Chahal, Surinder and Anupma Sharma, Surjit and Hemlata Sharma, George and Karen Wilander, Peter, Ajmer and Jasminder Randhawa  
c/o Coastland Engineering & Surveying Ltd.  
#101, 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to allow subdivision of the properties into approximately 52 single family residential small 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 S. Sanghe, L. Mahil, S. Cheema, J. Mann, and L. Cheema had registered support for the proposed application and not wishing to speak.

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

**16. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15133**

**Rezoning Application: 7903-0178-00**

**ADDRESS:** **CIVIC/LEGAL**  
**14837 - 76 Avenue/PID: 001-825-658, Lot 2, Sec. 22,  
Twp. 2, NWD, Plan 22044**  
**14879 - 76 Avenue/PID: 003-002-080, Lot 3, Pcl. "E",  
Sec. 22, Twp. 2, NWD, Plan 22044**  
**14891 - 76 Avenue/PID: 004-459-954, Lot 39, Sec. 22,  
Twp 2, NWD, Plan 55173**

**APPLICANT:** Dal-Young Son, Kenneth and Birthe Kucille, Gian and Darshan Athwal  
c/o Aplin & Martin Consultants Ltd.  
#201 - 12448 - 82 Avenue  
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to allow subdivision of the properties into approximately 25 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.

The Mayor noted that P. Singh had registered support for the proposed application and not wishing to speak.

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

**17. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15136**

**Rezoning Application: 7903-0214-00**

**ADDRESS:** **CIVIC/LEGAL**  
**14875 – 59 Avenue/PID:** 006-593-429, Lot 27, Sec. 10,  
Twp. 2, NWD, Plan 43002  
**14925 – 59 Avenue/PID:** 006-579-825, Lot 28, Sec. 10,  
Twp. 2, NWD, Plan 43002  
**14939 – 59 Avenue/PID:** 006-579-850, Lot 29, Sec. 10,  
Twp. 2, NWD, Plan 43002  
**14967 – 59 Avenue/PID:** 006-579-884, Lot 30, Sec. 10,  
Twp. 2, NWD, Plan 43002  
**14985 – 59 Avenue/PID:** 000-647-420, Lot 31, Sec. 10,  
Twp. 2, NWD, Plan 43002  
**15021 – 59 Avenue/PID:** 006-582-095, Lot 32, Sec. 10,  
Twp. 2, NWD, Plan 43003

**APPLICANT:** Satish Kumar, Malkeet Gill, Amarjit Sanghera, Harjit Nagra, Derek Copeland, Donna Cole, Prem Mattu, Gurmit and Manprit Pannu  
c/o CitiWest Consulting Ltd. (Mr. Roger Jawanda)  
#101 – 9030 King George Highway  
Surrey, B.C. V3V 7Y3

**PROPOSAL:** To rezone the properties at 14875, 14925, 14939, 14967 and 14985 – 59 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

To rezone the property at 15021 – 59 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to allow subdivision into approximately 42 single family residential small 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 was correspondence on table from R. Sebastian expressing opposition to the proposed rezoning application.

The Mayor noted that J. Sebastian had registered opposition to the proposed application and not wishing to speak.

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

**18. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15137**

**Rezoning Application: 7903-0113-00**

**ADDRESS:** CIVIC/LEGAL  
14870 - 76 Avenue/PID: 009-259-066, Lot 15, Except:  
Pcl "A" (Explan. Plan 11440), Sec. 22, Twp. 2, NWD,  
Plan 10177

**APPLICANT:** Hayer Homes Ltd.  
c/o CanAsia Env. & Eng. Ltd. (Serge Djakovacki)  
#215, 8334 - 128 Street  
Surrey, BC V3W 4G2

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

The purpose of the rezoning is to allow subdivision into 10 single family 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.

The Mayor noted that P. Singh had registered support for the proposed application and not wishing to speak.

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



**19. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15138**

**Rezoning Application: 7902-0396-00**

**ADDRESS:** CIVIC/LEGAL  
8022 - 140 Street/PID: 007-354-738, Lot 11, Except: Part  
Dedicated Road on Plan LMP22792, Sec. 28, Twp. 2,  
NWD, Plan 36566

**APPLICANT:** Rano K. Sandhu  
c/o Mr. Bahadar S. Sandhu  
8022 - 140 Street  
Surrey, BC V3W 5K7

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

The purpose of the rezoning is to allow subdivision into 3  
single family residential lots including a dedicated park  
area.

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 was correspondence on table from R. Sandhu asking the application be  
postponed.

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

**20. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2003, No. 15139**

**Rezoning Application: 7902-0364-00**

**ADDRESS:** CIVIC/LEGAL  
6253 - 133 Street/PID: 009-768-521, Lot 10, Sec. 8,  
Twp. 2, NWD, Plan 13141  
6271 - 133 Street/PID: 010-603-158, Lot "B", Sec. 8,  
Twp. 2, NWD, Plan 21898

**APPLICANT:** Ekam Development Ltd., Kuldip S. and  
Balwinder K. Dhaliwal  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
#101, 19292 - 60 Avenue  
Surrey, BC V3S 3M2

**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 allow subdivision into approximately 11 single family residential small 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 B. Brar, S. Dhesa, N. Dhesa, and J. Sivia had registered support for the proposed application and not wishing to speak.

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

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

**Rezoning Application: 5685-0457-00**

**ADDRESS:** CIVIC/LEGAL  
Portion of 187 - 176 Street/PID: 011-006-102, Blk. "C"  
Except: Firstly: Parcel "M" (Reference Plan 8725),  
Secondly: Part on Plan LMP43848, Sec. 32, B1N, R1E,  
NWD Plan 3103

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

**PROPOSAL:** "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8537" in Section 1.B.(a) is amended 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.

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.

22. **Surrey Zoning By-law, 1979, No. 5942,  
Amendment By-law, 1986, No. 8818  
Amendment By-law, 2003, No. 15121**

**Rezoning Application: 5686-0378-00**

ADDRESS: CIVIC/LEGAL  
11940 Old Yale Road/PID: 003-464-547, Lot 1, Except:  
Part Dedicated Road on Plan LMP3759, District Lots 4 and  
5 Group 2, NWD Plan 71190

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

PROPOSAL: "Surrey Zoning By-law, 1979, No. 5942, Amendment  
By-law, 1986, No. 8818" is hereby amended, 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.

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.

23. **Surrey Zoning By-law, 1979, No. 5942,  
Amendment By-law, 1992, No. 11578,  
Amendment By-law, 2003, No. 15122**

**Rezoning Application: 5690-0268-01**

ADDRESS: CIVIC/LEGAL  
7380 King George Highway/PID: 017-694-868, Lot 1,  
Sec. 21, Twp. 2, NWD, Plan LMP3288



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

PROPOSAL: "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11578" is hereby amended, in PERMITTED USES 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.

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.

**24. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1994, No. 12282,  
Amendment By-law, 2003, No. 15123**

**Rezoning Application: 5692-0609-00**

ADDRESS: CIVIC/LEGAL  
15133 Highway No. 10/PID: 023-208-899, Lot 14,  
Except: Firstly; Dedicated Road on Plan LMP34965;  
Secondly: Part on Plan LMP42689, Sec. 10, Twp. 2, NWD  
Plan LMP24916

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12282." is hereby amended, 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.

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.

**25. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1996, No. 12835,  
Amendment By-law, 2003, No. 15124**

**Rezoning Application: 7995-0197-00**

**ADDRESS:** CIVIC/LEGAL  
19580 - 56 Avenue/PID: 023-745-924, Lot 1, Sec. 3,  
Twp. 8, NWD, Plan LMP32947

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

**PROPOSAL:** "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 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.

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 was correspondence on table from G. and E. Hohmann expressing opposition to the proposed application.

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

**26. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1999, No. 13882,  
Amendment By-law, 2003, No. 15125**

**Rezoning Application: 7999-0188-00**

**ADDRESS:** CIVIC/LEGAL  
Portion of 13460 – 102 Avenue/PID: 024-847-054, Lot 5,  
Sec. 27, B5N, R2W, NWD, Plan LMP46320

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

**PROPOSAL:** "Surrey Zoning By-law, 1993, No. 12000, Amendment  
By-law, 1999, No. 13882" is hereby amended, 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 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

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.

**27. Surrey Zoning By-law, 1979, No. 5942,  
Text Amendment By-law, 2003, No. 15126**

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



PROPOSAL: To amend "Surrey Zoning By-law, 1979, No. 5942", as amended, as follows:

- (a) Part V - Off Street Parking is amended 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.

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

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

**28. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2003, No. 15127**

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

PROPOSAL: To amend "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) Part 5 - Off-Street Parking and Loading/Unloading is amended in " Table C.2: Parking Requirements for Commercial Uses by inserting "*Liquor Store See Retail Uses*".

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.

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

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

**29. Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2003, No. 15128**

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

PROPOSAL: To amend "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

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

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

**C. COMMITTEE REPORTS**

**1. Public Art Advisory Committee - September 11, 2003**

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the minutes of the Public Art Advisory  
Committee meeting held on September 11, 2003, be received.

RES.R03-2612

Carried

**2. Environmental Advisory Committee - October 16, 2003**

RES.R03-2613 (a) It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the minutes of the Environmental  
Advisory Committee meeting held on October 16, 2003, be received.  
Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the following recommendations of the  
Environmental Advisory Committee meeting held on October 16, 2003  
with respect to Campbell Heights, be referred to staff:

- 1. That those lands within the Campbell Heights area having high and rare agricultural value, in particular the lands north of 32 Avenue, be preserved for agriculture uses and means be sought to have those lands included in the Agricultural Land Reserve.
- 2. That during the development of Campbell Heights that the integral headwaters of the Little Campbell River and the Twin Creeks be preserved, with respect to both water quality and quantity.

RES.R03-2614 Carried

**3. Public Safety Committee - October 22, 2003**

RES.R03-2615 It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That the minutes of the Public Safety  
Committee meeting held on October 22, 2003, be received.  
Carried

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance - September 16, 2003**

RES.R03-2616 It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That the minutes of the Board of Variance  
meeting held on September 16, 2003, be received.  
Carried



**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor McCallum read the following proclamations:

(a) **SMALL BUSINESS WEEK**  
October 19 - 25, 2003

WHEREAS small business fuels Canada's economic growth, sustaining job creation and marking out a new path to prosperity; and

WHEREAS it is important to recognize the essential contribution to the economy by small business; and

WHEREAS for the past 23 years, one week in October has been chosen to showcase small business owners across the country with national and local co-sponsors organizing Small Business fairs, exhibits, workshops, conferences, luncheons, award ceremonies to celebrate the success of small business owners; and

WHEREAS Small Business Week offers business people not only opportunities to learn how to better manage their business, but also a chance to meet fellow entrepreneurs and raise public awareness; and

WHEREAS Small Business Week provides small business owners a forum through which they can communicate the important economic benefits, products and new markets that they develop and explore; and

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of October 19 - 25, 2003 as "SMALL BUSINESS WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

(b) **NATIONAL UNICEF DAY**  
October 31, 2003

WHEREAS Thursday, October 31, 2003, is the day that children will once again be asked to "share and care" by taking UNICEF boxes with them when making their traditional "trick or treat" on Halloween;

WHEREAS in 2002 the children of Surrey collected over \$22,882 to contribute directly to the health and education of children in 161 countries, areas and territories;

WHEREAS for the purpose of encouraging the interest and support of the people of the City of Surrey in the important work of UNICEF;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare October, 31, 2003 as "NATIONAL UNICEF DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

(c) SOCIAL PLANNING MONTH  
November, 2003

WHEREAS the citizens of Surrey have rights and responsibilities as members of a global community; and

WHEREAS citizen participation in decision-making is necessary to ensure that the principles of social justice and equality are upheld; and

WHEREAS a cooperative and collaborative approach to promoting the well-being of all citizens and communities is desirable; and

WHEREAS planning and research are integral components of developing programs and policies to meet community needs; and

WHEREAS many organizations and individuals have committed themselves to promoting the social, cultural, economic and environmental well-being of our citizens and communities through research, planning, education, and community development; and

WHEREAS the *Local Government Act* provides for municipalities to include social planning as an activity; and

WHEREAS it is desirable that the City of Surrey acknowledges, supports and encourages the efforts of these organizations and individuals who work to promote the well-being of Surrey's citizens; and

WHEREAS Social Planning Awards will be presented by Surrey City Council on November 24, 2003 to persons who have acted on their own or others' behalf to identify, explore, and address social issues relevant to Surrey; and to develop strategies which can strengthen community identity and improve the community's overall quality of life;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of November, 2003 as "SOCIAL PLANNING MONTH" 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 October 27, 2003, were considered and dealt with as follows:

**Item No. R217** Lane Exchange at 154 Street & 17A Avenue  
File: 7903-0017

The General Manager, Engineering submitted a report concerning a lane exchange at 154 Street and 17A Avenue.

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 authorize:

1. a road exchange to close a  $\pm 7,201$  ft.<sup>2</sup> ( $\pm 669$  m<sup>2</sup>) unopened portion of lane at 154 Street between 17A Avenue and 18 Avenue in exchange for the following:
  - a  $\pm 185$  ft.<sup>2</sup> ( $\pm 17$  m<sup>2</sup>) portion of PID No. 009-818-014 (15368 - 18 Avenue);
  - a  $\pm 185$  ft.<sup>2</sup> ( $\pm 17$  m<sup>2</sup>) portion of PID No. 000-809-519 (15372 - 18 Avenue);
  - a  $\pm 185$  ft.<sup>2</sup> ( $\pm 17$  m<sup>2</sup>) portion of PID No. 009-817-999 (15378 - 18 Avenue);
  - a  $\pm 657$  ft.<sup>2</sup> ( $\pm 61$  m<sup>2</sup>) portion of PID No. 009-817-964 (1793 - 154 Street);
  - a  $\pm 463$  ft.<sup>2</sup> ( $\pm 43$  m<sup>2</sup>) portion of PID No. 009-817-956 (15387 - 17A Avenue); and



2. the City Clerk to bring forward a Road Exchange By-law for consideration First, Second and Third Readings by Council.

RES.R03-2617

Carried

**Item No. R218** Fraser Highway Upgrading Project: 16230 Fraser Highway (Baga/Zappone)  
File: R-01-013, E-01-016 (Project 1701-308); 5250-20-17

The General Manager, Engineering submitted a report concerning Fraser Highway Upgrading Report.

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 authorize the acquisition of a  $\pm 6,921$  ft<sup>2</sup> road widening, a  $\pm 1,830$  ft<sup>2</sup> statutory right-of-way, and compensation for damages from PID No. 008-321-311 (16230 Fraser Highway) for the upgrading of the Fraser Highway, in the amount of \$101,950.

RES.R03-2618

Carried

**Item No. R219** Amendments to the Fine Schedule for Oversize or Overweight Vehicle or Loads, Surrey Highway & Traffic By-law, No. 13007  
File: 3900-20-13007; 4520-50

The General Manager, Engineering submitted a report to obtain Council approval to increase the fines for non-permit travel of oversize or overweight commercial vehicles on Surrey roads, such that the fines will, as intended, act as a deterrent.

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:

1. Approve amendments to Sections 91 and Schedule A forming part of Surrey Highway and Traffic By-law, 1997, No. 13007, as documented in this report, which will act to increase the fines for non-permit operations of overweight or oversize vehicle or loads.



**Item No. R222** Terms of Reference - Planning Process to Prepare a  
General Land Use Plan for Grandview Heights  
File: 6520-20 (Grandview Heights)

Councillor Watts noted that she wished to disclose that she lives in the Grandview Heights area and that there is no potential conflict of interest.

The General Manager, Planning & Development submitted a report to seek Council's authorization to proceed with the preparation of a General Land Use Plan for the overall Grandview Heights area of the City. To address interface issues between the future business/commercial uses in the Grandview/Highway 99 Corridor lands (the "Corridor lands") and the greater Grandview Heights area, and to facilitate the expressed desire of several community groups to proceed as soon as possible to the NCP planning stage for neighbourhoods near the Corridor lands, this report also seeks to obtain Council direction with respect to identifying NCP areas in Grandview Heights as early in the process as is practical and, subsequent to identifying the NCP boundaries, bringing forward for Council's consideration a Terms of Reference to commence the planning of an NCP area.

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

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

1. Receive this report as information; and
2. Authorize staff to:
  - (a) initiate a process, including a community consultation process, to prepare a General Land Use Plan for the overall Grandview Heights area based on the Terms of Reference attached to this report as Appendix I; and
  - (b) as early as practical in the General Land Use planning process, establish feasible boundaries for the purpose of commencing the preparation of a Neighbourhood Concept Plan(s) ("NCP") in the area; and
  - (c) bring forward for Council's consideration, a Terms of Reference for the preparation of an NCP in Grandview Heights once the feasible boundaries for such an NCP have been established and the General Land Use Plan has been sufficiently defined.

RES.R03-2622

Carried with Councillors Bose and Priddy  
against.





- 2. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15145"

3900-20-15145/7903-0156-00 - Council Initiated Text Amendment

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

The Index, Part 1 Definitions, Part 3 Zones - Section A, Part 4 General Provisions - Sections E. and F., and Part 52 are amended; new Section 17F Semi-Detached Residential Zone is inserted.

These amendments are necessary to incorporate the "Semi-Detached Residential Zone (RF-SD)" into Zoning By-law 12000.

Approved by Council: October 6, 2003

This by-law is proceeding in conjunction with By-law 15146.

It was	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15145" pass its third reading.
RES.R03-2625	<u>Carried</u>

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15146"

7903-0156-00 - Gary and Shirley Roe, Gar Campbell, Friedrich Jakob, Neil and Karen Lohn, City of Surrey, c/o Hunter Laird Engineering Ltd.

RA and PC (BL 12000) to RF-SD, RF-9 and RF-12 (BL 12000) - 16508, 16540, 16584, 16630 - 60 Avenue and a Portion of 16670 - 60 Avenue - to permit the development of approximately 38 semi-detached residential lots, 28 small single family lots with 9m (30 ft.) frontages, and 40 small single family lots with 12 m (40 ft.) frontages.

Approved by Council: October 6, 2003

This by-law is proceeding in conjunction with By-law 15145.

**Note:** See Development Variance Permit 7903-0156-00, under Clerk's Report, Item I.1(a) of this agenda.

Councillor Bose left the meeting at 8:47 p.m. due to a potential conflict of interest as his family owns property in the area.







- \* This by-law is proceeding in conjunction with By-laws 15149, 15150, 15151 and 15152.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 38 Amendment By-law, 2003, No. 15148"  
 pass its third reading.

RES.R03-2630 Carried with Councillor Bose against.

- 8. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15149"

3900-20-15149/6520-20 (Campbell Heights) - Council Initiated Text Amendment

To authorize amendments to "Surrey Zoning By-law, 1993, No. 12000" as amended by inserting new "Part 47A Business Park 1 Zone (IB-1)" and "Part 47B Business Park 2 Zone (IB-2)".

These amendments are necessary to implement the Campbell Heights Local Area Plan.

Approved by Council: October 6, 2003  
 Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-laws 15148, 15150, 15151 and 15152.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2003, No. 15149" pass its third reading.

RES.R03-2631 Carried with Councillor Bose against.

- 9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15150"

3900-15150/6520-20 - (Campbell Heights) Council Initiated Amendment

CD (BL 11355) and A-2 (BL 12000) to IB-1 (BL 12000) -  
 2460 - 192 Street, Portions of 2775 - 192 Street and 19427 - 24  
 Avenue - to implement the Campbell Heights Local Area Plan to  
 permit business park uses.

Approved by Council: October 6, 2003  
 Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-laws 15148, 15149, 15151 and 15152.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15150" pass its third reading.  
RES.R03-2632 Carried with Councillor Bose against.

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15151"

3900-15151/6520-20 - (Campbell Heights) Council Initiated Amendment

CD (BL 11356) and A-1 (BL 12000) to IB-2 (BL 12000) -  
19050 - 24 Avenue, 19178 - 24 Avenue, 19280 - 24 Avenue,  
19191 - 20 Avenue - to implement the Campbell Heights Local Area Plan  
to permit business park uses.

Approved by Council: October 6, 2003  
Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-laws 15148, 15149, 15150 and 15152.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15151" pass its third reading.  
RES.R03-2633 Carried with Councillor Bose against.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15152"

3900-15152/6520-20 - (Campbell Heights) Council Initiated Amendment

A-2 (BL 12000) to C-5 (BL 12000) - Portion of 2775 - 192 Street - to  
implement the Campbell Heights Local Area Plan to permit commercial  
uses.

Approved by Council: October 6, 2003  
Corporate Report Item No. L013

- \* This by-law is proceeding in conjunction with By-law 15148, 15149, 15150,  
and 15151





Approved by Council: September 29, 2003

It was  
RES.R03-2637

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15131" pass its third reading.  
Carried with Councillor Bose

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15132"

7903-0184-00 - Daniel and Erna Huelscher, Lal Mahil, Lal and Surjeet Cheema, Kalwant and Balbir Cheema, Gamdoor and Harbans Chahal, Surinder and Anupma Sharma, Surjit and Hemlata Sharma, George and Karen Wilander, Peter Randhawa, Ajmer Randhawa, Jasminder Randhawa, c/o Coastland Engineering & Surveying Ltd.

RA (BL 12000) to RF-12 (BL 12000) - 14746 and 14778 - 72 Avenue, 7115, 7131, 7145 and 7159 - 148 Street - to allow subdivision into approximately 52 single family residential small lots.

Approved by Council: September 29, 2003

It was  
RES.R03-2638

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15132" pass its third reading.  
Carried with Councillor Bose against.

16. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15133"

7903-0178-00 - Kenneth and Birthe Kucille, Dal-Young Son, Gian and Darshan Athwal, c/o Aplin & Martin Consultants Ltd.

RA (BL 12000) to RF (BL 12000) - 14837, 14879 and 14891 - 76 Avenue - to allow subdivision into approximately 25 single family residential lots.

Approved by Council: September 29, 2003

It was  
RES.R03-2639

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15133" pass its third reading.  
Carried with Councillor Bose against.

17. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15136"

7903-0214-00 - Satish Kumar, Malkeet Gill, Amarjit Sanghera, Harjit Nagra, Derek Copeland, Donna Cole, Prem Mattu, Gurmit and Manprit Pannu, c/o CitiWest Consulting Ltd.  
(Mr. Roger Jawanda)

RA (BL 12000) to RF-12 and RF (BL 12000) - 14875, 14925, 14939, 14967, 14985, 15021 - 59 Avenue - to allow subdivision into approximately 42 single family residential small lots.

Approved by Council: October 6, 2003

It was  
RES.R03-2640

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15136" pass its third reading.  
Carried

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15137"

7903-0113-00 - Hayer Homes Ltd., c/o CanAsia Env. & Eng. Ltd.  
(Serge Djakovacki)

RA (BL 12000) to RF (BL 12000) - 14870 - 76 Avenue - to allow subdivision into 10 (ten) single family lots.

Approved by Council: October 6, 2003

It was  
RES.R03-2641

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15137" pass its third reading.  
Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15138"

7902-0396-00 - Rano Sandhu, c/o Mr. Bahadar Sandhu

RA (BL 12000) to RF-12 (BL 12000) - 8022 - 140 Street - to allow subdivision into 3 (three) single family residential lots including a dedicated park area.

Approved by Council: October 6, 2003



It was  
RES.R03-2642

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15138" pass its third reading.  
Carried

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15139"  
7902-0364-00 - Ekam Development Ltd., Kuldip and Balwinder Dhaliwal,  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)

RA (BL 12000) to RF-12 (BL 12000) - 6253 and 6271 - 133 Street - to  
allow subdivision into approximately 11 single family residential small  
lots.

Approved by Council: October 6, 2003

It was  
RES.R03-2643

Moved by Councillor Higginbotham  
Seconded by Councillor Hunt  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2003, No. 15139" pass its third reading.  
Carried

21. "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)1. 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 third reading.

RES.R03-2644 Carried with Councillors Priddy, Bose, and  
Hunt against.

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" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R03-2645 Carried with Councillors Priddy, Bose, and  
Hunt against.

22. 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";

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 Steele  
Seconded by Councillor Higginbotham  
That Surrey Zoning By-law, 1979,  
No. 5942, Amendment By-law, 1986, No. 8818, Amendment By-law, 2003,  
No. 15121" pass its third reading.

RES.R03-2646 Carried with Councillors Priddy, Bose, and  
Hunt against.

It was Moved by Councillor Steele  
 Seconded by Councillor Higginbotham  
 That Surrey Zoning By-law, 1979,  
 No. 5942, Amendment By-law, 1986, No. 8818, Amendment By-law, 2003,  
 No. 15121" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.

RES.R03-2647 Carried with Councillors Priddy, Bose, and  
 Hunt against.

23. "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 Steele  
 That "Surrey Zoning By-law, 1979,  
 No. 5942, Amendment By-law, 1992, No. 11578, Amendment By-law, 2003,  
 No. 15122" pass its third reading.

RES.R03-2648 Carried with Councillors Priddy, Bose, and  
 Hunt against.

It was Moved by Councillor Higginbotham  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1979,  
 No. 5942, Amendment By-law, 1992, No. 11578, Amendment By-law, 2003,  
 No. 15122" be finally adopted, signed by the Mayor and Clerk, and sealed with  
 the Corporate Seal.

RES.R03-2649 Carried with Councillors Priddy, Bose, and  
 Hunt against.



24. "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  
No. 12000, Amendment By-law, 1994, No. 12282, Amendment By-law, 2003, No. 15123" pass its third reading.

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

RES.R03-2650

Carried with Councillors Priddy, Bose, and Hunt against.

It was  
No. 12000, Amendment By-law, 1994, No. 12282, Amendment By-law, 2003, No. 15123" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

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

RES.R03-2651

Carried with Councillors Priddy, Bose, and Hunt against.

25. "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 Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,  
No. 15124" pass its third reading.

RES.R03-2652

Carried with Councillors Priddy, Bose, and  
Hunt against.

It was Moved by Councillor Higginbotham  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 1996, No. 12835, Amendment By-law, 2003,  
No. 15124" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R03-2653

Carried with Councillors Priddy, Bose, and  
Hunt against.

26. "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 third reading.

RES.R03-2654

Carried with Councillors Priddy, Bose, and  
Hunt against.

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" be finally adopted, signed by the Mayor and Clerk, and sealed with  
the Corporate Seal.

RES.R03-2655

Carried with Councillors Priddy, Bose, and  
Hunt against.

27. "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 Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1979,  
 No. 5942, Text Amendment By-law, 2003, No.15126" pass its third reading.  
 RES.R03-2656 Carried with Councillors Priddy, Bose, and  
 Hunt against.

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1979,  
 No. 5942, Text Amendment By-law, 2003, No.15126" be finally adopted, signed  
 by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R03-2657 Carried with Councillors Priddy, Bose, and  
 Hunt against.

28. "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 Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2003, No. 15127" pass its third reading.  
 RES.R03-2658 Carried

It was Moved by Councillor Tymoschuk  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Text Amendment By-law, 2003, No. 15127" be finally adopted,  
 signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
 RES.R03-2659 Carried

29. "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: September 29, 2003  
Corporate Report Item No. R208

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2003, No. 15128" pass its third reading.  
RES.R03-2660 Carried

It was Moved by Councillor Tymoschuk  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Text Amendment By-law, 2003, No. 15128" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
RES.R03-2661 Carried

#### FINAL ADOPTIONS

30. "Portion of Lane at 72 Avenue and 128 Street Road Exchange By-law, 2003, No. 15134"

3900-20-15134/0870-30/1799-3020 - 72 Car Wash & Gas Ltd.

To authorize the closure of 107 square metres of Lane at 72 Avenue and 128 Street and its exchange for 11 square metres of 12795 - 72 Avenue. This exchange will facilitate the dedication of a corner cut for the purpose of realigning

the intersection at 72 Avenue and 128 Street and in exchange the City will close and consolidate a lane adjacent to the property located at 12795 - 72 Avenue.

Compensation: \$17,000.00 (payable to the City of Surrey)

Approved by Council: September 8, 2003  
Corporate Report Item No. R183

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Portion of Lane at 72 Avenue and  
128 Street Road Exchange By-law, 2003, No. 15134" be finally adopted, signed  
by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2662

Carried

31. "Surrey Dog Responsibility By-law, 1999, No. 13880, Amendment By-law, 2003, No. 15142"

3900-20-15142/3900-20-13880 - Regulatory By-law Text Amendment

To amend "Surrey Dog Responsibility By-law, 1999, No. 13880" as amended, in Section 2 by adding a new definition of "Dwelling Unit" and under "Maximum Number of Dogs" by replacing Sections 6 and 7.

These amendments are necessary to allow for a maximum number of two dogs per dwelling in the case of multiple residential buildings other than secondary suites.

Approved by Council: October 6, 2003

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Dog Responsibility By-law,  
1999, No. 13880, Amendment By-law, 2003, No. 15142" be finally adopted,  
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2663

Carried

32. "Surrey Community Improvement and Noxious or Offensive Trade By-law, 2003, No. 15144"

3900-20-15144/3900-20-14422 - New Regulatory By-law

A by-law to protect the community from unsightly, hazardous and blighting conditions that contribute to the deterioration of neighbourhoods; to prevent noxious or offensive trade on or within properties within the City of Surrey; and to provide for the prevention and abatement of such nuisances and the recovery of the cost of such abatement.



This by-law replaces the existing "Surrey Community Improvement and Controlled Substance Manufacture By-law, 2001, No. 14422". This new by-law reflects the separate property search powers of the City and the RCMP.

Approved by Council: October 6, 2003  
Corporate Report R212

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Community Improvement and Noxious or Offensive Trade By-law, 2003, No. 15144" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2664

Carried

## INTRODUCTIONS

33. "Portions of 57 Avenue at 148 Street and a Portion of lane at 56B Avenue at 148A Street Road Exchange By-law, 2003, No. 15153"

3900-20-15153/0870-30 (7903-0118-00) - First Century 148 Development Inc.

To authorize the closure 218 square metres and 63 square metres of 57 Avenue at 148 Street and 126 square metres of unopened lane at 56B Avenue at 148A Street and its exchange for 98 square metres of 5694 - 148 Street. This exchange will allow the developer to consolidate the closed road and lane with a proposed 14 compact lot residential subdivision and in exchange the developer will dedicate a portion of land for the future widening of 148 Street.

Compensation: \$51,033.00 (payable to the City of Surrey)

Approved by Council: September 15, 2003  
Corporate Report Item No. R194

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Portions of 57 Avenue at 148 Street and a Portion of lane at 56B Avenue at 148A Street Road Exchange By-law, 2003, No. 15153" pass its first reading.

RES.R03-2665

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Portions of 57 Avenue at 148 Street  
and a Portion of lane at 56B Avenue at 148A Street Road Exchange By-law,  
2003, No. 15153" pass its second reading.

RES.R03-2666 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Portions of 57 Avenue at 148 Street  
and a Portion of lane at 56B Avenue at 148A Street Road Exchange By-law,  
2003, No. 15153" pass its third reading.

RES.R03-2667 Carried

- 34. "Records Retention and Scheduling By-law, 1992, No. 11593, Amendment  
By-law, 2003, No. 15154"

3900-20-15154/3900-11593/1570-25 - Regulatory By-law Text Amendment

"Records Retention and Scheduling By-law, 1992, No. 11593" as amended is  
hereby further amended in Section VII Personnel, Sub-section 7.9(C.) to delete  
"SO+1" and "P" and replace with "CY+10" and "D". This amendment is  
necessary to reflect terminated employee records are not required to be kept for  
longer than 10 years.

Approved by Council: To be approved

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Records Retention and Scheduling  
By-law, 1992, No. 11593, Amendment By-law, 2003, No. 15154" pass its first  
reading.

RES.R03-2668 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Records Retention and Scheduling  
By-law, 1992, No. 11593, Amendment By-law, 2003, No. 15154" pass its second  
reading.

RES.R03-2669 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Records Retention and Scheduling  
 By-law, 1992, No. 11593, Amendment By-law, 2003, No. 15154" pass its third  
 reading.

RES.R03-2670

Carried

## MISCELLANEOUS

35. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 37  
 Amendment By-law, 2003, No. 15143"

3900-20-15143/3900-20-12900 - Council Initiated Text Amendment

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended by replacing Appendix B. Regional Context Statement; Part 3 Land Use Strategy, Section 3.8 Performance Criteria, Figure 6 Performance Criteria Table is amended in Row 8 "*Transportation/Servicing*", under "Indicator" and under "Performance Requirement"; and Appendix A Official Community Plan Development Scenario is amended by adding new paragraph "Adjustment to the Employment Growth Estimates" immediately following Figure A-9 OCP Job Growth Scenario.

The revised Regional Context Statement and related amendments are in order to incorporate amendments to the Official Community Plan that have occurred since the adoption of initial Regional Context Statement in 1998, and to demonstrate how the current Official Community Plan is consistent with the Liveable Region Strategic Plan.

Approved by Council: October 6, 2003  
 Corporate Report R215

- \* At the October 6, 2003 Regular Council meeting, Council approved Corporate Report R215 and approved three readings of By-law 15143. Corporate Report R215 requested that Council give first and second readings to the by-law, and forward the by-law to the GVRD for comment prior to setting a Public Hearing date. As a result, it is in order for Council to rescind third reading that was approved in error.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Council rescind Resolution R03-2516  
 of the October 6, 2003 Regular Council Minutes passing Third Reading of  
 "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 37  
 Amendment By-law, 2003, No. 15143"

RES.R03-2671

Carried



36. "Portion of 189 Street at 96 Avenue Road Exchange By-law, 2003, No. 15021"

3900-20-15021/0870-30/15 - Kelfor Properties Inc., Allied Pacific Leaseholds Inc.

To authorize the closure of 0.301 hectares of unopened 189 Street at 96 Avenue and its exchange for 282 square metres of 18877 - 96 Avenue and 63 square metres of 18915 - 96 Avenue. This exchange will allow the applicant to consolidate the closed road with the property at 18877 - 96 Avenue to create a larger and more useable site, and will facilitate the future widening of 96 Avenue.

Compensation: \$201,938.00 (payable to the City of Surrey)

Approved by Council: February 17, 2003  
Corporate Report Item R019

- \* Realty Services Division advise that (reference memorandum dated October 15, 2003 in by-law back-up) By-law 15021 received final adoption at the May 26, 2003 Regular Council Public Hearing meeting, however, incorrectly stated the portion of the road to be closed as being dedicated by Plan 3736, rather than Plan 519. The Reference Plan has been revised by the Surveyor to reflect the correct Plan number. Therefore, it is in order for Council to rescind Final Adoption, and amend the by-law accordingly.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council rescind Resolution R03-1463  
of the May 26, 2003 Regular Council-Public Hearing Minutes passing Final Adoption of "Portion of 189 Street at 96 Avenue Road Exchange By-law, 2003, No. 15021"

RES.R03-2672 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Council amend "Portion of 189 Street  
at 96 Avenue Road Exchange By-law, 2003, No. 15021" in Section 1 by deleting "Plan 3736" and inserting "Plan 519" in its place.

RES.R03-2673 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Portion of 189 Street at 96 Avenue  
Road Exchange By-law, 2003, No. 15021" pass its third reading, as amended.

RES.R03-2674 Carried

INTRODUCTIONS (Cont'd.)

- 37. "Highway and Traffic By-law, 1997, No. 13007, Amendment By-law, 2003, No. 15155"

3900-20-15155/3900-20-13007/4520-50 - Regulatory By-law Text Amendment

"Highway and Traffic By-law, 1997, No. 13007" as amended, is further amended in Part VII, by replacing Section 91(2)(a) and 91(2)(b) and in Schedule "A" Fine Schedule by replacing the fine amounts in Sections 83(3), 87(1), 87.2(3), 87.4(3), 87.4(4), 87.4(5), 87.4(6), 87.6(1)(a), 87.6(1)(b), 87.6(1)(c), 87.7(1)(a), 87.7(1)(b), 87.7(1)(c)(i), 87.7(1)(c)(ii), 89(1), 90, 91(1)(a), 91(1)(b), and 91(1)(c). These amendments are necessary to increase the fines for non-permit travel of oversize or overweight vehicles on Surrey roads.

Approved by Council: To be approved  
Corporate Report Item No. R219

**Note:** This By-law will be in order for consideration of Three Readings, should Council approve the recommendations of Corporate Report Item No. R219 of this Agenda.

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Highway and Traffic By-law, 1997,  
 No. 13007, Amendment By-law, 2003, No. 15155" pass its first reading.  
 RES.R03-2675 Carried

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Highway and Traffic By-law, 1997,  
 No. 13007, Amendment By-law, 2003, No. 15155" pass its second reading.  
 RES.R03-2676 Carried

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

It was  
 Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Highway and Traffic By-law, 1997,  
 No. 13007, Amendment By-law, 2003, No. 15155" pass its third reading.  
 RES.R03-2677 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:

Councillor Bose left the meeting at 9:45 p.m. due to a potential conflict of interest as his family owns property in the area.

- (a) **Development Variance Permit No. 7903-0156-00**  
**Gary and Shirley Roe, Gar Campbell, Friedrich Jakob,**  
**Neil and Karen Lohn, and City of Surrey**  
 16508, 16540, 16584 & 16630 - 60 Avenue and  
 Portion of 16670 - 60 Avenue (Also Shown as 16675 Old McLellan Road)

To reduce the minimum lot width requirement for corner lots from 8.7 metres (29 ft.) to 8.3 metres (27 ft.) for proposed Lots 69 and 90, to permit the development of approximately 38 semi-detached residential lots, 28 small single family lots with 9 m (30 ft.) frontages and 40 small single family lots with 12 m (40 ft.) frontages.

**Note:** See By-law 15146, Item H.3 of this agenda.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Development Variance Permit  
 No. 7903-0156-00 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.R03-2678

Carried

Councillor Bose returned to the meeting at 9:46 p.m.

- (b) **Development Variance Permit No. 7903-0110-00**  
**Elim Housing Society c/o Field and Marten Associates Inc.**  
 9055 and 9069 - 160 Street

To reduce the number of required off-street parking spaces from 170 to 122; and to reduce the minimum lot size from 20,500 square metres (220,667 sq.ft.) to 10,360 square metres (111,518 sq.ft.), to permit the development of a three-storey supportive housing independent/living building in a phased seniors development.

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



**Note:** See Development Permit No. 7903-0110-00, Item I.2(a) of this agenda.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Development Variance Permit  
 No. 7903-0110-00 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.R03-2679

Carried

- (c) **Development Variance Permit No. 7903-0260-00**  
**Ivanhoe Cambridge I Inc. c/o of Jeremy Woolf,**  
**The Abbarch Partnership Architects**  
 1730 Guildford Town Centre

To increase the of maximum height of a building from 12.0 metres (40 ft.) to 13.85 metres (45.4 ft.) for the north and east building entrances only, and to permit one (1) fascia sign on the west elevation of the building which does not front a street, to permit an addition and renovations to the existing Sears Store in the Guildford Shopping Centre.

No concerns had been expressed by abutting property owners prior to printing

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Development Variance Permit  
 No. 7903-0260-00 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.R03-2680

Carried

## 2. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0110-00**  
**Field and Marten Associates Inc./Elim Housing Society**  
 9055 and 9069 - 160 Street

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

"That Development Permit No. 7903-0110-00 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 7903-0110-00, Item I.1(b) of this agenda.

It was  
Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Development Permit  
No. 7903-0110-00 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.R03-2681

Carried

**3. Formal Approval of Heritage Alteration Permit No. 7903-0144-00  
Amy Leona Storness-Bliss, Anthony and Rada McVicker  
16940 Friesian Drive**

To vary "Surrey Heritage Revitalization Agreement By-law, 1999, No. 13859, as amended, Schedule "B", Subsection II, as follows:

- (a) To reduce the rear yard setback from 15 metres to 14 metres; and
- (b) To reduce the side yard setback for the west side from 3.0 metres to 1.8 metres.

To permit the development of a two car garage.

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

It was  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Heritage Alteration Permit

No. 7903-0144-00 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.R03-2682

Carried

**4. Delegation Requests**

- (a) **Economic Development**  
File: 0290-20; 0550-20-10

Requesting to appear before Regular Council on November 24, 2003 regarding the Business Excellence Awards.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Economic Development be heard as a  
delegation at Regular Council on November 24, 2003.

RES.R03-2683

Carried

- (b) **Peter Rolston, Outreach Committee**  
**Northwood United Church**  
**Jim McMurtry**  
**Against Casino Trap (ACT)**  
File: 4320-20; 0550-20-10

Requesting to appear before Council to discuss concerns regarding a new casino with slot machines at Fraser Downs.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Peter Rolston, Outreach Committee,  
Northwood United Church, and Jim McMurtry, Against Casino Trap  
(ACT) be advised that there will be an opportunity for residents to speak  
when a Public Hearing is scheduled for this matter.

RES.R03-2684

Carried with Councillors Villeneuve and  
Bose against.

- (c) **Jim King, Executive Director**  
**Surrey Crime Prevention Society**  
**Dave Jensen, Surrey Citizens Crime Watch Patrol Manager**  
**CD/Video Representative**  
File: 0250-20; 0550-20-10

Requesting to appear before Council to make a CD/video presentation regarding "Citizens Crime Watch", professionally produced for use across the province as a recruitment and training tool.



It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Jim King, Executive Director, Surrey  
Crime Prevention Society, and Dave Jensen, Surrey Citizens Crime Watch  
Patrol Manager, CD/Video Representative be heard as a delegation at  
Council-in-Committee.

RES.R03-2685

Carried

(d) **Grant Pearson, Project Coordinator**  
**Quarterback Investments**  
File: 8000-01; 0550-20-10

Requesting to appear before Council to present a business study and video  
presentation regarding the Western Centre of Excellence, South Surrey  
Athletic Park, and request for conditional approval.

It was Moved by Councillor Steele  
Seconded by Councillor Hunt  
That Grant Pearson, Project Coordinator,  
Quarterback Investments be heard as a delegation at the Parks, Recreation  
& Culture Commission.

RES.R03-2686

Carried

5. **29th Canadian Congress on Criminal Justice - November 5 - 8, 2003**  
File: 0390-20

Council is requested to pass a resolution to authorize all members of Council to  
attend the 29th Canadian Congress on Criminal Justice, to be held November 5  
to November 8, 2003, and that all expenses be paid in accordance with Council  
policy.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That all members of Council be authorized  
to attend the 29th Canadian Congress on Criminal Justice, to be held November 5  
to November 8, 2003, and that all expenses be paid in accordance with Council  
policy.

RES.R03-2687

Carried

**J. CORRESPONDENCE**

## CITY CLERK'S REPORT TO COUNCIL ON CORRESPONDENCE ITEMS

## ACTION ITEMS

1. Letter dated August 18, 2003, from **J. Marvin Hunt, Chair, GVRD Board of Directors**, advising that at its meeting of June 27, 2003, the Greater Vancouver Regional District Board adopted the following resolution, and as per recommendation #4 are requesting Council's support to this coordinated approach to Mosquito Control across the Lower Mainland:

- "1. That the GVRD, through its advisory committees (RAAC and REAC), take the lead in coordinating programs for each municipality to:
- i. Map mosquito breeding areas and environmentally sensitive areas within or close to those breeding areas; and
  - ii. Monitor for West Nile carrier mosquitoes or sentinel animal cases;
2. That the GVRD, on behalf of municipalities, approach the Province with a view to:
- i. Establishing a process whereby the Provincial Health Officer/Regional Health Authorities take responsibility for and direct any Adulticide programs required for community health reasons; and
  - ii. Seeking financial support for mosquito monitoring, mapping and control programs;
3. That the Regional Health Authorities be requested to jointly carry out public education and notification programs with local municipalities as necessary; and
4. That GVRD member municipalities be requested to concur with this approach as soon as possible."

File: 0450-01

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the letter dated August 18, 2003, from

J. Marvin Hunt, Chair, GVRD Board of Directors, be referred to staff.

RES.R03-2688

Carried

**K. NOTICE OF MOTION**

**L. ANY OTHER COMPETENT BUSINESS**

**1. Solid Waste Transfer Station**

It was Moved by Councillor Bose  
Seconded by Councillor Hunt  
That the by-law establishing the Select  
Committee including Councillors Steele and Tymoschuk to negotiate a settlement  
with the GVRD regarding a solid waste transfer station be repealed.

RES.R03-2689 Carried

**2. Ten Year Transportation and Three Year Financial Strategy**

It was Moved by Councillor Watts  
Seconded by Councillor Villeneuve  
That the GVTA be invited to present  
information on the Ten Year Transportation and Three Year Financial Strategy to  
Council-in-Committee.

RES.R03-2690 Carried with Councillors Tymoschuk and  
Steele against.

**3. Truck Traffic South of Highway #10**

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That staff report to Council providing  
options on the movement of truck traffic south of No. 10 Highway.

RES.R03-2691 Carried

**M. ADJOURNMENT**


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

RES.R03-2692 Carried

The Regular Council- Public Hearing adjourned at 9:56 p.m.

Certified correct:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor