



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, DECEMBER 15, 2003
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Watts

**Councillors Entering
Meeting as Indicated:**

Staff Present:

City Manager
City Clerk
General Manager, Planning &
Development
General Manager, Engineering
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

1. Council-in-Committee - December 8, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the minutes of the
Council-in-Committee meeting held on December 8, 2003, be received.

RES.R03-3282

Carried

2. Regular Council - December 8, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the minutes of the Regular Council
meeting held on December 8, 2003, be adopted.

RES.R03-3283

Carried

3. Special (Regular) Council - December 12, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the minutes of the Special (Regular)
Council meeting held on December 12, 2003, be adopted.

RES.R03-3284

Carried

B. DELEGATIONS

**1. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15226**

Rezoning Application: 7903-0313-00

ADDRESS: CIVIC/LEGAL
10287 - 133 Street/ PID: 011-418-087, S.60 ft. Lot 1,
Sec. 27, B5N, R2W, NWD, Plan 9186
10303 - 133 Street/PID: 011-418-095, Lot 1, Except:
S.60 ft., Sec. 27, B5N, R2W, NWD, Plan 9186

APPLICANT: Hingley Enterprises Ltd.
c/o Manjit Hans
8015 Dominion Place
Surrey, B.C. V3W 6B2

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

The purpose of the rezoning is to permit the development
of a 4-storey, 50-unit apartment building in Surrey City
Centre.

Permitted Uses

The *Lands* and *structures* shall be used for *multiple unit
residential buildings*

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 D. Hilton expressing parking concerns
regarding the proposed rezoning application.

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

**2. Surrey Official Community Plan By-law, 1996, No. 12900,
No. 86 Amendment By-law, 2003, No. 15228**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15229**

Rezoning Application: 7903-0176-00

Councillor Tymoschuk left the meeting at 7:02 p.m. due to a potential conflict of interest
as he is employed by one of Jim Pattison's group of companies.

ADDRESS: CIVIC/LEGAL
15357 Guildford Drive/PID: 000-835-633, Lot 1, Sec. 21,
B5N, R1W, NWD, Plan 68394

APPLICANT: Cardiff Properties Ltd.
c/o Rimark Consulting Services (Rick Johnson)
3184 - 204 Street
Langley, B.C. V2Z 2C7

PROPOSAL: **BY-LAW 15228**
To authorize the redesignation of the property from
"Multiple Residential (RM)" to "Commercial (COM)".

BY-LAW 15229

To rezone the property from "One-Acre Residential Zone
(RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning and redesignation is to permit
the development of an auto mall in the Guildford area.

Permitted Uses

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

1. Sales and rentals of *vehicles* less than
5,000 kilograms [11,023 lbs.] *G. V. W.*
2. *Automotive service uses* of *vehicles* less than
5,000 kilograms [11,023 lbs.] provided that it is part
of a business selling and renting *vehicles* less than
5,000 kilograms [11,023 lbs.] *G. V. W.*
3. *Accessory* uses limited to the following:
 - (a) Automobile painting and body work
provided that:
 - i. it is part of a business selling and
renting *vehicles* less than
5,000 kilograms [11,023 lbs.]
G. V. W.;
 - ii. the storage of damaged or *wrecked*
vehicles shall be completely enclosed
within a *building* or approved walled
or fenced area;
 - iii. *wrecked vehicles* shall not be visible
from outside the *building* or the
walled or fenced area in which they
are stored;
 - iv. all automobile painting and body
work shall be carried out only in an
enclosed *building*; and

- v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time;
- (b) *Eating establishment* limited to *coffee shop*;
- (c) *Retail stores* limited to the following:
 - i. Sale of new automotive parts; and
 - ii. Sale of automotive accessories;
- (d) Office and classroom uses limited to the following provided that the total *gross floor area* of each individual business does not exceed 93 square metres [1,000 sq.ft.]:
 - i. Insurance sales and service;
 - ii. Auto mall administration; and
 - iii. Auto leasing;
- (e) *General service uses* limited to the following provided that the total gross floor area of each individual business does not exceed 93 square metres [1,000 sq.ft.].
 - i. Financial services;
 - ii. Automotive related training; and
 - iii. Driver education.

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 M. Stephen, P. Ingram, and E. and T. Godwin expressing opposition to the proposed rezoning application. There was also correspondence on table from Rimark Consulting expressing support for the application.

The Mayor noted that M. Chan Yip and D. McLeod had expressed support for the proposed application and not wishing to speak at this time.

Mayor McCallum noted the following persons had indicated in writing their support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Gord Cooper	X		
William Reed	X		
Curtis Edwards	X		
Robert Elmar	X		
Eric Trygg	X		
John Boer	X		
Martin Giffen	X		
Larry Landon	X		
Teresa Foster	X		
R.A. Johnson	X		
Ryan Burge	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Allen Graham	X		
James Smerdon	X		
Dan Hachett	X		
Tony Rayboye	X		
Bill Harbottle	X		
Jennifer Mitchell	X		
Jeremy Norquay	X		
Ed Schwartzin		X	
Tim Driedger	X		
Alan Merriman	X		
T. Brodie	X		
Dave Bottaro	X		
Sharmeen Nand	X		
J. Ruscheinsky	X		
Joe Kalwajtys		X	
Liz Swoboda		X	
Gord Hemrich	X		
Dean Clark	X		
Dean Butler	X		

Michael Burton-Brown, Architect, 10th Floor, 675 West Hastings Street, was in attendance and commented that he would provide clarification for any issues relative to the proposed rezoning application.

Wildy Kristiansen, 212, 10584 - 153 Street was in attendance and commented that he was against the proposal due to increased traffic.

Elaine Godwin, 9016 - 164 Street, was in attendance and commented that she and her husband were opposed to both by-laws, particularly the Official Community Plan amendment. She continued that the Official Community Plan provides for multiple residential development around the Guildford area. She noted concerns regarding the impact of storm water run-off on the Serpentine River, destruction of salmon habitat, flooding, lighting and noise. Ms. Godwin noted there are other sites better suited for this type of development

William Reid, #35, 16888 - 80 Avenue, was in attendance and commented that he supported the proposed application.

Carla Edge, #20 - 10740 Guildford Drive, was in attendance and commented that she supports the application and did not wish to see multiple residential development in the area, citing concerns for increased traffic congestion. She expressed concern regarding the use of intercom systems by the Auto Mall and noted pagers are used in other Auto Malls. Lighting is directed down not out and upwards.

Paul Bunt, President, Bunt & Associates Engineering, #800 - 1199 West Pender Street, Vancouver, B.C., was in attendance and noted that he represents the applicant. He stated that a traffic impact study was conducted comparing the permitted uses and proposed uses and examining how much traffic would be generated and its effect on the roads. He stated that the indications is that traffic generation would be much benign. He continued that auto malls don't generate peak traffic the same times as normal weekdays but more so on weekends. He noted that the direction of traffic flow would be reversed and hours of operation beneficial relative to permitted use.

The Mayor noted that 26 persons had registered support for the proposed application and 3 persons had registered opposition and did not wish to speak at this time.

Mayor McCallum noted the following persons had indicated in writing their support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Gord Cooper	X		
William Reed	X		
Curtis Edwards	X		
Robert Elmar	X		
Eric Trygg	X		
John Boer	X		
Martin Giffen	X		
Larry Landon	X		
Teresa Foster	X		
R.A. Johnson	X		
Ryan Burge	X		
Allen Graham	X		
James Smerdon	X		
Dan Hachett	X		
Tony Rayboye	X		
Bill Harbottle	X		
Jennifer Mitchell	X		
Jeremy Norquay	X		
Ed Schwartzin		X	
Tim Driedger	X		
Alan Merriman	X		
T. Brodie	X		
Dave Bottaro	X		
Sharmeen Nand	X		
J. Ruscheinsky	X		
Joe Kalwajtys		X	
Liz Swoboda		X	
Gord Hemrich	X		
Dean Clark	X		
Dean Butler	X		

Sherrold Haddad, President, Flag Chevrolet Oldsmobile, was in attendance and commented that he is in favour of the Jim Pattison Auto Group's application to amend the Official Community Plan, rezoning, and issuance of a development permit. He stated that his purpose was to request further consideration relative to the size of the project and financial capacity of the owners to provide services worthy of the community in the Guildford area. He added that the city would gain a new source of revenue through property taxes with a minimum of upset. He continued that Fraser Highway will have upgrade opportunities as dealerships relocate to the new mall and that it is noteworthy that auto manufacturers set high standards regarding design and coupled with large capital investments, would ensure continued maintenance and upgrading programs to make the community proud. He added that he supports the proposal adding that it would bring competition to his business but would provide for the greater good of Surrey, which is far more important for a growing, vibrant city which is open for business.

Gordon Rantu, 10530 - 154 Street, was in attendance and stated there are sufficient numbers of car dealerships in Surrey and expressed concerns regarding increased traffic.

Donna Bradley, 9016 Alexandria Crescent was in attendance and stated that she supported the proposed development. She commented on concerns relative to increased traffic and the development of major road networks in Surrey to enable commercial vehicles to move freely so that these types of developments can be successful.

Rick Johnson, 3184 - 204 Street, Langley, B.C. was in attendance and commented that he is a consultant for the project. He submitted a 270 letters of support and a petition of 87 signatures.

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the information submitted by Rick

Johnson be received.

RES.R03-3285

Carried

Mr. Johnson pointed out that silent pagers similar to the ones used at the North Vancouver Auto Mall would be used on site and that signage would be provided at the entrance and southwest corner of the property.

Councillor Tymoschuk returned to the meeting at 7:08 p.m.

**3. Surrey Land Use Contract No. 528, Authorization By-law, 1978, No. 5691,
Discharge By-law, 2003, No. 15200**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15201**

Rezoning Application: 7903-0351-00

**ADDRESS: CIVIC/LEGAL
15148 Fraser Highway (additional addresses on site
include 15150, 15154, 15156, 15158, 15160, 15164, 15166
and 15168 Fraser Highway)/PID: 000-702-421, Lot 265,
Sec. 34, Twp. 2, NWD, Plan 58219**

**APPLICANT: Dean and Mary Toye
c/o Jonathan Kim
M24 - 4277 Kingsway
Burnaby, B.C. V5H 3Z2**

**PROPOSAL: BY-LAW 15200
To discharge Land Use Contract No. 528 from the property
to allow the underlying "Highway Commercial Industrial
Zone (CHI)" to come into effect.**

**BY-LAW 15201
To rezone the property from "Highway Commercial
Industrial Zone (CHI)" to "Community Commercial Zone
(C-8)".**

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 36, Section F, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.74 metres (9 ft.);
- (b) To reduce the minimum westerly side yard setback from 7.5 metres (25 ft.) to 2.13 metres (7 ft.); and
- (c) To reduce the minimum easterly side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

The purpose of the Land Use Contract discharge, rezoning and development variance permit is to allow the operation of a martial arts school and the supply of martial arts equipment to students, within the existing commercial building.

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

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

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15207

Rezoning Application: 7903-0309-00

ADDRESS: CIVIC/LEGAL
15660 - 82 Avenue/PID: 001-869-477, Parcel "A"
(M16255E) of Lot 5, Sec. 26, Twp 2, NWD, Plan 16033

APPLICANT: Fawzieh Taha
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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 approximately six 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.

5. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15222

Rezoning Application: 7903-0308-00

ADDRESS: CIVIC/LEGAL
8706 - 158 Street/PID: 010-764-674, Lot 12, Sec. 26,
Twp. 2, NWD, Plan 2824
8724 - 158 Street/PID: 005-347-084, Lot 11, Sec. 26,
Twp. 2, NWD, Plan 2824
8693 - 159 Street/PID: 010-764-712, S1/2 Lot 22, Sec. 26,
Twp. 2, NWD, Plan 2824
8713 - 159 Street/PID: 007-538-642, N1/2 Lot 22, Sec. 26,
Twp. 2, NWD, Plan 2824
8723 - 159 Street/PID: 010-764-721, Lot 23, Sec. 26,
Twp. 2, NWD, Plan 2824

APPLICANT: Manjit S. and Rupinder K. Chatha, Guravtar S. and Balwinder Sandhu, and 467888 B.C. Ltd.
c/o Focus Architecture Inc. (Carson Nofle)
109 - 1528 McCallum Road
Abbotsford, B.C. V2S 8A3

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

DEVELOPMENT VARIANCE PERMIT

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

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.7 metres (12.1 ft.) along 158 Street;
- (b) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) along 159 Street; and
- (c) To reduce the minimum (south) side yard setback along a flanking street from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).

The purpose of the rezoning and development variance permit is to permit the development of 52 townhouse units in the Fleetwood Town Centre.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15176**

Rezoning Application: 7903-0284-00

ADDRESS: CIVIC/LEGAL
14951 - 68A Avenue/PID: 003-987-981, Lot 15, Sec. 15,
Twp. 2, NWD Plan 21764

APPLICANT: Amarjit S. and Surinder K. Athwal
c/o Amarjit Athwal
15915 - 80A Avenue
Surrey, B.C. V3S 8B3

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

The purpose of the rezoning is to permit the subdivision into 2 single family 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 A. Oteyza expressing opposition to the proposed rezoning application.

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

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15223**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15224**

Rezoning Application: 7903-0359-00

ADDRESS: CIVIC/LEGAL
8057 King George Highway/ 011-218-649, Lot 3, Sec. 29,
Twp. 2, NWD, Plan 7059
8071 King George Highway/ 011-218-614, Lot 2, Except:
Part Within Heavy Outline on Hwy Statutory ROW Plan
62493; Sec. 29, Twp. 2, NWD, Plan 7059
8085 King George Highway/ 002-213-192, Lot 1, Except;
Part Within Heavy Outline on Hwy Statutory ROW Plan
62493, Sec. 29, Twp. 2, NWD, Plan 15999

APPLICANT: Perley and Jeanette Watters and Diamatzu Enterprises Inc.
c/o Mainland Engineering Corporation (Avnash Banwait)
#204 - 7795 - 128 Street
Surrey, B.C. V3W 4E6

PROPOSAL: BY-LAW 15223
BLOCK B
To rezone portions of 8057 and 8071 King George Highway from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)".

BY-LAW 15224
BLOCK A
To rezone portions of 8057, 8071 King George Highway and all of 8085 King George Highway from "Single Family

Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of rezoning is to allow a subdivision to create approximately 15 compact single family lots and 1 mixed-use lot.

Permitted Uses for Block A

The *Lands* and *structures* shall be used for the following uses only:

1. The following uses are permitted only on the ground floor provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 sq.ft.]:
 - (a) *Retail stores* excluding the following:
 - i. *adult entertainment stores*;
 - ii. *auction houses*; and
 - 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*; and
 - 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. Multiple unit residential dwellings may be provided on the first and second floors above the ground floor uses permitted in above.

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 a 44-signature petition on table expressing support for the proposed rezoning application.

The Mayor noted that A. Banwait had expressed support for the proposed application and did not wish to speak at this time.

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

**8. Surrey Official Community Plan By-law, 1996, No. 12900, No. 89
Amendment By-law, 2003, No. 15240**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15241**

Rezoning Application: 7903-0153-00

ADDRESS: CIVIC/LEGAL
**12445 - 88 Avenue/PID: 017-647-185, Lot 1 Except: Part
dedicated Road on Plan LMP50043, Sec.31, Twp.2, NWD,
Plan LMP2901**
**12539 - 88 Avenue/PID: 002-038-081, Lot 15, Blk.23,
Sec.31, Twp. 2, NWD, Plan 2135**
**12549 - 88 Avenue/PID: 002-611-228, Lot 14, Blk.23,
Sec.31, Twp. 2, NWD, Plan 2135**
**12555 - 88 Avenue/PID: 005-116-520, Lot 13, Blk.23,
Sec.31, Twp. 2, NWD, Plan 2135**
**12571 - 88 Avenue/PID: 001-841-254, Lot 12, Blk.23,
Sec.31, Twp. 2, NWD, Plan 2135**
**12579 - 88 Avenue/PID: 012-508-187, Lot 11, Blk.23,
Sec.31, Twp. 2, NWD, Plan 2135**
**12587 - 88 Avenue/PID: 012-508-152, Lot 10, Blk.23,
Sec.31, Twp. 2, NWD, Plan 2135**
**8839 - 126 Street/PID: 012-508-284, Pcl "M" (Ref.
Plan 43509), Blk.23, Sec.31, Twp.2, NWD, Plan 2135**
**8855 Kennedy Place/PID: 017-929-261, Lot 2, Sec.31,
Twp.2, NWD, Plan LMP5884**
**8860 Kennedy Place/PID: 018-758-843, Lot 1 Except: Part
dedicated Road on Plan LMP50043, Sec.31, Twp.2, NWD,
Plan LMP16556**
**8885 Kennedy Place/PID: 017-929-270, Lot 3, Sec.31,
Twp.2, NWD, Plan LMP5884**
**8900 Kennedy Place/PID: 023-080-825, Lot 11, Sec.31,
Twp.2, NWD, Plan LMP23446**
**8915 Kennedy Place/PID: 017-929-288, Lot 4, Sec.31,
Twp.2, NWD, Plan LMP5884**
**8935 Kennedy Place/PID: 017-929-296, Lot 5, Sec.31,
Twp.2, NWD, Plan LMP5884**
**8945 Kennedy Place/PID: 018-003-761, Pcl One, Sec.31,
Twp.2, NWD, Ref. Plan LMP7194**
**8950 Kennedy Place/PID: 018-003-770, Pcl 2 Except: Part
in Plan LMP23446, Sec.31, Twp.2, NWD, Plan LMP7194**
**Portion of Road (Kennedy Place - 124A Street) and
Walkway/Road dedicated on Plan LMP2901**
Portion of Lane/Road dedicated on Plan 2135
Portion of Road/Road dedicated on Plan LMP16556

APPLICANT: Amherst Estates Ltd., Scott Hill Investments Inc., Satnam Viridi, James Brewer, Ramaljith K. Khaira, Sunil and Neelu Biswas, John and Edna Byrnes, Leo and Mary Laffey, Rishi and Chandra Sharma
c/o Pacific Land Resources Group Inc. (Oleg Verbenkov)
#101, 7485 - 130 Street, Surrey, BC V3W 1H8

PROPOSAL: **By-law 15240**
To redesignate the following properties from Industrial (IND) to Commercial (COM): 12445 - 88 Avenue, 8945, 8860, 8855, 8950, 8885, 8915, 8935, 8900 Kennedy Place, Portion of road (Kennedy Place - 124A Street) and walkway, and a portion of road dedicated on Plan LMP16556.

To redesignate the following properties from Urban (URB) to Commercial (COM): 12539, 12549, 12555, 12571, 12579 and 12587 - 88 Avenue, and 8839 - 126 Street.

To redesignate the portion of lane from Industrial (IND) and Urban (URB) to Commercial (COM).

By-law 15241
To rezone the following properties from "Business Park Zone (IB)" to "Comprehensive Development Zone (CD)": 12445 - 88 Avenue, 8945, 8860, 8855, 8950, 8885, 8915, 8935 and 8900 Kennedy Place, a portion of road (Kennedy Place - 124A Street) and walkway, and portion of road dedicated on Plan LMP16556.

To rezone the following properties from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)": 12539, 12549, 12555, 12571, 12579, 12587 - 88 Avenue, 8839 - 126 Street and a portion of lane.

PERMITTED USES

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

1. The following uses are permitted provided that the gross floor area of each individual business exceeds 370 square metres [4,000 sq. ft.], except that up to 25% of the total developed gross floor area may be used by businesses that individually occupy less than 370 sq. m. [4,000 sq. ft.] of floor area, but no more than three-fifths of this 25% may be used by businesses that occupy less than 185 sq. m. [2,000 sq. ft.]:
 - (a) *Retail stores* excluding *adult entertainment stores*; *secondhand stores* and *pawnshops*;
 - (b) *Personal service uses* excluding *body rub parlours*;
 - (c) *General service uses* excluding *funeral parlours*;
 - (d) *Beverage container return centres* provided that the use is confined to an enclosed *building*;
 - (e) *Eating establishments*;
 - (f) *Neighbourhood pubs*;
 - (g) *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;
 - (h) *Office uses* excluding *social escort services*; and *methadone clinics*;
 - (i) *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone;
 - (j) *Indoor recreational facilities*;
 - (k) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
 - (l) *Community services*;
 - (m) *Child care centres*;
 - (n) One *dwelling unit* per *lot* provided that the *dwelling unit* is contained within the *principal building* and occupied by the owner or the owner's employee for the protection of the businesses on the *lot*.

The purpose of the redesignation and rezoning is to permit the development of a big-box format retail shopping centre.

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 on table correspondence from D. Penner, D. Hall, J. Regan, I. And C. Recter, M. Vaughan, and a 25 signature petition from Pacific Land Group indicating support for the proposed rezoning application.

There was also correspondence on table from J. Dahr, B. Taylor, and a 587 signature petition from Kennedy Heights/Cedar Hills stating opposition to the proposed rezoning application.

Mayor McCallum noted the following persons had indicated in writing their support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
L. Faye Embree	X		
Gurbakash K. Shergill		X	
Bhupinder Dhaliwal		X	
Jasvinder Singh Aujla	X		
Jaspreet S. Sivig	X		
Jatinder Pal Singh Gill	X		
Jagdip Singh Sivia	X		
Pargan Dhesi		X	
Amrik S. Dhesi		X	
Gary Dhesi		X	
Patricia Troxler		X	
Inaer Sangha		X	
Devender Dhillon	X		
Kulbir Sing	X		
Satwant Mand	X		
Hardinder Dhaliwal	X		
Santokh Singh Nagra	X		
Dalip Singh Gill		X	
Daryl Van Humbeck		X	
Sandy Van Humbeck		X	
Phillip Van Humbeck		X	
Rod Van Humbeck		X	
Alice Van Humbeck		X	
Hardinou Kaur	X		
Mandsa Dwsuir	X		
Robert Scott Macaulay	X		
Janna Vestad	X		
Ruup		X	
David		X	
Harpaul Sahota	X		
Kevin Sinsy	X		
Jagtar Sandhu		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Stephen Casson	X		
Rick Johnson	X		
Shirley Vestad	X		
Viva Park		X	
Ken Henderson		X	
Doreen Zecchel		X	
William Reed	X		
Balbir Dusans	X		
Sukhmander S. Dhaliwal	X		
Erig Trygg	X		
Jean Mori		X	
Shirline Morin		X	
Bobby		X	
Randy		X	
Ramaljith Khaira	X		
Henry Dyck		X	
J. Scott		X	
Joe Dhaliwal	X		
Dalwinder Tamra		X	
Avtar S. Powar	X		
Paul Quinn	X		
Anthony R. Keogh		X	
Pritam Kaur Sandhu		X	
Judy Sowinski	X		
Sukhdev Sandhu		X	
Dahnan Dhaliwal	X		
Manjeet Dhami	X		
Surnan Samoa	X		
Jasmest Shergill	X		
John Hewlett	X		
Inderjit Rai	X		
Don Kelly		X	
Richard Scott		X	
Sheila Morton		X	
Linda Scott		X	
Kashmira Dhesi		X	
Lakhbir S. Gill	X		
Gurvinder Venina	X		
Darsus Siotsy	X		
Manjit S. Sahota	X		
H. Satwila	X		
Josinder Sidsy	X		
Harj Mann	X		
Gary Dhaliwal	X		
Shalilni Shah		X	
Jaspreet Mann	X		
Rajindra Shah		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
David Chung	X		
Raskpal Dhaliwal	X		
Kulwant Singh Basra	X		
Sukhninder Kooner	X		
Reema Ramritu	X		
Peter Ramity	X		
Ranjeet Singh Mann	X		
Sukhjinder Nahal	X		
Phyllis Dyck		X	
Henry Dyck		X	

Brenda Taylor, 1260 - 90A Avenue, was in attendance and commented that she represented the 640 residents who had signed a petition against the land use variance. She continued that there have been an additional 36 signatures added to the petition and would be submitted by Janice Franz. She noted the neighbourhood is bordered by 96 Avenue to the north, 128 Street to the east, 88 Avenue to the south, and Scott Road to the west and consists largely of single family homes and small businesses with 4 schools and many restaurants. She noted that majority of the residents are Indo Canadian.

She continued that the older homes in the area are being replaced with higher end housing and one of the many advantages to living in the area is access to SkyTrain. She added that WalMart buys products from offshore manufacturing firms with an exploited labour force and also prevents local businesses from becoming established and floods the market with cheap goods. She noted that WalMart needs a large footprint and asked Council if it safeguards the interest of private citizens over large corporations.

She commented on lost privacy, less housing stock, safety of children from traffic, small businesses being squeezed out, noise and pollution from traffic, auto theft and the negative effect that the proposed 1,250 parking stalls would have on the neighbourhood. She added that the Official Community Plan should be adhered to and any departure or variance in land use should come because it benefits local community. She noted that the land had been vacant for 20 years and that she had been unaware of any efforts on behalf of the vendor to sell the property.

Michael Burton-Brown, Architect, 10th Floor, 675 West Hastings Street, Vancouver, B.C., was in attendance and commented that previous use intended for site was industrial and the landscaped berm was supposed to protect residents around the development by providing acoustic and visual privacy from the proposed shopping centre. He continued that traffic issues dealt with in the report by Trevor Ward includes calming measures for adjacent streets designed to encourage traffic access from 88 Avenue.

The Mayor then noted that 61 persons had registered support and 45 had registered opposition and did not wish to speak at this time.

Darlene Polishak, 12639 - 90 Avenue, was in attendance and stated that she was opposed to the proposed application citing concerns regarding increased traffic, safety of children in the area,

Edythe Polishak, 12639 - 90 Avenue was in attendance and stated she is opposed to the proposed application due to increased traffic.

Elaine Polishak, 12639 - 90 Avenue was in attendance and stated that she opposes the proposed application due to the possibility of increased criminal activity in the area

Richard Green, 9101 - 124 Street, was in attendance and stated that he does not support the proposal stating concerns regarding increased traffic in the area and noting it does not fit in with the surrounding residential area.

Sukhdev Dhesi, 12588 - 90 Avenue, was in attendance and commented that she opposed the proposed development. She cited concerns regarding safety of children in the area and increased traffic. She commented that 126 and 90 Avenue is dangerous intersection and would only worsen with this development.

Jim Waddell, 12630 - 90A Avenue, was in attendance and commented that he opposed the proposed development in that it is not in keeping with the surrounding residential area, and would attract the criminal element, have trucks unloading during the night, and increase traffic.

Janet Dahr, 9133 - 122B Street and Friends of Kennedy Park, was in attendance and stated that she and her husband were not in favour of the application. She cited increased traffic, lack of transit, access from 88 Avenue, traffic gridlock, pedestrian access from 90 Avenue, and impact on existing business.

Cam Pearce, Vice President, Research Western Opinion Research, 481 East 38th Avenue, Vancouver, B.C., was in attendance and commented that his firm is an independent research agency hired by the applicant to conduct a telephone survey to measure the level of support for the proposed WalMart at 88 Avenue and 125 Street. He noted that the survey was conducted in November 2003, in English, to 300 Surrey residents within a defined trade area bordered by 120 Street to the west, 104 Avenue to the west, 108 Avenue to the north, and the railway tracks to the south. He commented that survey results revealed plus or minus 6% that 19 times out of 20, the large majority of residents (71%) would like WalMart built, 20% did not wish a WalMart, and 9% did not respond or did not know.

Leno Zecchel, 9076- 126 Street was in attendance and commented that he had concerns regarding increased traffic, safety of school children and motor vehicle accidents in the area.

Baljit Gill, 12591 - 89 Avenue was in attendance and commented that she opposed the proposed application citing concerns for increased traffic, safety of children, and increased opportunities for drug trafficking.

Sukhi Sandhu, 12593 - 90 Avenue, was in attendance and commented that opposed the proposed application citing concerns for increased traffic. She commented that as a union member, she objected to WalMart's minimum wage to employees would not support the neighbourhood.

Jack Stewart, 12620 - 90A Avenue, was in attendance and commented that he opposed the proposed application due to concerns relative to public safety, crime, auto theft, earthquake stability, and increased traffic.

Neil MacDuff, 11286 - 78A Avenue, Delta, B.C., was in attendance and commented that he opposed the proposed application citing concerns for increased traffic. He noted he would prefer to shop in Delta and added that there are more suitable areas to locate this type of development.

Liz Levesque, 14208 Gladstone Drive, was in attendance and commented that she is currently employed by Surrey WalMart, is a single mom with 4 children and lives comfortably on her salary. She added that she would like to work closer to home.

Peter Martin, 12631 - 24A Avenue, Listo Products, was in attendance and stated that his business is one of the largest suppliers to WalMart in the lawn and garden category, manufactured in Surrey. He added that WalMart has a significant impact on his business, which employs 80 people, many of whom live, shop and pay taxes in Surrey.

He continued that new WalMart stores represent significant benefits for Listo Products by bringing more business to his manufacturing facility and supporting their products. He added that his business also receives support from WalMart USA through export to America. He stated that he supported this application and noted it would bring more jobs to the neighbourhood.

Janice Franz, 8990 - 126 Street, was in attendance and commented that she and her mother have lived in the area for 11 years. She provided a petition with 46 signatures supplemental to the original 640 signature petition.

It was Moved by Councillor Hunt
Seconded by Councillor Bose
That the 46 signature petition submitted by

Janice Franz be received.

RES.R03-3286

Carried

She stated that she opposed the rezoning of the land from single family residential and business park, big box stores and the 9 additional buildings. She continued that she opposes the 1,250 parking spaces, parking lot entrance and exit on 126 Street. She noted that the surrounding residential area has been revitalized

and would be negatively affected by the proposed development. She expressed concerns regarding increased traffic, public safety, noise and pollution, which would be detrimental to the surrounding residential area.

Donna Badley, 9016 Alexandria Crescent, was in attendance and commented that there is proposed commercial development planned for the area of 88 Avenue and Scott Road and expressed concerns regarding business impact, and increased commercial traffic.

David Knowles, 11916 Gilmour Crescent, N. Delta, B.C., was in attendance and commented that he represents Retail Store and Warehouse Workers with the B.C.G.E.U., particularly Liquor Store workers. He stated concerns regarding the proliferation of liquor retail stores, the location of a proposed daycare nearby, the dangers of motor vehicle accidents due to drinking and driving and added that he sympathizes with the community residents.

Donna Brearley, 12561 - 89A Avenue, was in attendance and commented that the area is a residential area and stated concerns regarding increased traffic, environmental issues, pollution, public safety, and the WalMart stores already located nearby.

D. Bhattia, 12425 - 90A Avenue, was in attendance and commented on the numerous accidents that take place at the intersection of 92 Avenue and 126 Street. He expressed concern for increased traffic and

Oleg Verbenkov, Pacific Land Group, agent for project, was in attendance and commented that his agency has been engaged in extensive public consultation program, and held two public information meetings in September and December, which indicated positive support for the project. He added that his company had also conducted a phone survey and collected a petition signed by approximately 3,500 Surrey residents.

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the 3,500 signature petition as
submitted by Mr. Verbenkov be received.

RES.R03-3287

Carried

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That a letter of support from the Scott Road
Business Association as submitted by Mr. Verbenkov be received.

RES.R03-3288

Carried

It was Moved by Councillor Steele
Seconded by Councillor Tymoschuk
That letters of support from various
businesses as submitted by Mr. Verbenkov be received.
RES.R03-3289 Carried

It was Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That an additional petition signed by area
residents as submitted by Mr. Verbenkov be received.
RES.R03-3290 Carried

Mr. Verbenkov continued that he has responded to the residents requests to limit vehicle and pedestrian access from 90 Avenue or the immediate side streets. He added that a berm and plantings would be placed along 90 Avenue, down 125 Street to 126 Street, at which point, the applicant has proposed to improve city-owned property to Surrey standards. He noted the berm is proposed to be measure 6 feet by 30 to 35 feet wide.

He noted lighting concerns and mentioned that the focus would be to provide low lighting in pedestrian and parking lot areas, directed on site and contained by the plantings along the berm. He proposed to incorporate traffic calming along 126 Street and noted that between 1,500 to 1,800 cars would be required to service employees and visitors to the site. He stated that he had met with the area residents and that he believed a rapport has been established with many of them in understanding their concerns of increased traffic. He added that the applicant is committed to widening 88 Avenue fronting and providing dedicated turning lanes in and out of the project to encourage all traffic to enter and exit from 88 Avenue. He added that the applicant proposed to commit upgrading of 3 intersections along 126 Street, north of 88 avenue, at 89, 90, and 91 Avenues by installing traffic calming measures. He noted the area residents would prefer to have roundabouts installed as opposed to raised humps and widened curb lanes. He noted that the applicant would be willing to do that upon instruction by the City.

Mr. Verbenkov then noted that the applicant is willing to commit to widen a portion of 128 Street to improve traffic flow and to ongoing dialogue with area resident to ensure the safe management of the site and interface with residential area.

David Mitchell, DMG Landscape Architects, 200 - 6545 Bonsor Avenue, was in attendance and commented that the proposed landscaped buffer would feature access points for pedestrians, chain link fencing, and thorny brush to discourage loitering. He added that he had worked with staff to ensure traditional expectations are met relative to parking lots.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15204**

Rezoning Application: 7903-0333-00

ADDRESS: CIVIC/LEGAL
18312 - 67 Avenue/PID: 005-526-957, Lot 16, Sec. 17,
Twp. 8, NWD, Plan 56845

APPLICANT: Roland and Peitja Storteboom
c/o Coastland Engineering & Surveying Ltd.(Mike Helle)
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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 approximately 6 single family lots.

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

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

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003 No. 15205**

Rezoning Application: 7902-0274-00

ADDRESS: CIVIC/LEGAL
16728 - 64 Avenue/PID:012-419-737, Parcel "B"
(H106998E) Lot 2, Sec. 12, Twp. 2, NWD, Plan 1921

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

PROPOSAL: **BLOCKS A & B**
To rezone a portion of the property from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

BLOCK C
To rezone a portion of the property from "General Agriculture Zone (A-1)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to permit subdivision into approximately 15 single family and small single family residential lots.

Councillor Bose left the meeting at 8:50 p.m. due to a potential conflict of interest as his family owns property in the 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 were no persons present to object to the proposed rezoning application.

Councillor Bose returned to the meeting at 8:51 p.m.

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15206**

Rezoning Application: 7996-0010-00

ADDRESS: CIVIC/LEGAL
16808 - 61 Avenue/PID:001-634-887, Lot 4, Sec. 7,
Twp 8, NWD, Plan 7695

APPLICANT: Alexander Wasyluk
c/o Hunter Laird Engineering Ltd.(Clarence Arychuk)
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section K.2, as follows:

- (a) To reduce the minimum lot depth from 28 metres (90 ft.) to 21.8 metres (71.5 ft), for proposed lot 3.

The purpose of the rezoning and development variance permit is to allow subdivision into three 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 A. Wasylup expressed support for the proposed application and did not wish to speak at this time.

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

**12. Surrey Official Community Plan By-law, 1996, No. 12900,
Text No. 41 Amendment By-law, 2003, No. 15219**

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 Part 3 Land
Use Strategy - Section 3.7 Land Use Designations and
Permitted Zones and in Figure 7 List of Zones to insert the
"Special Single Family Residential (9) Zone (RF-9S)".

These amendments are necessary to incorporate the
"Special Single Family Residential (9) Zone (RF-9S)" into
the Official Community Plan.

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

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

**13. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2003, No. 15220**

APPLICANT: City of Surrey, Council Initiative
14245 - 56 Avenue

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

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

"17E RF-9S Special Single Family
Residential (9) Zone 17e.1"

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

"RF-9S Special Single Family Residential (9)
Zone"

- (c) New Part 17E Special Single Family Residential (9) Zone, which is attached hereto as Schedule A and forms part of this By-law, is inserted immediately after Part 17D.
- (d) Part 52 Comprehensive Development Zone Section B.3 is amended by inserting "RF-9S," immediately after "RF-9C".

These amendments are necessary to incorporate the "Special Single Family Residential (9) Zone (RF-9S)" into "Surrey Zoning By-law, 1993, No. 12000".

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

The Mayor noted that R. and B. Rentmeister, B. Judd, and J. Howard-Judd had registered opposition to the proposed application and did not wish to speak at this time.

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

**14. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15221**

Rezoning Application: 7903-0287-00

ADDRESS: **CIVIC/LEGAL**
18985 - 68 Avenue/PID: 000-708-682, Parcel "A"
 (Explanatory Plan 16100) of Lot 1, Sec. 16, Twp. 8, NWD,
 Plan 4502
19037 - 68 Avenue/PID: 012-431-222, Lot 5, Sec. 16,
 Twp. 8, NWD, Plan 1962
19024 - 70 Avenue/PID: 006-948-448, Lot 4, Sec. 16,
 Twp. 8, NWD, Plan 1962

APPLICANT: Lillian Jarvis, Lawrence and Vivianne Lunn,
 Jacob and Grietje Dekens
 c/o Hunter Laird Engineering Ltd.
 #300 - 65 Richmond Street
 New Westminister, B.C. V3L 5P5 and
 c/o Aspen Developments Ltd.
 Suite 201, 2775 McKenzie Avenue
 Surrey, B.C. V4A 3H5

PROPOSAL: **BLOCK A**
 To rezone portions of 18985 and 19037 - 68 Avenue and
 19024 - 70 Avenue from "One-Acre Residential Zone

(RA)" to "Single Family Residential (9) Coach House Zone (RF-9C).

BLOCK B

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, Part 17D, Section K and Part 17E Section K, as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) for proposed Lot 82;
- (b) To increase the percentage of Type II lots from 33% to 45% for proposed Lots 30, 39, 40, 41, 42, 43 and 53 and;
- (c) To reduce the minimum lot width from 9 metres (30 ft.) to 7.9 metres (26 ft.) and to reduce the minimum lot area from 250 sq.m. (2,690 sq. ft.) to 221 sq. m. (2,368 sq.ft.) for proposed Lots 58, 60, 62, 64, 75 and 81.

The purpose of the rezoning and development variance permit is to permit subdivision into 65 small single family lots with coach houses, 16 special single family residential lots (based on RF-9C) and 1 remainder lot.

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 the following persons had registered their opinion with respect to the proposed application and did not wish to speak at this time.

<u>Name</u>	<u>For</u>	<u>Against</u>
C. Agnew		X
R. Moznik		X
D. Moznik		X
K. Moznik		X
B. Millman		X
W. Rossa		X
A. Martinez		X
B. Foster		X
R. Debalinhard		X
R. Rentmeister		X
B. Rentmeister		X
B. Judd		X
J. Howard-Judd		X
R. Ferdinand		X

<u>Name</u>	<u>For</u>	<u>Against</u>
W. Warkentin		X
P. Warkentin		X
S. Poynter		X

John McKenzie, 18951 - 68A Street was in attendance and commented that he opposed the proposed application. He continued that he would prefer the development to include the same size lots of surrounding neighbourhoods and craftsman style of homes. He also expressed concern for increased traffic in the area.

John Sanford, 18953 - 68B Avenue, was in attendance and commented that he had concerns regarding the higher density of the proposed development which would contribute to increased traffic, decreased property values, and parking difficulties in the area.

David Dendas, 18891 - 68A Street, was in attendance and commented that he supports sustainable development. He continued that he does not support the higher density as proposed and stated concerns regarding increased crime, traffic and public safety issues.

Patrick Ferdinands, 18977 - 69A Avenue, was in attendance and commended Council and Surrey staff on their fine work at Clayton Village. Mr. Ferdinands was surprised at the density of the development as proposed. Parking density frontages width

Jack DeVries, 18982 - 68B Avenue, was in attendance and commented that on the increased density for the proposed lots. He questioned if Mayor and Council still supports sustainable development in the community of East Clayton. He questioned if impact studies had been undertaken regarding the impact of higher density development on city sewer systems and the widening of narrow streets.

Roland Sisko, 18894 - 69A Avenue, was in attendance and commented on the smaller lots and narrow roads citing concerns regarding increased traffic and parking problems in the community.

Mike McLennan, 19120 - 68 Avenue, was in attendance and commented on concerns relative to roadway servicing, road widening, and pedestrian safety. He added that he had not seen any metrics to efficiencies provided by the sustainable concept and that there was no study underway to provide that information to Council, indicating whether the concept is feasible or not.

He addressed concerns relative to the concept of sustainability as it relates to fish habitat preservation.

He added that there would be a number of applications for development along 68 Avenue going before Council and that roadway practices during development should take safety issues into consideration.

Robert Delage, 18984 - 69 Avenue, was in attendance and commented that information sent to area residents demonstrates a proposal for higher density lots and reduction in setbacks. He related concerns relative to parking, pollution, noise, reduced property values and increased traffic. He stated that he was opposed to the proposed rezoning application and that his purchase investment would be negatively affected. He continued that the proposed application is contrary to the East Clayton Neighbourhood Concept Plan. He suggested that higher density homes should not be placed adjacent to lower density homes. He added that it takes two working parents to afford these homes, requiring two vehicles to meet the needs of young families and that the driveways are too small to accommodate these vehicles.

Don Hepburn, 18991 - 68A Avenue, was in attendance and commented that he opposed the proposed rezoning application. He added that he purchased a home in Clayton Village, Surrey's first sustainable development, with the understanding that it would be a good neighbourhood in which to raise children, provide a sound financial investment, feature nearby amenities and bring neighbours together. He added that the proposed application is about the developer's ability to increase overall profits and the proposed higher density is wrong.

Mr. Hepburn noted that parking is manageable at this point, but to locate higher density homes would create major parking problems similar to Clova Valley. He stressed that street parking does not promote safety and the proposed coach houses may contain secondary suites adding to parking problems. He continued that the proposal does not provide homes that complement existing homes in the area and would reduce property values. He quoted a local newspaper article citing Patrick Condon's concept for sustainable development and that the residents of Clayton Village want to work with Council to ensure their community remains sustainable.

Clarence Arychuk, Hunter Laird Engineering Ltd., was in attendance and commented that there are three distinct land uses within the East Clayton area featuring a higher density of residences of 6 to 10 units per acre. He continued that this is consistent or lower than permitted in the Neighbourhood Concept Plan and does not exceed the density even with a development variance permit. He added that the development variance permit addresses geometrical quirks that occurred when the first phase of the BFW were laid out such as the geometry of roads would not line up properly. He stated that within the Special Residential zoning, there is no provision for slightly narrower lots and at no point is density of development increased. He added that house designs meet or exceed the parking lot requirements established in the East Clayton neighbourhood plan and the Zoning By-law.

15. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15232**

**City of Surrey Heritage Revitalization Agreement
By-law, 2003, No. 15233**

Rezoning Application: 7903-0171-00

ADDRESS: **CIVIC/LEGAL**
**6056 - 168 Street/PID: 011-284-293, Lot 2, Sec. 7, Twp. 8,
NWD, Plan 7695**
**16811 - 60 Avenue/PID: 011-284-285, Lot 1, Sec. 7,
Twp. 8, NWD, Plan 7695**

APPLICANT: Park Ridge Holdings Ltd.
c/o Park Ridge Holdings Inc.
14096 - 28A Avenue
Surrey, B.C. V4P 2H8

PROPOSAL: **BY-LAW 15232**
To rezone the properties from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

Permitted Uses

Block A

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses subject to a Heritage Revitalization Agreement pursuant to Section 966 of the Local Government Act R.S.B.C. 1996 c 323, as amended, and terms acceptable to the City:

- (a) The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 175 square metres [1,884 sq. ft.]:
- i. *Retail stores* excluding the following:
 - a. *adult entertainment stores*;
 - b. *auction houses*; and
 - c. *secondhand stores* and *pawnshops*;
 - ii. *Personal service uses* limited to the following:
 - a. *Barbershops*;
 - b. *Beauty parlours*; and
 - c. *Shoe repair shops*;
 - iii. *Eating establishments* excluding *drive-through restaurants*;
 - iv. *Office uses* excluding the following:
 - a. *social escort services*; and
 - b. *methadone clinics*;

- v. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
- vi. *Community services*;
- vii. *Child care centres*; and
- (b) One *dwelling unit* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*; and
 - iii. *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

Block B

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

- (a) *Single family dwellings*; and
- (b) *Duplexes*.

BY-LAW 15233

To enter into a Heritage Revitalization Agreement for the Boothroyd House on a portion of 16811 - 60 Avenue.

The purpose of the rezoning and Heritage Revitalization Agreement is to allow a development consisting of neighbourhood commercial uses in the historic Boothroyd House and a multi-family component with 15 detached dwelling units.

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

There was correspondence on table from R. and S. Shah expressing opposition to the proposed rezoning application.

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

16. Surrey Official Community Plan By-law, 1996, No. 12900, No. 87 Amendment By-law, 2003, No. 15234

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15235**

Rezoning Application: 7903-0213-00

ADDRESS: **CIVIC/LEGAL**
8252 - 160 Street/PID: 011-326-174, Lot "B" Sec. 25,
 Twp. 2, NWD, Plan 8562
8266 - 160 Street/PID: 011-326-158, Lot "A", Sec. 25,
 Twp. 2, NWD, Plan 8562
8282 - 160 Street/PID: 002-083-850, The S1/2 of the
 N168 ft. of Lot 16, Sec. 25, Twp. 2, NWD, Plan 2425
8292 - 160 Street/PID: 010-467-246, N1/2 of the N168 ft.
 Lot 16, Sec. 25, Twp. 2, NWD, Plan 2425

APPLICANT: Ismat Ghazghi, Gordon and Constance Hyams, Gerald,
 Walter, and Carole Kerr and Fleetwood Villa Holdings Ltd.
 c/o Kirk Fisher
 A-101 - 17802 - 66 Avenue
 Surrey, B.C. V3S 7X1

PROPOSAL **BY-LAW 15234**
 To redesignate the properties from Urban (URB) to
 Multiple Residential (RM).

BY-LAW 15235
 To rezone the properties from "One-Acre Residential Zone
 (RA)" to "Comprehensive Development Zone (CD)".

Permitted Uses

The *Lands* and *structures* shall be used for only a *multiple unit residential building*, provided that it shall be occupied exclusively by senior citizens and shall be subject to a Housing Agreement pursuant to Section 904 of the Local Government Act R.S.B.C. 1996 c 323 as amended on terms acceptable to the *City*, but specifically excluding a *care facility* regulated under the Community Care Facility Act, R.S.B.C. 1996 Chapter 60 as amended, and the Hospital Act, R.S.B.C. Chapter 200, as amended.

The purpose of the redesignation and rezoning is to permit the development of a 171-unit, assisted living, seniors-oriented, 3-storey apartment building.

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 object to the proposed rezoning application.

17. Surrey Land Use Contract No. 385, Authorization By-law, 1977, No. 5307, Discharge By-law, 2003, No. 15177

Application: 7903-0042-00

ADDRESS: CIVIC/LEGAL
1634 - 152 Street (also shown as 1624 & 1630 - 152 Street/
 PID: 012-069-311, Pcl. "89" (Reference Plan 28727),
 Lots 4, 5, and 6, Sec. 14, Twp. 1, NWD Plan 19188

APPLICANT: Charterhouse Properties Limited
 c/o e-Atelier Architecture Inc. (Brian Shigetomi)
 Suite 109 - 131 Water Street
 Vancouver, B.C. V6B 4M3

PROPOSAL: To discharge Land Use Contract No. 385 from the property to expand the pub operation into the remaining floor area of the building.

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 V1500 Holdings, G. Yee and Suncliff Place expressing opposition to the proposed rezoning application as well as from B. Testa stating concerns with respect to noise. There was also correspondence from W. Wright and a 416 signature petition provided on on table expressing support for the proposed application.

Mayor McCallum noted the following persons had indicated in writing their support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Jason Fisher	X		
Hakon Komm	X		
Ricki Komm	X		
David Murison	X		
Kerry Rawlick	X		
Andrew Janzen	X		
Aly Sunderji	X		
Robert J. Neil	X		
Ron McQuarrie	X		
Wayne Wright	X		
Az Arbuthant	X		
William Sullivan	X		
Cathy Delcourt	X		
Maggie Rogers	X		
David Austin	X		

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Allan Pryce	X		
Patricia Oldfield	X		
Robert Price	X		
Joyce Pope	X		
Kevin McKinnon	X		
Jennifer Fox	X		
James Pearce	X		
Rob Coburn	X		
Rya Sawadd	X		
Robert Saunders	X		
Nadeen Horwood	X		
Jennifer Fisher	X		
Nolan Fisher	X		
Mack Delwurt	X		

Alan Merriman, 2416 - 127B Street, was in attendance and commented that he worked for Molson Breweries, a leader in the industry, and that he endorses the proposed application adding that there would be continued value added to the community.

It was

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

Mr. Merriman be received.

RES.R03-3291

Carried

Brian Shigetomi, Atelier Architecture Inc., was in attendance and commented on the location of the patio which would face 152 Street, and be situated between the pub and the liquor store at a distance of 400 meters from residential areas. He continued that a landscaped buffer would be provided between the residential area and the pub site. He noted the parking lot had been reconfigured to improve safety and the owner has installed low lighting, security cameras and windows along the east elevation to improve visibility of the parking lot. Mr. Shigetomi continued that there would be dedicated pathways that connect the east entrance point to the parking lot and a total of 72 parking spots.

Nolan Fisher, owner, Sawbucks, was in attendance and commented that he was available to answer any questions that may arise.

18. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15203**

Rezoning Application: 7903-0327-00

ADDRESS: CIVIC/LEGAL
15252 - 32 Avenue/PID: 025-538-365, Lot A, Sec. 26,
Twp. 1, NWD, Plan BCP2273

APPLICANT: Morgan Creek Corporate Centre Inc.
c/o Ken Sully and Rick Friesen
3A - 3033 King George Highway
Surrey, B.C. V4P 1B8

PROPOSAL: To rezone the property from "Business Park Zone (IB)" to
"Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit a pharmacy as an
accessory retail use.

Permitted Uses

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

1. *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses excluding:
 - i. *social escort services*; and
 - ii. *methadone clinics*;
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Accessory uses* including the following:
 - (a) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops;
 - (b) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Eating establishments*, excluding *drive-through restaurants*;
 - (d) *Community services*;
 - (e) *Assembly halls* limited to *churches*, provided that:
 - (i) the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);

- (ii) the *church* accommodates a maximum of 300 seats; and
- (iii) there is not more than one *church* on a *lot*.
- (f) *Retail store* limited to a pharmacy provided:
 - (i) the pharmacy does not exceed a total *gross floor area* of 93 square metres [1,000 sq.ft.] provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 50% of the *gross floor area*;
 - (ii) The pharmacy is an *accessory use* to only offices of medical doctors who are licensed with the College of Physicians and Surgeons, and dental offices provided that the *gross floor area* of all these office uses is a minimum of 464.5 m² [5,000 sq. ft.];
 - (iii) there is not more than one pharmacy on a *lot*; and
 - (iv) the pharmacy is contained in the same *principal building* as the required medical doctors office uses, and dental office uses.
- (g) *Child care centre*; and
- (h) *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; and
 - c. Notwithstanding Sub-sections B.5 (h) 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.5 (h) 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.

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 L. Bryan and Hilltop Medical expressing support for the proposed rezoning application.

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

**19. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, 15208**

Rezoning Application: 7903-0203-00

ADDRESS: CIVIC/LEGAL
2175 - 123 Street/PID:010-337-695, Lot 15, Sec. 18,
Twp. 1, NWD, Plan 18121

APPLICANT: Mamie Liang
2175 - 123 Street
Surrey, B.C. V4A 3L6

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

The purpose of the rezoning is to permit an addition to the existing dwelling that is larger than permitted by the existing zone.

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 this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

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 Mr. And Mrs. J. Wharton expressing opposition for the proposed rezoning application.

The Mayor noted that Rezoning Application 7903-0203-00 was not in order as it had been filed earlier in the day.

**20. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15209**

Rezoning Application: 7903-0200-00

ADDRESS: CIVIC/LEGAL
2644 - 140 Street/002-652-919, Lot 30, Sec. 21, Twp. 1,
NWD, Plan 53242

APPLICANT: Thomas Nellis and Ruth Yelle
c/o Hunter Laird Engineering Ltd.(Clarence Arychuk)
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to allow subdivision into two single family 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 were no persons present to object to the proposed rezoning application.

**21. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2003, No. 15210**

Rezoning Application: 7903-0199-00

ADDRESS: CIVIC/LEGAL
2624 - 140 Street/PID: 004-804-252, Lot 32, Sec. 21,
Twp. 1, NWD, Plan 53856

APPLICANT: Brian and Janet Harker
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to allow subdivision into two single family 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 were no persons present to object to the proposed rezoning application.

**22. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14641
Amendment By-law, 2003, No. 15218**

Rezoning Application: 7903-0285-00

ADDRESS: CIVIC/LEGAL
2828 - 152 Street/PID: 025-702-289, Lot A, Sec. 23,
Twp. 1, NWD, Plan BCP6569

APPLICANT: R & D Maan Enterprises Inc.
c/o Dr. Ravi Maan
8611 - 161A Street
Surrey, B.C. V4N 4R9

PROPOSAL: To amend Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14641, as follows:

- a. Delete sub-section 2.B.1.(d), and replace it with the following:

- "(d) *General service uses* except for funeral parlours, *drive-through banks*, and *vehicle rentals*;"
- b. Delete sub-section 2.B.1.(e), and replace it with the following:
 - "(e) Office uses excluding the following:
 - i. *social escort services*
 - ii. *methadone clinics*"
- c. Add the following sub-section 2.B.1.(f), (g), and (h):
 - "(f) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing except for laundromat; and
 - iv. Shoe repair shops;
 - (g) *Eating establishments* less than 150 sq.m. (1,615 sq.ft.) in floor area, and excluding *drive-through restaurants*; and
 - (h) *Retail stores* limited to 10% of the *gross floor area* of the *principal building*, and excluding the following:
 - i. *adult entertainment stores*;
 - ii. auction houses;
 - iii. *secondhand stores*;
 - iv. *pawnshops*;
 - v. *convenience store*;
 - vi. video rental; and
 - vii. devices or machines, mechanically, electronically, or otherwise operated and which is used or intended to be used for the amusement and enjoyment of the public.

The purpose of this amendment is to permit expanded uses for a commercial building presently under construction.

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 and petitions on table from R. and D. Maan, P. Purvis, Sunnyside Parent Advisory Committee, B. Bauman, Sunnyside Elementary School, and D. Root expressing support for the proposed rezoning application.

The Mayor noted that Dr. R. Maan, D. Maan, M. Dembell, and A. Banwait had registered support for the proposed rezoning application and not wishing to speak at this time.

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

**23. Surrey Official community Plan By-law, 1996, NO. 12900,
No. 40 Amendment By-law, 2003, No. 15211**

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 Part 3 Land
Use Strategy - Section 3.7 Land Use Designations and
Permitted Zones and in Figure 7 List of Zones to insert the
"Single Family Residential Oceanfront Zone (RF-O)".

These amendments are necessary to incorporate the
"Special Single Family Residential Oceanfront Zone
(RF-O)" into the Official Community Plan.

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

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

**24. Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2003, No. 15212**

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

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

- (a) The Index is amended by inserting a new line
immediately before Part "16" as follows:

"15B RF-O Single Family Residential
Oceanfront Zone15b.1"

- (b) Part 3 Zones Section A. is amended by inserting a
new line immediately before "RF Single Family
Residential Zone (RF)" as follows:

"RF-O Single Family Residential Oceanfront Zone"

- (c) New Part 15B Single Family Residential
Oceanfront Zone, which is attached hereto as

Schedule A and forms part of this By-law, is inserted immediately before Part 16.

- (f) Part 52 Comprehensive Development Zone Sub-section B.3 is amended by inserting "RF-O," immediately before "RF".

These amendments are necessary to incorporate "Single Family Residential Oceanfront Zone (RF-O)" into "Surrey Zoning By-law, 1993, No. 12000".

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

The Mayor noted that D. Nelson and P. DuSange had registered opposition to the proposed rezoning application and not wishing to speak at this time.

25. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15225

Rezoning Application: 7903-0326-00

ADDRESS: CIVIC/LEGAL
1901 Ocean Park Road/ 001-803-646, Lot "A" Sec. 18, Twp. 1, NWD, Plan 1062

APPLICANT: David Dyer and Elizabeth Peter
c/o Stephen Barker
#103 - 2428 King George Highway
Surrey, B.C. V4P 1H5

PROPOSAL: To rezone the property from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)".

The purpose of the rezoning is to allow subdivision into 2 lots and development of larger single family homes.

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.

**26. Liquor Primary License (Neighbourhood Pub)
Application 7903-0331-00**

ADDRESS: CIVIC/LEGAL
17700 Highway No. 10 (Also shown as 17700 to 17790
Highway No. 10 /PID: 001-859-285, Lot 36, Except: Part
Subdivided by Plan 69815; Sec. 5, Twp. 8, NWD,
Plan 57691

APPLICANT: Kenstone Holdings Ltd.
c/o Lark Group
Building A, Unit 101, 17802 - 66 Avenue
Surrey, B.C. V3S 7X1

PROPOSAL: To amend the Food Primary Liquor License to a Liquor
Primary License, to allow a Neighbourhood Pub that can
accommodate 200 indoor seats, and 80 patio seats. The
hours of operation will be from 11:00 a.m. to 1:00 a.m.
seven days a week.

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

The 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 and a 342 signature petition on table from Rafters
Restaurant expressing support for the proposed application.

Mayor McCallum noted the following persons had indicated in writing their
support/opposition to the proposed rezoning:

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Amanjit Dhaliwal		X	
Joginder Singh Gill		X	
Parmjit Gill		X	
Satbir Badesha		X	
Ravinder Singh Pooni		X	
Gurbinder Sandhu		X	
Samee Kang		X	
Jaskarn Gill		X	
Amrik Cheema		X	
Jaget Singh Gill		X	
Tajinder S. Brachz		X	
Avtar Singh Brahm		X	
Pritpal Dhillon		X	

<u>Name</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Ranjeet Singh Brahm		X	
Anrik S. Gill		X	
Randit S. Brall		X	
Aly Sunderi		X	
Paul Athwal		X	
T. Singh		X	
Thomas Tweddell		X	
Andrew Comrie		X	
Harmanjit Sangha		X	
Shangara Poone		X	
Ranbir Dhaliwal		X	
Surinder Badesha		X	
Avtar Hothi		X	
Bhupinder Tiwana		X	
Aziz Dhanani		X	
Gurbacha Sandhu		X	
Gurpreet Sandhu		X	
Kulwinder Badesha		X	
Manjit Hyare		X	
Sunny Dewat		X	
Gagan Sandhu		X	
Tajinder Khanghura		X	
Bhajan Dhanni		X	
Jagwinder Thind		X	
Puran Nahal		X	
Shawn Jagpal		X	
Stephen Casson	X		
William Reid	X		
Sarabjit Sandhu		X	
Surjit Gill		X	
Surinder Badesha		X	
Umberto L. Mellarobba		X	
Harry Pamma		X	
Harmadam Gadhri		X	
Jit Badyal		X	
Jasdeep Gadhri		X	
Charmaine Mezzarobba		X	
Kulwinder Sanghera		X	
Gurdip Kooner		X	
Sarbjit Momi		X	
Hasjeet Singh B.		X	
Harkinder Hans		X	
Surinder Singh		X	
Dalbir Hothi		X	
Sarban S. Chandi		X	
Ken Kachur		X	

Michael Gerstner, No. 22, 17630 - 56 Avenue, was in attendance and commented that the relocating of liquor primary establishments in one area is wrong. He added that it makes more sense to locate liquor primary establishments in growth areas such as the northwest quadrant of Cloverdale. He added that Rafters provides a good community service as the only mid-level restaurant in the areas. Mr. Gerstner stated that he opposed the application, noting that if liquor primary seats are issued in the Cloverdale area, it should be in a growth sector where it would not affect businesses and increase competition.

Brian Dagneault, Dagneault Planning Consultants, 17630 - 56 Avenue, was in attendance and commented that he represents the owners of the Clydesdale Inn which is located immediately to the west of the proposed application location on Highway 10.

He continued that the conversion to liquor primary would not provide improved service, and the location would be redundant with the long established Clydesdale Inn already serving the area. He stated that there is no further room for expansion of residential development in the area and no need for another liquor store at this remote location. He noted that Planning & Development staff had indicated that the application meets only 2 of the city's location criteria and identifies the site as inappropriate. He stated that there are more suitable areas in the north end of Cloverdale along the 64 Avenue corridor.

Mr. Dagneault asked Council to allow him to read a letter prepared by Glen Rockwell, 17037 Herford Place, who was unable to remain at the public hearing. Mr. Dagneault then read the letter, which advised that Mr. Rockwell was not in favour of the application to change Rafters from a primary food to liquor primary outlet. Mr. Rockwell commented that there is no need for another pub-style venue in the community and noted that Rafters provides a unique service to the community. He also added that Planning & Development staff recommends denial of the application.

It was

Moved by Councillor Steele

Seconded by Councillor Hunt

That the letter from Glen Rockwell be

received as read by Mr. Dagneault.

RES.R03-3292

Carried

Brad Martyniuk, 5855 - 58A Avenue, was in attendance and commented that the target date for his pub opening is April 2004. He cited local government criteria for locating neighbourhood pubs and noted Rafters does not comply with several of these criteria. He added that the Planning & Development staff recommends denial of the application. He continued that he does not support the application in that Rafters does not comply with several location criteria, that the proposed site is located 520 meters from his pub and would share the same market, and would result in a loss of a restaurant to the area residents.

Alfred Lilley, 18056 - 59 Avenue, was in attendance and expressed opposition to the proposed application citing concerns regarding increased traffic, panhandlers, and prostitutes in the area.

Bill Reid, #35, 16888 - 80 Avenue, was in attendance and commented that he also represents the Cloverdale District Chamber of Commerce, that he supports Rafters conversion to a neighbourhood pub. He noted that he had submitted a letter of support previously to Council on his own behalf.

Donna Bradley, 9016 Alexandria Crescent, was in attendance and commented that she supports the proposed application.

Larry Fisher, 7530 Wiltshire Drive, was in attendance and commented that he had 225 letters of support for the proposed application.

Sandra Bramall, 2494 - 136 Street, was in attendance and commented on concerns regarding the televising of Public Hearings by Shaw Cable. She requested clarification relative to ethics and conduct regarding By-laws No. 15240 and No. 15241 on November 5, 2001, which also was reported on the CBC Evening news on November 21, 2001. She requested clarification as to conflict of interest and noted the By-laws quoted were relative to the WalMart application.

The Mayor called a short recess at 10:35 p.m. and the Regular Council meeting reconvened at 10:45 p.m. with all members of Council in attendance, with the exception of Councillor Watts.

C. COMMITTEE REPORTS

1. Social Planning Committee Minutes - December 4, 2003

It was Moved by Councillor Villeneuve
Seconded by Councillor Hunt
That the minutes of the Social Planning
Committee meeting held on December 4, 2003, be received.

RES.R03-3293

Carried

2. Tourism Advisory Committee - October 29, 2003

(a) It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the minutes of the Tourism Advisory
Committee meeting held on October 29, 2003, be received.

RES.R03-3294

Carried

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

**Whalley Enhancement Strategy – Presentation by Manager,
Economic Development and Manager of Parks**

- RES.R03-3295 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That staff look at the feasibility of a yellow
bike program in the City Centre.
Carried
- RES.R03-3296 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That staff look at the feasibility of including
a rehearsal hall space in the North Surrey Recreation Centre upgrade.
Carried
- RES.R03-3297 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Tourism Advisory Committee
advise Council that it supports the concept of a Cultural Strategic Plan.
Carried
- RES.R03-3298 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That the Tourism Advisory Committee
advise Council that it supports the Whalley Enhancement Strategy, and is
willing to work with the implementation team to better tourism initiatives
to the area.
Carried
- RES.R03-3299 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That staff look into hosting of the Canadian
Seniors Games and bring information back to the Committee for
discussion.
Carried
- RES.R03-3300 It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That staff create a comprehensive package
of fees, charges and conditions for use of all City facilities; and
That staff source out fees of other municipalities to ensure that the City of
Surrey remains competitive.
Carried

RES.R03-3301

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That the Tourism Advisory Committee
 advise Council that it encourages the Parks, Recreation & Culture
 Department to promote arts and culture in City parks.
Carried

3. Police Committee - December 8, 2003

RES.R03-3302

(a) It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the minutes of the Police Committee
 meeting held on December 8, 2003, be received.
Carried

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

Terms of Reference

RES.R03-3303

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That Council adopt the Police Committee
 Terms of Reference, as amended.
Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - November 18, 2003

RES.R03-3304

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That the minutes of the Board of Variance
 meeting held on November 18, 2003, be received.
Carried

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) ALZHEIMER AWARENESS MONTH
January, 2004

WHEREAS Alzheimer's disease is a progressive, degenerative brain disorder that most often occurs in people over the age of 65, but can strike adults at any age; and

WHEREAS Alzheimer's disease is *not* a normal part of aging; and

WHEREAS Alzheimer's disease and related dementias affect an estimated 51,000 British Columbians, and that number is expected to increase to 67,000 people when the first wave of Baby Boomers retire; and

WHEREAS Alzheimer's disease also takes its toll on hundreds of thousands of families and caregivers; and

WHEREAS there is no known cause or cure for this devastating disease; and

WHEREAS there is an urgent need to raise awareness and understanding about Alzheimer's disease for the sake of bettering the lives of the people it touches;

NOW, THEREFORE, BE IT RESOLVED that I, Doug W. McCallum, do hereby declare the month of January, 2004, as "ALZHEIMER AWARENESS MONTH" in the City of Surrey, and urge all citizens of our community to become more aware and educated concerning the far-reaching effects of this devastating disease.

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 December 15, 2003, were considered and dealt with as follows:

Item No. R259 Road Exchange and Park Dedication at Roxburgh Road and Wellington Drive
File: 7897-0154; 0870-30

The General Manager, Engineering submitted a report concerning a road exchange and park dedication at Roxburgh Road and Wellington Drive.

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

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

1. a road exchange to close a $\pm 2,067$ ft.² (± 192 m²) unopened portion of Roxburgh Road at Wellington Drive in exchange for ± 205 ft.² (± 19 m²) of PID No. 010-336-184 (11404 Surrey Road);
2. the City Clerk to bring forward a Road Exchange By-law for consideration by Council.

RES.R03-3305

Carried

Item No. R260 Partial Acquisition and Statutory Right-of-Way for Fraser Highway Upgrading:
16050 Fraser Highway
File: 1701-308; 5250-20-17

The General Manager, Engineering submitted a report concerning partial acquisition and statutory right-of-way for Fraser Highway upgrading.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council authorize a $\pm 3,014$ ft.² partial acquisition and ± 861 ft.² statutory right-of-way from PID No. 005-724-805 (16050 Fraser Highway) for the upgrading of the Fraser Highway at 160 Street, for the amount of \$101,600 plus \$3,048 GST.

RES.R03-3306

Carried

Item No. R261 Proposed Sale of City Land Located at
15238 - 19 Avenue
File: 0910-40/49

The General Manager, Engineering submitted a report concerning the proposed sale of City land located at 15238 - 19 Avenue.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council approve the sale of surplus
 City land located at 15238 - 19 Avenue to the highest bidder in accordance with
 Sections 186 and 187 of the *Local Government Act*.

RES.R03-3307

Carried

Item No. R262 Duprez Ravine Drainage Works Cost-Sharing with the
 City of White Rock
 File: 4802-206; 5250-20-48

The General Manager, Engineering submitted a report concerning Duprez Ravine
 Drainage Works cost sharing with the City of White Rock.

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

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

1. Council approve a 50% cost-sharing with the City of White Rock for
 construction of the Duprez Ravine diversion to a maximum of \$450,000,
 subject to an agreement with the City of White Rock that will keep the
 City of Surrey harmless for flooding and erosion problems associated with
 the Duprez Ravine system.
2. That Council direct the Engineering Department to review the design and
 tendering process associated with the proposed project, but to allow the
 City of White Rock engineering department to take the lead role on the
 project.

RES.R03-3308

Carried

Item No. R263 Condition of Property at 9265 - 156 Street (the "Property")
 File: 09265-15600; 5400-80-15600;
 3900-20-15248

The City Solicitor submitted a report to advise Council of the condition of the
 Property, which staff believe is unsightly and in violation of the Unsightly
 By-law, and to justify the Proposed By-law which would require the Owner to
 bring the Property into compliance with the Unsightly By-law.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That

1. Council give first reading to the by-law set out in Appendix "B" (the "Proposed By-law") pursuant to Section 698 of the *Local Government Act*, R.S.B.C. 1996, c. 323 (the "*Local Government Act*") to declare the Property to be unsightly and in violation of the Surrey Community Improvement and Unsightly Property By-law, 1997, No. 13150 (the "Unsightly By-law").
2. The registered owner of the Property (the "Owner") be requested to attend council on January 19, 2004 in order to speak to the Proposed By-law.
3. After affording the Owner an opportunity to be heard, Council pass the Proposed By-law and order the removal of the unsightly conditions from the Property.

RES.R03-3309

Carried

Note: See By-law 15248, H.31 of this agenda.

Item No. R264 Fraser Heights Youth Park Location Study Findings
File: 6140-30/F

The City Manager submitted a report to describe the Fraser Heights Youth Park Location Study and its findings to Council.

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council direct staff to proceed with detailed design and construction of the Youth Park Project at the south end of Fraser Park site based on the results of the Fraser Heights Youth Park Location Study.

RES.R03-3310

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15226"

7903-0313-00 - Hingley Enterprises Ltd., c/o Manjit Hans

RF (BL 12000) to CD (BL 12000) - 10287 and 10303 - 133 Street - to permit the development of a 4-storey, 50-unit apartment building in Surrey City Centre.

Approved by Council: December 1, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15226" pass its third reading.
Carried

RES.R03-3311

Councillor Tymoschuk stated that he is employed by the Pattison Group and left the meeting at 11:00 pm. due to a potential conflict of interest.

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 86 Amendment By-law, 2003, No. 15228"

7903-0176-00 - Cardiff Properties Ltd., c/o Rimark Consulting Services
(Rick Johnson)

To authorize the redesignation of the property located at 15357 Guildford Drive from Multiple Residential (RM) to Commercial (COM).

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15229.

It was Moved by Councillor Steele
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 86 Amendment By-law, 2003, No. 15228" pass its
third reading.

RES.R03-3312

Carried with Councillor Bose against.

- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15229"

7903-0176-00 - Cardiff Properties Ltd., c/o Rimark Consulting Services
(Rick Johnson)

RA (BL 12000) to CD (BL 12000) - 15357 Guildford Drive - to permit the development of an auto mall in Guildford.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15228.

<p>RES.R03-3313</p>	<p>It was</p> <p>No. 12000, Amendment By-law, 2003, No. 15229" pass its third reading.</p>	<p>Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 15229" pass its third reading. <u>Carried</u> with Councillor Bose against.</p>
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Councillor Tymoschuk returned to the meeting at 11:02 p.m.

- 3. "Surrey Land Use Contract No. 528, Authorization By-law, 1978, No. 5691, Discharge By-law, 2003, No. 15200"

7903-0351-00 - Dean and Mary Toye, c/o Jonathan Kim

To discharge Land Use Contract No. 528 from the property located at 15148 Fraser Highway (additional addresses on site include 15150, 15154, 15156, 15158, 15160, 15164, 15166 and 15168 Fraser Highway) to allow the underlying "Highway Commercial Industrial Zone (CHI)" to come into effect.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15201.

Note: See Development Variance Permit 7903-0351-00 under Clerk's Report, I.1(a) of this agenda.

<p>RES.R03-3314</p>	<p>It was</p> <p>Authorization By-law, 1978, No. 5691, Discharge By-law, 2003, No. 15200" pass its third reading.</p>	<p>Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Land Use Contract No. 528, Authorization By-law, 1978, No. 5691, Discharge By-law, 2003, No. 15200" pass its third reading. <u>Carried</u></p>
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<p>RES.R03-3315</p>	<p>It was</p> <p>Authorization By-law, 1978, No. 5691, Discharge By-law, 2003, No. 15200" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Land Use Contract No. 528, Authorization By-law, 1978, No. 5691, Discharge By-law, 2003, No. 15200" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal. <u>Carried</u></p>
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5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15222"

7903-0308-00 - Manjit and Rupinder Chatha, Guravtar and Balwinder Sandhu,
467888 B.C. Ltd., c/o Focus Architecture Inc. (Carson Nofle)

RF (BL 12000) to RM-15 (BL 12000) - 8706 and 8724 - 158 Street, 8693,
8713 and 8723 - 159 Street - to permit the development of 52 townhouse
units in the Fleetwood Town Centre.

Approved by Council: December 1, 2003

Note: See Development Variance Permit 7903-0308-00 under Clerk's Report,
I.1(b) of this agenda.

It was _____ Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15222" pass its third reading.
Carried

RES.R03-3319

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15176"

7903-0284-00 - Amarjit and Surinder Athwal, c/o Amarjit Athwal

RA (BL 12000) to RF (BL 12000) - 14951 - 68A Avenue - to permit
subdivision into 2 single family residential lots.

Approved by Council: November 17, 2003

It was _____ Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15176" pass its third reading.
Carried

RES.R03-3320

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15223"

7903-0359-00 - Diamatzu Enterprises Inc., Perley and Jeanette Watters,
c/o Mainland Engineering Corporation (Avnash Banwait)

RF (BL 12000) to RF-12 (BL 12000) - Portions of 8057 and 8071 King
George Highway - to allow a subdivision to create approximately
15 compact single family lots and 1 mixed-use lot for By-laws 15223 and
15224.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15224.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15223" pass its third reading.
RES.R03-3321 Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15224"

7903-0359-00 - Diamatzu Enterprises Inc., Perley and Jeanette Watters,
c/o Mainland Engineering Corporation (Avnash Banwait)

RF (BL 12000) to CD (BL 12000) - 8085 King George Highway, Portions
of 8057 and 8071 King George Highway - to allow a subdivision to create
approximately 15 compact single family lots and 1 mixed-use lot for
By-laws 15223 and 15224.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15223.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15224" pass its third reading.
RES.R03-3322 Carried with Councillor Bose against.

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 89 Amendment
By-law, 2003, No. 15240"

7903-0153-00 - Amherst Estates Ltd., Scott Hill Investments Inc., Satnam Viridi,
James Brewer, Ramaljith Khaira, Sunil and Neelu Biswas,
Rishi and Kanta Sharma, John and Edna Byrnes, Leo and
Mary Laffey, c/o Pacific Land Resources Group Inc. (Oleg
Verbenkov)

To authorize the redesignation of the properties located at 12445, 12539,
12549, 12555, 12571, 12579 and 12587 - 88 Avenue, 8855, 8860, 8885,
8900, 8915, 8935, 8945 and 8950 Kennedy Place, 8839 - 126 Street,
Portion of Kennedy Place, Portion of Walkway, and Portion of lane from
Urban (URB) and Industrial (IND) to Commercial (COM).

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15241.

* Council is advised that OCP Amendment By-law No. 15240 has been revised to reflect a Survey Plan and the surveyed areas for each portion of road and lane contained in the by-law.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council amend "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 89 Amendment By-law, 2003,
No. 15240" in Section 1 as shown in the amended by-law in the Public Hearing
back-up.

RES.R03-3323

Carried with Councillors Villeneuve, Bose
and Priddy against.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 89 Amendment By-law, 2003, No. 15240" pass its
third reading.

RES.R03-3324

Carried with Councillors Villeneuve, Bose
and Priddy against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15241"

7903-0153-00 - Amherst Estates Ltd., Scott Hill Investments Inc., Satnam Viridi,
James Brewer, Ramaljith Khaira, Sunil and Neelu Biswas,
Rishi and Kanta Sharma, John and Edna Byrnes, Leo and
Mary Laffey, c/o Pacific Land Resources Group Inc.
(Oleg Verbenkov)

IB (BL 12000) and RF (BL 12000) to CD (BL 12000) - 12445, 12539,
12549, 12555, 12571, 12579 and 12587 - 88 Avenue, 8855, 8860, 8885,
8900, 8915, 8935, 8945 and 8950 Kennedy Place, 8839 - 126 Street,
Portion of Kennedy Place, Portion of Walkway, Portion of lane - to permit
the development of a big-box format retail shopping centre.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15240.

* Council is advised that Zoning Amendment has been revised to reflect a Survey
Plan and the surveyed areas for each portion of road and lane contained in the by-
law.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council amend "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15241" in Section 1 as
shown in the amended by-law in the Public Hearing back-up.
RES.R03-3325 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15241" pass its third reading.
RES.R03-3326 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15204"

7903-0333-00 - Roland and Peitja Storteboom, c/o Coastland Engineering &
Surveying Ltd. (Mike Helle)

RA (BL 12000) to RF (BL 12000) - 18312 - 67 Avenue - to allow
subdivision into approximately 6 single family lots.

Approved by Council: December 1, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15204" pass its third reading.
RES.R03-3327 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15205"

7902-0274-00 - Thomas Katronis, Calvin Bergen, c/o Coastland Engineering &
Surveying Ltd.

A-1 (BL 12000) to RF and RF-12 (BL 12000) - 16728 - 64 Avenue - to
permit subdivision into approximately 15 single family and small single
family residential lots.

Councillor Bose left the meeting at 11:38 p.m. due to a potential conflict of interest as his
family owns property in the area.

Approved by Council: December 1, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15205" pass its third reading.
RES.R03-3328 Carried

Councillor Bose returned to the meeting at 11:39 p.m.

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15206"

7996-0010-00 - Alexander Wasyluk, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA (BL 12000) to RF (BL 12000) - 16808 - 61 Avenue (also shown as
6090 - 168 Street) - to allow subdivision into three single family lots.

Approved by Council: December 1, 2003

Note: See Development Variance Permit 7996-0010-00 under Clerk's Report,
I.1(c) of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15206" pass its third reading.
RES.R03-3329 Carried with Councillor Bose against.

12. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 41
Amendment By-law, 2003, No. 15219"

3900-20-15219/7903-0287-00 - Council Initiated Text Amendment

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

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-laws 15220/15221.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, Text No. 41 Amendment By-law, 2003, No. 15219"
 pass its third reading.

RES.R03-3330

Carried

- 13. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15220"

3900-20-15220/7903-0287-00 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in the Index, Part 3 Zones, and Part 52 and by inserting new Part 17E to incorporate the "Special Single Family Residential (9) Zone (RF-9S)".

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-laws 15219/15221.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 15220" pass its third reading.

RES.R03-3331

Carried

- 14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15221"

7903-0287-00 - Lillian Jarvis, Jacob and Grietje Dekens, Lawrence and Vivianne Lunn, c/o Hunter Laird Engineering Ltd. and c/o Aspen Developments Ltd.

RA (BL 12000) to RF, RF-12C, RF-9C and RF-9S (BL 12000) - 18985 and 19037 - 68 Avenue, 19024 - 70 Avenue - to permit subdivision into 65 small single family lots with coach houses, 16 special single family residential lots (based on RF-9C) and 1 remainder lot.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-laws 15219/15220.

Note: See Development Variance Permit 7903-0287-00 under Clerk's Report, I.1(d) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15221" pass its third reading.

Before the motion was put:-

It was Moved by Councillor Bose
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15221" be tabled and brought forward
 to the first Regular Council meeting in 2004.

RES.R03-3332

Defeated with Councillors Steele,
 Tymoschuk, Higginbotham, Hunt and
 Mayor McCallum against.

RES.R03-3333 The motion to pass third reading was then put and:-
Carried

It was Moved by Councillor Higginbotham
 Seconded by Councillor Hunt
 That staff bring forward a report and provide
 a presentation to Council establishing a process to promote better understanding
 of the East Clayton Neighbourhood Concept Plan with developers and the
 community, and further, that staff give Council an updated presentation on the
 East Clayton Plan at Council-in-Committee.

RES.R03-3334

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15232"
 7903-0171-00 - Park Ridge Holdings Ltd., c/o Park Ridge Homes Inc.

RA (BL 12000) to CD (BL 12000) - 16811 - 60 Avenue, 6056 - 168 Street
 - to allow a development consisting of neighbourhood commercial uses in
 the historic Boothroyd House and a multi-family component with 15
 detached dwelling units for By-laws 15232 and 15233.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15233.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15232" pass its third reading.

RES.R03-3335

Carried

"City of Surrey Heritage Revitalization Agreement By-law, 2003, No. 15233"

7903-0171-00 - Park Ridge Holdings Ltd., c/o Park Ridge Homes Inc.

A by-law to enter into a Heritage Revitalization Agreement for the Boothroyd House on a Portion of 16811 - 60 Avenue.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15232.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That the by-law be amended as follows:

1. Amend Subsection 1(b) by deleting "Interior" after trims; and inserting "interior".
2. Amend Subsection 14(c) by deleting "this" after "to" and before "Section" and delete "15(b)" after "Section" and inserting "14(b)".
3. Amend Section 15 by inserting "with reasonable notice" after "times and" and by deleting "from time to time" after "notice" and by inserting "from time to time" before "for this purpose."
4. Amend Part II Section 2 by inserting "under Parts II or III" after "undertaken."
5. Amend Part II Subsection 6A by deleting the first sentence and inserting "The Development Permit Shall be consistent with these guidelines" at the end of the paragraph.

RES.R03-3336 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "City of Surrey Heritage Revitalization Agreement By-law, 2003, No. 15233" pass its third reading, as amended.

RES.R03-3337 Carried

16. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 87 Amendment By-law, 2003, No. 15234"

7903-0213-00 - Fleetwood Villa Holdings Ltd., Gordon and Constance Hyams, Ismat Ghazbi, Gerald Kerr, Walter and Carole Kerr, c/o Kirk Fisher

To authorize the redesignation of the properties located at 8252, 8266, 8282 and 8292 - 160 Street from Urban (URB) to Multiple Residential (RM).

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15235.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By law, 1996, No. 12900, No. 87 Amendment By-law, 2003, No. 15234" pass its
third reading.

RES.R03-3338

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15235"

7903-0213-00 - Fleetwood Villa Holdings Ltd., Gordon and Constance Hyams,
Ismat Ghazgbi, Gerald Kerr, Walter and Carole Kerr,
c/o Kirk Fisher

RA (BL 12000) to CD (BL 12000) - 8252, 8266, 8282 and
8292 - 160 Street - to permit the development of a 171-unit, assisted
living, seniors-oriented, 3-storey apartment building.

Approved by Council: December 1, 2003

This by-law is proceeding in conjunction with By-law 15234.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15235" pass its third reading.

RES.R03-3339

Carried

17. "Surrey Land Use Contract No. 385, Authorization By-law, 1977, No. 5307,
Discharge By-law, 2003, No. 15177"

7903-0042-00 - Charterhouse Properties Limited, Brian Shigetomi,
c/o e-Atelier Architecture Inc.

To discharge Land Use Contract No. 385 from the property located at
1634 - 152 Street to expand the pub operation into the remaining floor area of the
building.

Approved by Council: November 17, 2003

Note: See Liquor License Amendment Application 7903-0042-00 under Clerk's Report, Item I.2(a) of this agenda.

It was Moved by Councillor Villeneuve
Seconded by Councillor Tymoschuk
That "Surrey Land Use Contract No. 385,
Authorization By-law, 1977, No. 5307, Discharge By-law, 2003, No. 15177" pass
its third reading.

RES.R03-3340

Carried with Councillor Bose against.

18. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15203"

7903-0327-00 - Morgan Creek Corporate Centre Inc., c/o Ken Sully and
Rick Friesen

IB (BL 12000) to CD (BL 12000) - 15252 - 32 Avenue - to permit a
pharmacy as an accessory retail use.

Approved by Council: December 1, 2003

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15203" pass its third reading.

RES.R03-3341

Carried

19. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15208"

7903-0203-00 - Mamie Liang

RF (BL 12000) to CD (BL 12000) - 2175 - 123 Street - to permit an
addition to the existing dwelling.

Approved by Council: December 1, 2003

The Mayor noted that Rezoning Application: 7903-0203-00 was not in order for
consideration as By-law 15208 was filed at the Regular Council - Land Use
meeting held earlier in the day.

20. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15209"

7903-0200-00 - Thomas Nellis and Ruth Yelle, c/o Hunter Laird Engineering
Ltd. (Clarence Arychuk)

RA (BL 12000) to RH (BL 12000) - 2644 - 140 Street - to allow
subdivision into two single family residential lots.

Approved by Council: December 1, 2003

RES.R03-3342 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15209" pass its third reading.
Carried

21. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15210"

7903-0199-00 - Brian and Janet Harker, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA (BL 12000) to RH (BL 12000) - 2624 - 140 Street - to allow
subdivision into two single family residential lots.

Approved by Council: December 1, 2003

RES.R03-3343 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2003, No. 15210" pass its third reading.
Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14641,
Amendment By-law, 2003, No. 15218"

7903-0285-00 - R & D Maan Enterprises Inc., c/o Dr. Ravi Maan

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
No. 14641" in Section 2.B. Permitted Uses, in sub-section 1.(d) and 1. (e) and by
inserting new sub-sections 1(f), (g) and (h) to permit expanded uses on the
property located at 2828 - 152 Street for a commercial building presently under
construction.

Approved by Council: December 1, 2003

RES.R03-3344 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2002, No. 14641, Amendment By-law, 2003,
No. 15218" pass its third reading.
Carried with Councillor Bose against.

- 23. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 40 Amendment By-law, 2003, No. 15211"

3900-20-15211/3900-30 - Council Initiated Text Amendment

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

Approved by Council: November 17, 2003
Corporate Report Item No. R238

This By-law is proceeding with By-law 15212.

It was	Moved by Councillor Hunt
	Seconded by Councillor Tymoschuk
	That "Surrey Official Community Plan
	By-law, 1996, No. 12900, Text No. 40 Amendment By-law, 2003, No. 15211"
	pass its third reading.

RES.R03-3345

Carried

- 24. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15212"

3900-20-15212/3900-30 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in the Index, Part 3 Zones, and Part 52 and by inserting new Part 15B to incorporate the new Single Family Residential Oceanfront Zone (RF-O).

Approved by Council: November 17, 2003
Corporate Report Item No. R238

This By-law is proceeding with By-law 15211.

It was	Moved by Councillor Hunt
	Seconded by Councillor Tymoschuk
	That "Surrey Zoning By-law, 1993,
	No. 12000, Text Amendment By-law, 2003, No. 15212" pass its third reading.

RES.R03-3346

Carried

- 25. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15225"

7903-0326-00 - David Dyer, Elizabeth Peter, c/o Stephen Barker

RF (BL 12000) to RF-O (BL 12000) - 1901 Ocean Park Road - to allow subdivision into 2 lots and development of larger single family homes.

Approved by Council: December 1, 2003

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15225" pass its third reading.

RES.R03-3347

Carried

FINAL ADOPTIONS

- 26. "Surrey Waterworks Regulation By-law, 1969, No. 2932, Amendment By-law, 2003, No. 15243"

3900-20-15243/1200-241 - Regulatory By-law Text Amendment

"Surrey Waterworks Regulation By-law, 1969, No. 2932" as amended, is further amended in Section 12.(4) and by replacing Schedule E. This amendment is necessary to recover the cost of the supply and installation of meters for new single family and duplex residential construction at a cost of \$150 per meter.

Approved by Council: December 1, 2003
 Corporate Report Item No. R251

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Waterworks Regulation
 By-law, 1969, No. 2932, Amendment By-law, 2003, No. 15243" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-3348

Carried

- 27. "Surrey Building By-law, 2003, No. 15244"

3900-20-15244 - New Regulatory By-law

A by-law for the administration of the Building Code.

To be approved by Council: December 12, 2003
 Corporate Report Item R258

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Building By-law, 2003,
 No. 15244" be finally adopted, signed by the Mayor and Clerk, and sealed with
 the Corporate Seal.

RES.R03-3349

Carried

INTRODUCTIONS

28. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
 No. 15245"

3900-20-15245/6520-20 (South Westminster) -
 Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended is hereby further amended
 in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by inserting
 Map 19. Area XIX and Schedule G - Amenity Requirements in Neighbourhood
 Concept Plan (NCP) and Infill Areas by adding a new Item 19. to incorporate the
 amenity contributions for the South Westminster Neighbourhood Concept Plan.

Approved by Council: December 8, 2003
 Corporate Report Item No. C014

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 15245" pass its first reading.

RES.R03-3350

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Text Amendment By-law, 2003, No. 15245" pass its second reading.

RES.R03-3351

Carried

It was then Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15245" be held at
 the City Hall on January 12, 2004, at 7:00 p.m.

RES.R03-3352

Carried

29. "Portion of King George Highway at 152 Street Road Exchange By-law, 2003, No. 15246"

3900-20-15246/0870-30/24 - Benuzzo and Carmela Santelli

To authorize the closure of 376 square metres of unopened King George Highway and its exchange for 24 square metres of 2630 - 152 Street and 23 square metres of 2656 - 152 Street. This exchange will allow the developers to consolidate the closed road with a proposed commercial development and will facilitate the future widening of 152 Street.

Approved by Council: April 14, 2003
Corporate Report Item No. R065

RES.R03-3353 It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Portion of King George Highway at
152 Street Road Exchange By-law, 2003, No. 15246" pass its first reading.
Carried

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

RES.R03-3354 It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Portion of King George Highway at
152 Street Road Exchange By-law, 2003, No. 15246" pass its second reading.
Carried

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

RES.R03-3355 It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Portion of King George Highway at
152 Street Road Exchange By-law, 2003, No. 15246" pass its third reading.
Carried

30. "Portion of 152 Street at 72 Avenue Road Exchange By-law, 2003, No. 15247"

3900-20-15247/7996-0076 - Chevron Canada Ltd.

To authorize the closure of 54.1 square metres of 152 Street at 72 Avenue and its exchange for 77.4 square metres of 15194 - 72 Avenue. This exchange will allow the developers to consolidate the closed road with a proposed comprehensive neighbourhood commercial centre including a gas station and a 14 lot residential subdivision in the future, and will facilitate the relocation of a bus bay.

Approved by Council: November 3, 2003
Corporate Report Item No. R224

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Portion of 152 Street at 72 Avenue
 Road Exchange By-law, 2003, No. 15247" pass its first reading.
 RES.R03-3356 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Portion of 152 Street at 72 Avenue
 Road Exchange By-law, 2003, No. 15247" pass its second reading.
 RES.R03-3357 Carried

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

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Portion of 152 Street at 72 Avenue
 Road Exchange By-law, 2003, No. 15247" pass its third reading.
 RES.R03-3358 Carried

31. "Surrey Unsightly Property By-law, 2003, No. 15248"

3900-20-15248/09265-15600/5400-80-15600 - Henry Chow

A by-law to authorize the removal of rubbish and discarded materials that the Council of the City of Surrey has determined to be in contravention of Surrey Community Improvement and Unsightly Property By-law, 1997, No. 13150, pursuant to Section 698 of the *Local Government Act*, R.S.B.C. 1996, c. 323.

Note: This By-law will be in order for consideration of Three Reading, should Council approve the recommendations of Corporate Report Item No. R263 of this Agenda.

It was Moved by Councillor Higginbotham
 Seconded by Councillor Tymoschuk
 That "Surrey Unsightly Property By-law,
 2003, No. 15248" pass its first reading.
 RES.R03-3359 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Unsightly Property By-law,
2003, No. 15248" pass its second reading.
RES.R03-3360 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That "Surrey Unsightly Property By-law,
2003, No. 15248" pass its third reading.
RES.R03-3361 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7903-0351-00**
Dean and Mary Toye
c/o Jonathan Kim
15148 Fraser Highway (additional addresses on site include 15150, 15154, 15156, 15158, 15160, 15164, 15166 and 15168 Fraser Highway)

To relax requirements as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 2.74 metres (9 ft.);
- (b) To reduce the minimum westerly side yard setback from 7.5 metres (25 ft.) to 2.13 metres (7 ft.); and
- (c) To reduce the minimum easterly side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

To allow the operation of a martial arts school and the supply of martial arts equipment to students, within the existing commercial building.

Note: See By-laws 15200 & 15201, H.3 of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0351-00 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.R03-3362

Carried

(b) **Development Variance Permit No. 7903-0308-00**
Manjit S. and Rupinder K. Chatha, Guravtar S. and
Balwinder Sandhu, and 467888 B.C. Ltd.
c/o Focus Architecture Inc. (Carson Nofle)
8706 & 8724 - 158 Street, 8693, 8713 & 8723 - 159 Street

To relax requirements as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.7 metres (12.1 ft.) along 158 Street;
- (b) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) along 159 Street; and
- (c) To reduce the minimum (south) side yard setback along a flanking street from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.).

To permit the development of 52 townhouse units in the Fleetwood Town Centre.

Note: See By-law 15222, H.5 of this agenda.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0308-00 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.R03-3363

Carried

- (c) **Development Variance Permit No. 7996-0010-00**
Alexander Wasyluk
c/o Hunter Laird Engineering Ltd.(Clarence Arychuk)
 16808 - 61 Avenue

To reduce the minimum lot depth from 28 metres (90 ft.) to 21.8 metres (71.5 ft), for proposed lot 3 to allow subdivision into three single family lots.

Note: See By-law 15206, H.11 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7996-0010-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R03-3364

Carried

- (d) **Development Variance Permit No. 7903-0287-00**
Lillian Jarvis, Lawrence and Vivianne Lunn
Jacob and Grietje Dekens
c/o Hunter Laird Engineering Ltd.
c/o Aspen Developments Ltd.
 18985 & 19037 - 68 Avenue and 19024 - 70 Avenue

To relax requirements as follows:

- (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) for proposed Lot 82;
- (b) To increase the percentage of Type II lots from 33% to 45% for proposed Lots 30, 39, 40, 41, 42, 43 and 53 and;
- (c) To reduce the minimum lot width from 9 metres (30 ft.) to 7.9 metres (26 ft.) and to reduce the minimum lot area from 250 sq.m. (2,690 sq. ft.) to 221 sq. m. (2,368 sq.ft.) for proposed Lots 58, 60, 62, 64, 75 and 81.

To permit subdivision into 65 small single family lots with coach houses, 16 special single family residential lots (based on RF-9C) and 1 remainder lot.

Note: See By-law 15221, H.14 of this agenda.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0287-00 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.R03-3365

Carried

- (e) **Development Variance Permit No. 7903-0349-00**
King's Cross Shopping Centre Ltd.
c/o Jordan Desrochers
#500 - 7488 King George Highway

To increase the number of fascia signs per premise from one (1) to three (3), and to increase the sign area from 22.5m² (242 sq. ft.) per premise to 25.5 m² (274 sq. ft.) per premise to permit the development of two additional fascia signs (Channel Logos) on a commercial building.

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Variance Permit
No. 7903-0349-00 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.R03-3366

Carried

- (f) **Development Variance Permit No. 7903-0307-00**
Donegal's Village Holdings Ltd.
c/o R. Dalpre Enterprises Ltd.
12054 - 96 Avenue

To reduce the minimum (westerly) side yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to permit the construction of a Telus communication facility structure on a commercial site.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0307-00 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.R03-3367

Carried

- (g) **Development Variance Permit No. 7903-0365-00**
559006 B.C. Ltd. and 606200 B.C. Ltd.
c/o Barnet Dembeck Architects Ltd. (Maceij Dembeck)
 Portions of 5646 - 152 Street
 and 15303/55 - 56 Avenue (Highway #10)

To reduce the minimum front yard setback requirement from 7.5 metres
 (25 ft.) to 1.5 metres (5 ft.) at the southeast corner of the building to permit
 the development of a commercial building within a newly established
 commercial shopping centre.

Note: At the December 8, 2003 Regular Council meeting, Development
 Variance Permit 7903-0365-00 was rescinded in error.

Note: See Development Permit 7903-0365-00, Item I.3(a) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0365-00 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.R03-3368

Carried with Councillor Bose against.

- (h) **Development Variance Permit No. 7903-0239-00**
The Roman Catholic Archbishop of Vancouver, c/o Gerry Sportack
 13130 - 65B Avenue (also shown as 6543 - 132 Street)

At the December 1, 2003 Regular Council meeting, Development
 Variance Permit No. 7903-0239-00 was not in order for consideration.

RES.R03-3369

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Council rescind RES.R03-3176 of
 December 1, 2003 Regular Council meeting which gave approval to
 Development Variance Permit No. 7903-0239-00.
Carried

2. Formal Approval of Liquor License Amendment Applications

- (a) **Liquor License Amendment Application 7903-0042-00**
Charterhouse Properties Limited
c/o e-Atelier Architecture Inc. (Brian Shigetomi)
 1634 - 152 Street (also shown as 1624 & 1630 - 152 Street)

To permit the increase in seating capacity of the existing Sawbuck's Neighbourhood Pub from 117 seats (97 indoor and 20 patio) to 161 seats (141 indoor and 20 patio).

If, after the Public Notification, Council is in support of the proposed Liquor Application, it is in order for Council to pass the following resolution:

"After taking into account the following criteria outlined in the Planning Report dated November 17, 2003:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;
- (c) whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after undertaking a Public Notification on December 15, 2003 to gather the views of area residents and businesses with respect to the proposed liquor license amendment application, Surrey City Council recommends the issuance of the license, subject to the following condition:

1. a maximum capacity of 161 persons (141 indoor and 20 patio)."

Note: See By-law 15177, H.17 of this agenda.

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

After taking into account the following criteria outlined in the Planning Report dated November 17, 2003:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved;

- (c) whether the amendment may result in the establishment being operated in a manner that is contrary to its primary purpose; and

after undertaking a Public Notification on December 15, 2003 to gather the views of area residents and businesses with respect to the proposed liquor license amendment application, Surrey City Council recommends the issuance of the license, subject to the following condition:

1. a maximum capacity of 161 persons (141 indoor and 20 patio).

RES.R03-3370

Carried with Councillors Priddy and Hunt against.

(b) **Liquor Primary License (Neighbourhood Pub)**

Application 7903-0331-00

Kenstone Holdings Ltd.

c/o Lark Group

17700 Highway No. 10 (Also shown as 17700 to 17790 Highway No. 10

To amend the Food Primary Liquor License to a Liquor Primary License, to allow a Neighbourhood Pub that can accommodate 200 indoor seats, and 80 patio seats. The hours of operation will be from 11:00 a.m. to 1:00 a.m. seven days a week.

If, after the Public Hearing, Council is in support of the proposed Liquor Application, it is in order for Council to pass the following resolution:

"After taking into account the following criteria outlined in the Planning Report dated December 1, 2003:

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

after holding the Public Hearing to gather the views of area residents and businesses with respect to the proposed liquor-primary establishment, Surrey City Council recommends the issuance of the license subject to the following conditions:

1. a maximum capacity of 200 persons indoors and a maximum patio capacity of 80 persons; and
2. hours of operation to be 11:00 a.m. to 1:00 a.m., Monday through Sunday."

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

After taking into account the following criteria outlined in the Planning Report dated December 1, 2003:

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

after holding the Public Hearing to gather the views of area residents and businesses with respect to the proposed liquor-primary establishment, Surrey City Council recommends the issuance of the license subject to the following conditions:

1. a maximum capacity of 200 persons indoors and a maximum patio capacity of 80 persons; and
2. hours of operation to be 11:00 a.m. to 1:00 a.m., Monday through Sunday.

RES.R03-3371

Carried with Councillors Priddy, Bose, and Hunt against.

3. Formal Approval of Development Permits

- (a) **Development Permit No. 7903-0365-00
559006 B.C. Ltd. and 606200 B.C. Ltd.
c/o Barnet Dembeck Architects Ltd. (Maceij Dembeck)
Portions of 5646 - 152 Street
and 15303/55 - 56 Avenue (Highway #10)**

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

"That Development Permit No. 7903-0365-00 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 7903-0365-00, Item I.1(g) of this agenda.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Development Permit
 No. 7903-0365-00 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.R03-3372

Carried with Councillor Bose against.

4. Conferences/Conventions/Meetings

Council is requested to consider approval of attendance at the following conferences/conventions/meetings:

(a) **Federation of Canadian Municipalities**

File: 0250-03

That all members of Council be authorized to attend the 2004 Federation of Canadian Municipalities (FCM) Annual Conference, and that expenses be paid in accordance with Council policy.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That all members of Council be authorized to attend the 2004 Federation of Canadian Municipalities (FCM) Annual Conference, and that expenses be paid in accordance with Council policy.

RES.R03-3373

Carried

(b) **Union of British Columbia Municipalities**

File: 0250-07

That all members of Council be authorized to attend the 2004 Union of British Columbia Municipalities (UBCM) Annual Convention, and that expenses be paid in accordance with Council policy.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That all members of Council be authorized
to attend the 2004 Union of British Columbia Municipalities (UBCM)
Annual Convention, and that expenses be paid in accordance with Council
policy.

RES.R03-3374

Carried

- (c) **Federation of Canadian Municipalities/ Union of British Columbia
Municipalities/Lower Mainland Municipal Association**
File: 0250-03; 0250-07

That all members of Council appointed to the Federation of Canadian
Municipalities (FCM); Union of British Columbia Municipalities (UBCM)
2004, and Lower Mainland Municipal Association committees or standing
committees be authorized to attend meetings, and that associated expenses
be paid in accordance with Council policy.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That all members of Council appointed to
the Federation of Canadian Municipalities (FCM) and Union of British
Columbia Municipalities (UBCM) 2004 committees or standing
committees be authorized to attend meetings, and that associated expenses
be paid in accordance with Council policy.

RES.R03-3375

Carried

- (d) **Mayors Big City Caucus**
File: 0250-03

That Mayor McCallum be authorized to attend meetings of the Mayors
Big City Caucus for 2004, and that associated expenses be paid in
accordance with Council policy.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Mayor McCallum be authorized to
attend meetings of the Mayors Big City Caucus for 2004, and that
associated expenses be paid in accordance with Council policy.

RES.R03-3376

Carried

(e) **2004 Lower Mainland Treaty Advisory Committee Negotiations**
File: 0540-20 LMTAC

That associated expenses be paid in accordance with Council policy for Councillor Priddy to attend meetings of the Lower Mainland Treaty Advisory Committee.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That associated expenses be paid in
accordance with Council policy for Councillor Priddy to attend meetings
of the Lower Mainland Treaty Advisory Committee.

RES.R03-3377

Carried

5. Revised 2004 Meeting Schedule
File: 0550-20-01

Council is requested to approve the revised 2004 meeting schedule.

It was Moved by Councillor Higginbotham
Seconded by Councillor Tymoschuk
That Council approve the following revised

2004 meeting schedule:

Monday	January 5	NO MEETING
Monday	January 12	Regular Council Land Use Regular Council Public Hearing
Monday	January 19	Regular Council
Monday	January 26	Regular Council Land Use Regular Council Public Hearing
Monday	February 2	Regular Council
Monday	February 9	Regular Council Land Use Regular Council Public Hearing
Monday	February 16	NO MEETING
Monday	February 23	Regular Council Land Use Regular Council Public Hearing
Monday	March 1	Regular Council
Monday	March 8	Regular Council Land Use Regular Council Public Hearing

Monday	March 15	NO MEETING SPRING BREAK
Monday	March 22	Regular Council Land Use Regular Council Public Hearing
Monday	March 29	NO MEETING
Monday	April 5	Regular Council Land Use Regular Council Public Hearing
Monday	April 12	NO MEETING STATUTORY HOLIDAY
Monday	April 19	Regular Council Land Use Regular Council Public Hearing
Monday	April 26	Regular Council
Monday	May 3	Regular Council Land Use Regular Council Public Hearing
Monday	May 10	Regular Council
Monday	May 17	Regular Council Land Use Regular Council Public Hearing
Monday	May 24	NO MEETINGS STATUTORY HOLIDAY
Monday	May 31	NO MEETINGS FCM
Monday	June 7	Regular Council Land Use Regular Council Public Hearing
Monday	June 14	NO MEETINGS
Monday	June 21	Regular Council Land Use Regular Council Public Hearing
Monday	June 28	Regular Council
Monday	July 5	Regular Council Land Use Regular Council Public Hearing
Monday	July 12	NO MEETINGS

Monday	July 19	Regular Council Land Use Regular Council Public Hearing
Monday	July 26	Regular Council
Wednesday	July 28	Regular Council (10:00 a.m. if required)
	AUGUST	NO MEETINGS
Tuesday	September 7	Regular Council Land Use Regular Council Public Hearing
Monday	September 13	Regular Council
Monday	September 20	NO MEETINGS UBCM
Monday	September 27	Regular Council Land Use Regular Council Public Hearing
Monday	October 4	Regular Council
Monday	October 11	NO MEETINGS STATUTORY HOLIDAY
Monday	October 18	Regular Council Land Use Regular Council Public Hearing
Monday	October 25	Regular Council
Monday	November 1	Regular Council Land Use Regular Council
Monday	November 8	NO MEETING
Monday	November 15	Regular Council Land Use Regular Council Public Hearing
Monday	November 22	NO MEETING
Monday	November 29	Regular Council Land Use Regular Council Public Hearing
Monday	December 6	Regular Council

Monday December 13 Regular Council Land Use
Regular Council Public Hearing

Wednesday December 15 *Regular Council (10:00 a.m. if required)*

RES.R03-3378 Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

L. ANY OTHER COMPETENT BUSINESS

1. Official 2004 Surrey Visitors Guide

Councillor Higginbotham wished to give a reminder that ad space is still available in the Official 2004 Surrey Visitors Guide.

2. Transport Canada Transportation Showcase Program

Councillor Villeneuve requested a presentation relative to Transport Canada's Transportation Showcase program.

3. Coalition Against (Leaky Condos)

Councillor Villeneuve requested staff provide information regarding the Coalition against leaky condominiums.

4. 2004 Lower Mainland Municipal Association Annual Convention

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council be authorized to attend the
2004 Lower Mainland Municipal Association Annual Convention and that related
expenses be paid in accordance with Council Policy.

RES.R03-3379 Carried

M. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R03-3380

Carried

The Regular Council- Public Hearing adjourned at 12:12 p.m.

Certified correct:



City Clerk



Mayor