



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, JUNE 21, 2004
Time: 7:00 p.m.

Present:

Chairperson - Acting Mayor Bose
Councillor Tymoschuk
Councillor Steele
Councillor Priddy
Councillor Watts
Councillor Hunt

Absent:

Mayor McCallum
Councillor Villeneuve
Councillor Higginbotham

Councillors Entering Meeting as Indicated:

Staff Present:

City Manager
City Clerk
General Manager, Planning &
Development
General Manager, Engineering
Interim General Manager, Parks,
Recreation & Culture
General Manager, Finance,
Technology & Human Resources
City Solicitor
Manager, Area Planning &
Development Division
Manager, North Surrey Section
Manager, South Surrey Section
Land Development Engineer

A. ADOPTION OF MINUTES

1. Council-in-Committee - June 7, 2004

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That the minutes of the
Council-in-Committee meeting held on June 7, 2004, be received.

RES.R04-1604

Carried

2. Regular Council - Land Use - June 7, 2004

It was Moved by Councillor Tymoschuk
Seconded by Councillor Hunt
That the minutes of the Regular Council –
Land Use meeting held on June 7, 2004, be adopted.

RES.R04-1605

Carried

3. Regular Council - Public Hearing - June 7, 2004

The City Clerk requested the Regular Council - Public Hearing minutes be amended under Item I.3(c) by inserting the following after the word "Carried":

"with Councillors Watts and Tymoschuk against."

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Hunt
 That the minutes of the Regular Council -
 Public Hearing meeting held on June 7, 2004, be adopted, as amended.
 RES.R04-1606 Carried

B. DELEGATION - PRESENTATION

1. 2003 Audited Financial Statements 2003 Report of Council Remuneration and Expenses File: 0530-01; 1830-02

The Mayor to call for anyone wishing to comment on or ask questions concerning the 2003 Audited Financial Statements and 2003 Report of Council Remuneration and Expenses.

There were no persons present to speak to the 2003 Audited Financial Statements and 2003 Report of Council Remuneration and Expenses.

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15407A

**Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2004, No. 15407B**

Rezoning Application: 7903-0442-00

ADDRESS: **CIVIC/LEGAL**
Portion of 8405 - 172 Street/PID: 013-237-543, Pcl. "A",
 (Explan. Plan 4442), NW ¼, Sec. 30, Twp. 8, Except: the
 E.33 ft. and Part in Plan LMP37062, NWD
8435 - 172 Street/PID: 006-717-314, Lot 19, Sec. 30,
 Twp.8, NWD, Plan 32014
8475 - 172 Street/PID: 006-734-073, Lot 18, Sec. 30,
 Twp. 8, NWD, Plan 32014
8525 - 172 Street/PID: 006-718-281, Lot 17, Sec. 30,
 Twp. 8, NWD, Plan 32014
8597 - 172 Street/PID: 006-717-276, Lot 16, Sec. 30,
 Twp. 8, NWD, Plan 32014
17138 Greenway Drive/PID: 006-709-940, Lot 15,
 Sec. 30, Twp. 8, NWD, Plan 32014

APPLICANT: Urban Legacy Development Inc., 449389 B.C. Ltd.,
 448495 B.C. Ltd., Philip and Karen Lee, Robert McLean,
 Else Grabowski, Jinwoo Lee, Joao and Ilda Ferreira
 c/o McElhanney Consulting Ltd.
 13160 - 88 Avenue
 Surrey, BC V3W 3K3

PROPOSAL: **By-law No. 15407A**
 To rezone portions of the properties (Block A on Survey
 Plan) from "General Agriculture Zone (A-1)" to "Half-Acre
 Residential Zone (RH)".

By-law No. 15407B
 To rezone portions of the properties (Block B on Survey
 Plan) from "General Agriculture Zone (A-1)" to
 "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development
 of approximately 56 suburban residential lots in Fleetwood.

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

There was correspondence on table from J. Meyerhoff, W. Chucko, H. and
 N. Campbell, and L. Soo expressing concerns regarding buffer zone, tree
 preservation, dead-end streets, increased crime, and emergency vehicle access.

The Acting Mayor noted that the following persons had expressed an opinion in
 writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
Jim Henry			X
Rick Brar	X		
Jared Alexander			X
Gurcharn S. Pandher	X		
Brendan Hamill	X		
Jagpal Singh Litt	X		
Ron Andrews		X	
Gail Lande		X	
Kirpal Singh Boparai			X
Sean Kim		X	
Paul Brar	X		
Manjit Doel			X
S. Thiara	X		
K. Thiara	X		
Paul Rolland		X	
Surjit Thiara	X		

Kultarjit S. Thiara	X
Paul Mangat	X

Hardip Mahil, 8266 - 170 Street was in attendance and commented that he supported the proposed application.

José Magdua, 8375 - 168 Street, was in attendance and commented that he supported the proposed application for a single family residential subdivision.

Dorene Alexander, 8516 - 172 Street, was in attendance and commented that she had questions with respect to the ownership of the proposed buffer zone area. She asked if her property would be considered in the same manner as the proposed development.

Ingrid Cooper, 8426 - 170 Street, was in attendance and commented that her property abuts the proposed development. She then requested further information regarding the size of the proposed lots, density, and parkland.

Gerry Akkerman, 8458 - 170 Street, was in attendance and commented that the consensus of area neighbours indicates that they support the proposed development but are opposed to the size of the lots. He continued that the park should be developed closer to the residential area rather than the proposed site.

Inderpal Roop, 8658 - 170 Street, was in attendance and commented that he supported the proposed development.

Gord Anderson, 8526 Wildwood Place, was in attendance and commented that the proposed development abuts agricultural land and should be one-acre lots. He continued that he had concerns regarding proper planning of the development, density, and infrastructure.

Rick Hart, President, Fleetwood Community Association, 15996 - 84 Avenue, was in attendance and commented that he spoke with the Chair of Agricultural Advisory Committee and noted that the proposed buffer zone along 172 Street would assist in the buffer zone next to the ALR lands. He continued that the proposed zoning of 80% RH-G with smaller lots is not allowed by the by-law. He added that he had concerns regarding proposed density, lack of amenities, and noted that 168 Street has not yet been widened and is hard to cross. He commented on a statement on page 530 of the Planning report, which stated that the policy had not been approved by the Agricultural Advisory Committee. He then asked why the proposed CD by-law had not gone through the proper channels.

Rick Hart continued that he had concerns regarding the smaller lot sizes, density, the removal of significant trees and that tree preservation should be maintained along the ridge especially as it lies adjacent to ALR lands. He then expressed concerns regarding a proposed church development and increased traffic in the

area. He requested Council reconsider the application and make some adjustments.

Jared Alexander, 8516 - 172 Street, was in attendance and commented that he purchased a small acreage and that he had concerns regarding loss of trees and drainage. He added his concerns regarding speeding cars, vandalism along 172 Street and expressed opposition to opening up 172 Street.

Amelia Chucko, 8490 Wildwood Place, was in attendance and commented that she opposed the proposed application, noting concerns regarding emergency vehicle access between 84 Avenue and Greenway Drive. She continued that the closure of 172 Street has resulted in youths partying at night and difficulties for emergency vehicle access.

James Pernu, McElhanney Consulting, was in attendance and commented that the proposed development has dedicated 1.3 hectares of land at the north end of site for a 15 meter wide buffer on private property along 172 Street. He added that full landscaping would be provided along the buffer area consisting of shrubs and trees, to be maintained in perpetuity. He continued that a fence would be installed creating a semi-public park area along the west side of 172 street and involves 1.7 hectares of additional land to be provided at the developer's expense for providing a buffer area next to the ALR lands and the public. He added there were no City funds being allocated into acquiring additional buffer lands.

He continued that the larger lots along 172 Street accommodates the appropriate sensitive density transition with the ALR lands to the east side of 172 Street and that a restrictive covenant would be placed on title to prevent any vehicular access to 172 Street, keeping its rural status. He added that a building setback of 22.5 meters from the property for new lots backing onto the park would be provided, that a number of smaller lots comply with RH-G zoning, and the percentage of the smaller lots does exceed 50% normally associated with the zone. He continued that the development of the site is the same density as a recently approved site to the west due to the fact that there is open space being provided on site. He added that 172 Street and Greenway Drive are two roads that this development cannot utilize for access purposes and an additional dedication is required to add vehicle access, placing an additional burden on the subject site. He noted that the applicant had sought acceptance from the area residents with 55 signing letters of support.

John Alexander, 8516 - 172 Street, was in attendance and commented that he had concerns regarding construction materials being dumped along 84 Avenue. He added that he was not opposed to the proposed development.

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15371**

Rezoning Application: 7901-0313-00

ADDRESS: **CIVIC/LEGAL**
Portion of 13643 - 80 Avenue
(also shown as 8014 King George
Highway)/PID: 009-933-816, Lot 1, Except: Part Within
Heavy Outline on Hwy, Statutory ROW Plan 62493;
Sec. 28, Twp. 2, NWD, Plan 14295
Portion of 8028 King George Highway
(also shown as 8050 King George Highway)/PID:
009-933-891, Lot 2, Sec. 28, Twp. 2, NWD Plan 14295

APPLICANT: Petro-Canada Exploration Inc.
c/o David Cheung
380 - 885 Dunsmuir Street
Vancouver, B.C. V6C 1N5

PROPOSAL: To rezone portions of the properties (Block A) from
"Community Commercial Zone (C-8)" and "Self-Service
Gasoline Station Zone (CG-1)" to "Comprehensive
Development Zone (CD)".

The purpose of the rezoning is to permit the development
of a combined self-service and full-service gasoline station
and convenience store

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.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15399**

Rezoning Application: 7904-0032-00

ADDRESS: **CIVIC/LEGAL**
7645 - 128 Street/PID: 011-218-975, N1/2, Lot 18, Except:
Part Dedicated Road on Plan LMP42923, Sec. 19, Twp. 2,
NWD, Plan 7067

APPLICANT: 678859 B.C. Ltd.
c/o Sanford Design Group Ltd. (Harvie Fuller)
#205 - 3751 Jacombs Road
Richmond, B.C. V6V 2R4

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

The purpose of the rezoning is to permit the development of a 2,394.13 square metre (25,711 sq. ft.) multi-tenant industrial building.

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 Acting Mayor noted that A. O'Bee and P. Griffin had expressed opposition to the proposed rezoning application and not wishing to speak.

Donna O'Bee, 12759 - 76 Avenue, was in attendance and commented that she also represented her neighbour, Ken Ruble. She continued that her property lies on the west side of the proposal. She asked what the City planned for her property zoning in the future and advised that should the proposed development take place, there would be an increase in criminal activity in the area and that there was no mention of parkland. She advised that a fence should be provided between the development and her property. She noted that a similar development had been proposed two years earlier and was denied by Council because residents stated their opposition due to increased traffic. She expressed opposition to the proposed development.

Harvie Fuller, Sanford Design Group, 205 - 3751 Jacombs Road, Richmond, was in attendance and commented that the design was approved by the Advisory Design Panel and would feature industrial and commercial space. He continued that the proposal conforms to current property usage along 128 Street. He advised that the developer would install a gate at the rear of the property restricting after hour usage, fencing and a landscaped buffer zone.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15400**

Rezoning Application: 7904-0046-00

ADDRESS: CIVIC/LEGAL
14583 - 60 Avenue/PID: 000-641-251, Lot 1, Sec. 10,
Twp. 2, NWD, Plan 67306

APPLICANT: Errol Semancik and Verna Kazakoff
Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

Block B
To rezone a portion of the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Coach House Zone (RF-9C)"

The purpose of the rezoning is to allow subdivision into approximately 10 single family lots (2 RF lots and 8 RF-9C lots) and a remainder portion for future development.

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.

Peter Seto, 14562 - 60 Avenue, was in attendance and commented that the proposed zoning would change the character of the neighbourhood and that he had concerns regarding lot size. He discussed the location of a bus stop in front of the proposed development site, increased traffic, and parking concerns.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15402**

Rezoning Application: 7903-0397-00

ADDRESS: **CIVIC/LEGAL**
14759 - 72 Avenue/PID: 006-486-088, Lot 68, Sec. 22,
Twp. 2, NWD, Plan 42611

APPLICANT: Wendy Craig
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)
#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 permit subdivision into 10 single family lots.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15394**

Rezoning Application: 7903-0345-00

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Councillor Tymoschuk be appointed as

Interim Acting Mayor.

RES.R04-1607

Carried

Acting Mayor Bose left the meeting at 8:07 p.m. due to a potential conflict of interest as his family has property holdings in the area, and Interim Acting Mayor Tymoschuk assumed the Chair.

Councillor Hunt disclosed that the applicants, Darrell and Susan Steeves, have been family friends for a long time, they are not politically involved, and therefore there was no potential conflict of interest.

ADDRESS: **CIVIC/LEGAL**
16432 - 60 Avenue/PID: 008-999-805, Lot 27, Sec. 12,
Twp. 2, NWD, Plan 28528
16460 - 60 Avenue/PID: 008-999-830, Lot 28, Sec. 12,
Twp. 2, NWD, Plan 28528
16472 - 60 Avenue/PID: 008-999-864, Lot 29, Sec. 12,
Twp. 2, NWD, Plan 28528

APPLICANT: Lorne and Jean McLennan, Darrell and Susan Steeves,
David and Elizabeth Leuschen
c/o Coastland Engineering & Surveying Ltd.
#101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

PROPOSAL: **Block A**
To rezone portions of 16432, 16460 and 16472 - 60
Avenue from "One-Acre Residential Zone (RA)" to "Single
Family Residential (9) Zone (RF-9)".

Block B
To rezone portions of 16432, 16460 and 16472 - 60
Avenue from "One-Acre Residential Zone (RA)" to "Single
Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to permit the development of approximately 22 small single family lots with 9 m (30 ft.) frontages and 20 small single family lots with 12 m (40 ft.) frontages in West Cloverdale South.

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 Acting Mayor noted that M. O'Neill had expressed support in writing for the proposed rezoning application.

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

Acting Mayor Bose returned to the meeting at 8:09 p.m. and resumed the Chair.

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15395**

Rezoning Application: 7904-0145-00

ADDRESS: CIVIC/LEGAL
18568 - 66A Avenue/PID: 025-844-024, Lot 64, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18571 - 66A Avenue/PID: 025-844-016, Lot 63, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18576 - 66A Avenue/PID: 025-844-032, Lot 65, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18577 - 66A Avenue/PID: 025-844-008, Lot 62, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18580 - 66A Avenue/PID: 025-844-041, Lot 66, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18585 - 66A Avenue/PID: 025-843-991, Lot 61, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18588 - 66A Avenue/PID: 025-844-059, Lot 67, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18591 - 66A Avenue/PID: 025-843-982, Lot 60, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18592 - 66A Avenue/PID: 025-844-067, Lot 68, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18598 - 66A Avenue/PID: 025-844-075, Lot 69, Sec. 16,
Twp. 8, NWD, Plan BCP9358
18599 - 66A Avenue/PID: 025-843-974, Lot 59, Sec. 16,
Twp. 8, NWD, Plan BCP9358

APPLICANT: Whitehall Estates Ltd.
c/o H.Y. Engineering Ltd. (Richard Brooks)
#200 - 9128 - 152 Street
Surrey, B.C. V3R 4E7

PROPOSAL: To rezone the properties from "Comprehensive
Development Zone (CD)" (By-law 15044) to
"Comprehensive Development Zone (CD)" (By-law
15395).

The purpose of the rezoning is to increase the maximum floor area of single family dwellings and garages on recently created small single family lots.

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

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

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15396**

Rezoning Application: 7903-0473-00

ADDRESS: CIVIC/LEGAL
Portion of 18982 - 72 Avenue/PID: 009-208-381, Lot "C",
Except: Pcl. "A" (Explanatory Plan 34268), Sec. 16,
Twp. 8, NWD, Plan 23528

APPLICANT: Ilija, Ljubica and George Vukelich
c/o McElhanney Consulting Services Ltd.
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

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

The purpose of the rezoning is to allow subdivision into approximately 11 small single family lots with coach houses in East Clayton.

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.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15403**

Rezoning Application: 7903-0469-00

ADDRESS: CIVIC/LEGAL
2907 Semiahmoo Trail/PID: 006-070-469, Lot 36,
Sec. 22, Twp. 1, NWD, Plan 46652
2923 Semiahmoo Trail/PID: 006-070-485, Lot 37,
Sec. 22, Twp. 1, NWD, Plan 46652

APPLICANT: Trevor and Joyce Pither and GWEB Holdings Ltd
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
#300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

The purpose of the rezoning is to allow subdivision into 11
lots, with a dedication of 15% open space.

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 S. Beech expressing concerns regarding
traffic, access and egress, and from P. and C. Coffee expressing support for the
proposed project.

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

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15393**

Rezoning Application: 7904-0090-00

ADDRESS: CIVIC/LEGAL
13486 - 104 Avenue (shown as 13484 to 13494 - 104
Avenue)/ PID: 007-537-689, Lot 7, Sec. 27, B5N, R2W,
NWD, Plan 18639

APPLICANT: Dr. Ross A. Kennedy Inc., Dr. Robert Gerrard Woods Inc.,
Dr. Kurt T. Tsuyuki Inc., Dr. Martin McCarthy Inc.,
c/o Jerry Boyko
100A Hemlock Drive
Anmore, B.C. V3H 4W9

PROPOSAL: To rezone the property from "Community Commercial Zone (C-8)" to "Town Centre Commercial Zone (C-15)".

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Zoning By-law No. 12000", as amended, Part 5 Table C.2 and Part 37, Section F, as follows:

- (a) To reduce the number of off-street parking spaces from 31 to 20; and
- (b) To reduce the minimum front yard setback from 2.0 metres (6 ft.) to 1.4 metres (5 ft.).

The purpose of the rezoning and development variance permit is to permit the renovation and expansion of the existing Eye Care Centre in Surrey City Centre.

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 resident at 13470 - 100 Avenue expressing opposition to the proposed project.

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

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15398**

Rezoning Application: 7903-0435-00

ADDRESS: **CIVIC/LEGAL**
13073 - 112 Avenue/PID: 007-432-101, Pcl. " One",
 (Explanatory Plan 12141), Lot "B", Sec. 9, B5N, R2W,
 NWD, Plan 7494
13026 - 112A Avenue/PID: 011-228-334, Lot 8, Sec. 9,
 B5N, R2W, NWD, Plan 7193
13036 - 112A Avenue/PID: 011-228-318, Lot 7, Sec. 9,
 B5N, R2W, NWD, Plan 7193
13044 - 112A Avenue/PID: 011-228-440, Lot "C"
 (K68174E) Sec. 9, B5N, R2W, NWD, Plan 7193
13062 - 112A Avenue/PID: 000-646-059, Lot 4, Blk. H,
 Sec. 9, B5N, R2W, NWD, Plan 7193
13072 - 112A Avenue/PID: 011-254-742, Lot B, Except:
 Pcl. One, (Explanatory Plan 12141), Sec. 9, B5N, R2W,
 NWD, Plan 7494

APPLICANT: Mohan S. and Amrik K. Sarai, Tarminder S. Sumbal,
Randeep S. Sarai, Randeep S. and Sarbjeet K. Sarai
c/o CitiWest Consulting Ltd. (Roger Jawanda)
#101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to allow subdivision into
approximately 16 small single family lots.

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

There was correspondence on table from M. Lo expressing support for the
proposed rezoning application and concerns regarding sewage system.

Bill Lo, 13090 - 112A Avenue, was in attendance and commented that he had
concerns regarding development to his property line and future subdivision
potential to four lots.

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2004, No. 15397**

Rezoning Application: 7903-0266-00

ADDRESS: **CIVIC/LEGAL**
11142 - 152 Street/PID: 000-993-093, N1/2, Pcl. "One",
(Explan. Plan 12928), Blk. D, Sec. 16, B5N, R1W, NWD,
Plan 5689

APPLICANT: Amarjit S. Gill
11142 - 152 Street
Surrey, B.C. V3R 6H8

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 2
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.

13. **Surrey Official Community Plan By-law, 1996, No. 12900,
No. 100 Amendment By-law, 2004, No. 15405**

**Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002,
No. 14876, Amendment By-law, 2004, No. 15406**

Rezoning Application: 7903-0406-00

ADDRESS: **CIVIC/LEGAL**
**9998 - 176 Street/PID: 024-203-670, Lot 1, District Lots
389A and 390A, Grp.2, NWD, Plan LMP38539**

APPLICANT: Mark Chandler
c/o The Abbarch Partnership Architects
10th Floor, 675 West Hastings
Vancouver, BC V6B 1N2

PROPOSAL: By-law No. 15405
To authorize the redesignation of the property from
Suburban (SUB) to Commercial (COM).

By-law No. 15406
To amend Comprehensive Development Zone (By-law
No. 14876) in Sections 1. and 2.B to reflect the addition of
the property at 9998 - 176 Street and rezone the property
from "Full-Serve and Self-Serve Gasoline Station Zone
(C-G(2))" (By-law No. 5942) to "Comprehensive
Development Zone CD" (By-law No. 14876).

DEVELOPMENT VARIANCE PERMIT

To vary "Surrey Sign By-law, 1999, No. 13656", as
amended, Part 5, Section 27 (2)(a), as follows:

- (a) To increase the number of fascia signs from four to
eight.

The purpose of the redesignation, amendment and
development variance permit is to permit the construction
of two additional commercial buildings in conjunction with
a neighbourhood shopping centre located at
10020 - 176 Street and portion of 17626 Barnston Drive
East.

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.

Pat Jensen, 17418 - 100 Avenue, was in attendance and commented that she does
not oppose the proposed development, adding that 100 Avenue is lined with

ditches and has no sidewalks. She expressed concern regarding traffic and that she would like to see pedestrian safety improved in the area.

Donna Bradley, 9016 Alexander Crescent, was in attendance and commented on traffic concerns, and trucking of sand and gravel extracted from the Fraser River along 176 Street. She advised she supported the third Fraser River crossing and South Fraser Perimeter Road and that the proposed development should be constructed after these two transit projects were completed. She advised that she did not oppose the development and expressed concerns regarding the lack of access to the area.

**14. Surrey Zoning By-law, 1993, No. 12000, Text Amendment
By-law, 2003, No. 15245, Amendment By-law, 2004, No. 15404**

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

PROPOSAL: "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003, No. 15245" is amended in Section 1.(b), Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas by replacing the Table - Item 19 for South Westminster NCP with the following new table:

NCP and Infill Areas		Amenity	Contributions per dwelling unit ①	Contributions For All Other Land Uses ②
19.	Area XIX on Schedule F of this By-law	Police Protection	\$55.55	\$223.02 per acre
		Fire Protection	\$240.81	\$963.57 per acre
		Library Materials	\$124.80	n/a
		Park/Pathways Development	\$872.10	n/a
		<i>Total Amenity Contributions (2004 Dollars) - Area XIX</i>	\$1,293.26	\$1,186.59 per acre

The purpose of this amendment is to correct the format by deleting reference to Anticipated Revenue. The revised fees reflect the annual increase for inflation using the 2003 CPI Index that is applied on March 1st of each year.

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

Ian Mott, United Group of Companies, was in attendance and commented that he opposed the proposed by-law and related concerns regarding changing land use in the area.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the information provided by Ian Mott
 be received.
 RES.R04-1608 Carried

He expressed concerns regarding zoning, land values and an opportunity for a Public Hearing to replace the one held October 22, 2001. He expressed opposition to the proposed by-law.

C. COMMITTEE REPORTS

1. Tourism Advisory Committee - June 3, 2004

It was
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the minutes of the Tourism Advisory
 Committee meeting held on June 3, 2004, be received.
 RES.R04-1609 Carried

2. Public Art Advisory Committee - June 10, 2004

(a) It was
 Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That the minutes of the Public Art Advisory
 Committee meeting held on June 10, 2004, be received.
 RES.R04-1610 Carried

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

Guildford RCMP Public Art – Selection Panel recommendation

It was
 Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Public Art Advisory Committee
 concurred with the Selection Panel's recommendation to award the
 Guildford RCMP Public Art Project to Elizabeth Roy, and referred to staff
 for implementation.
 RES.R04-1611 Carried

3. Environmental Advisory Committee - June 16, 2004

(a) It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the minutes of the Environmental
 Advisory Committee meeting held on June 16, 2004, be received.
 RES.R04-1612 Carried

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

GVRD Waste Transfer Station

That the Environmental Advisory Committee (EAC) endorses the annual Spring Clean Up Program because of its positive environmental benefits. However in order to mitigate the volume overload and subsequent problems at the GVRD Transfer Station, that consideration be given to staggering the program by dates and/or zones.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the above recommendation of the
 Environmental Advisory Committee be incorporated into the staff report
 requested by Council.
 RES.R04-1613 Carried

D. BOARD/COMMISSION REPORTS

1. Board of Variance - May 18, 2004

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the minutes of the Board of Variance
 meeting held on May 18, 2004, be received.
 RES.R04-1614 Carried

2. Board of Variance - June 15, 2004

D. OTHER COMPETENT BUSINESS

**2. Board of Variance Education Seminar
File: 0360-20**

Council is requested to adopt the following resolution:

"That the Board of Variance request that Council authorize the funding necessary to enable the Board of Variance to host an education seminar for interested parties' throughout the province (on Friday, September 17, 2004), and that the funds be recovered through the registration fee."

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Council authorize the funding necessary to enable the Board of Variance to host an education seminar for interested parties' throughout the province (on Friday, September 17, 2004), and that the funds be recovered through the registration fee.

RES.R04-1615

Carried

E. MAYOR'S REPORT

1. Proclamations

Acting Mayor Bose read the following proclamations:

(a) SURREY GAY PRIDE WEEKEND
July 9 - 11, 2004

WHEREAS OIS and the OIS Rainbow Cultural Society has been committed to fundraising for local HIV/Aids related issues over the past 5 years; and

WHEREAS OIS and the OIS Rainbow Cultural Society has been enhancing those that celebrate alternate lifestyles; and

WHEREAS OIS and the OIS Rainbow Cultural Society and its volunteers have provided education, support and a safe environment for people of alternative lifestyles, and encompass all lifestyles in a celebration of life;

NOW, THEREFORE, BE IT RESOLVED that I, R. J. Bose, do hereby declare July 9 to 11, 2004 as "SURREY GAY PRIDE WEEKEND" in the City of Surrey.

R.J. Bose
Acting Mayor

F. COUNCILLORS' REPORTS

There were no items under Councillors' Reports.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of June 21, 2004, were considered and dealt with as follows:

Item No. R140 Land Acquisition for Park at 5808 - 146 Street
File: 0870-20/335/A

The General Manager, Engineering submitted a report concerning the acquisition of land at 5808 - 146 Street.

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

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That Council authorize the acquisition of
PID No. 000-849-570 (5808 - 146 Street) for park/open space as set out in the
South Newton Land Use Plan, for the amount of \$1,575,000 plus \$21,305.77
GST.

RES.R04-1616

Carried

Item No. R141 Road Closure at the Surrey Auto Mall:
#1 & 2, 3050 King George Highway
File: 0910-30/36E

The General Manager, Engineering submitted a report concerning a road closure at the Surrey Auto Mall.

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

It was Moved by Councillor Watts
Seconded by Councillor Hunt
That Council authorize the City Clerk to
bring forward a By-law for consideration by Council to close and remove the
dedication as highway of a $\pm 7,381$ ft.² (± 856 m²) opened portion of road fronting
#1 & 2, 3050 King George Highway.

RES.R04-1617

Carried

Item No. R142 Land Acquisition for Park: 19010 - 72 Avenue
File: 0870-20/189/D

The General Manager, Engineering submitted a report concerning the acquisition of land for park at 19010 - 72 Avenue.

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

It was Moved by Councillor Watts
Seconded by Councillor Steele
That Council authorize the partial
acquisition of PID 009-208-470 (19010 - 72 Avenue) for park/open space as set
out in the East Clayton Land Use Plan, for the amount of \$961,700 plus \$28,851
GST.

RES.R04-1618

Carried

Item No. R143 Land Acquisition for Addition to Sunnyside Park
File: 0870-20/320/J/K/M

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

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the acquisition of
PID No. 009-377-981 (15569 - 26 Avenue) and PID No. 009-377-891
(15581 - 26 Avenue), and PID No. 009-377-824 (2634 - 155A Street) for the future
expansion of Sunnyside Park., in the amount of \$880,000.00.

RES.R04-1619

Carried

Item No. R144 Proposed Sale of City Land Located at 1469 - 176 Street
File: 0910-40/68

The General Manager, Engineering submitted a report concerning the proposed sale of City land located at 1469 - 176 Street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council approve the sale of the vacant
 City-owned land located at 1469 - 176 Street, subject to compliance with the
 notice provisions of Sections 26 and 94 of the Community Charter.
 RES.R04-1620 Carried

Item No. R145 Road Closure at 64 Avenue and 134A Street
 File: 7804-0075; 0910-30

The General Manager, Engineering submitted a report concerning a road closure
 at 64 Avenue and 134A Street.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council approve the previously
 approved sale of a ±581 ft.² (±54 m²) unopened lane at 64 Avenue and
 134A Street as outlined in the attached Corporate Report (R010).
 RES.R04-1621 Carried

Item No. R146 Road Closure at 110 Avenue and 161 Street
 File: 7803-0267; 0910-30

The General Manager, Engineering submitted a report concerning a road closure
 at 110 Avenue and 161 Street.

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 approve the previously
 approved sale of a ±8,988 ft.² (±835 m²) unopened portion of 161 Street at
 110 Avenue as outlined in the attached Corporate Report (R073).
 RES.R04-1622 Carried

Item No. R147 Local Area Services - East Newton Sanitary Pump Station,
 Force Main & Gravity Main
 File: 4700-500; 5250-20-47

The General Manager, Engineering submitted a report concerning to fulfill
 Council initiative to provide sanitary sewer service to East Newton Business Park

and the adjacent residential and fronting agricultural areas in the East Newton sewer catchment.

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

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

1. Authorize a sanitary Local Area Service to service properties in the East Newton Sewer Catchment as shown in Appendix 1, as formally petitioned, for an estimated cost of \$1,700,000, which is to be apportioned and levied on the benefiting property owners in accordance with Cost Sharing By-law No. 15408, when final costs are determined;
2. Introduce the corresponding Local Area Service By-law.

RES.R04-1623 Carried

Item No. R148 Contract Award M.S. 4803-003-11:
Double M Excavating Ltd.
File: 4803-003/11; 5250-20-48

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 4803-003-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount</i>	<i>Revised Amount</i>
1. Double M Excavating Ltd.	\$ 761,647.40	No Change
2. Mission Contractors Ltd.	\$1,018,962.01	No Change

The Engineer's pre-tender estimate was \$788,290.40 including GST.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Contract M.S. 4803-003-11 be awarded
to the low bidder, Double M Excavating Ltd., in the amount of \$761,647.40
including GST.

RES.R04-1624 Carried

Item No. R149 Contract Award - M.S. 1704-008-3: B&B Contracting Ltd.
File: 1704-008/31; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract M.S. 1704-008-3. Tenders were received as follows:

	<i>Contractor</i>	<i>Tender Amount With GST</i>	<i>Corrected Amount</i>
1.	B&B Contracting Ltd	\$2,121,600.92	\$2,146,885.02
2.	Pedre Contractors Ltd.	2,687,366.26	

The Engineer's pre-tender estimate was \$2,168,700 including GST.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Contract M.S. 1704-008-3 be awarded
to the low bidder, B&B Contracting Ltd., in the amount of \$2,146,885.02,
including GST.

RES.R04-1625

Carried

Item No. R150 Statement of Financial Information - 2003
File: 0530-01; 1830-02;
Old File: 0022-412

The General Manager, Finance, Technology & Human Resources submitted a report concerning the Statement of Financial Information - 2003.

The General Manager, Finance, Technology & Human Resources was recommending approval of the recommendations outlined in her report.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council approve the 2003 Statement of
Financial Information, attached as Appendix "A".

RES.R04-1626

Carried

Item No. R151 Canada Cup Futures Tournament at
Cloverdale Athletic Park
File: 6140-20/C

The Interim General Manager, Parks, Recreation and Culture submitted a report concerning the Canada Cup Futures Tournament at Cloverdale Athletic Park.

The Interim General Manager, Parks, Recreation and Culture was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Steele
 Seconded by Councillor Tymoschuk
 That Council approve funding in the amount
 of \$3,350 from the Council Initiatives Fund to provide enhanced City
 maintenance service levels to offset the cost of Field User Fees for the Canada
 Cup Futures Tournament being held July 5th to 11th, 2004 at Cloverdale Athletic
 Park.

RES.R04-1627

Carried**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,
 No. 15407A"

7903-0442-00 - Philip and Karen Lee, Urban Legacy Development Inc.,
 449389 B.C. Ltd., 448495 B.C. Ltd., Robert McLean,
 Else Grabowski, Jinwoo Lee, Joao and Ilda Ferreira,
 c/o McElhanney Consulting Ltd.

A-1 (BL 12000) to RH (BL 12000) - Block A - Portions of
 17138 Greenway Drive, 8597, 8525, 8475, 8435 - 172 Street, and
 8405 - 172 Street - to permit the development of approximately
 56 suburban residential lots in Fleetwood for By-laws 15407A
 and 15407B.

Approved by Council: June 7, 2004

This by-law is proceeding in conjunction with By-law 15407B.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2004, No. 15407A" pass its third reading.
 RES.R04-1628 Carried with Acting Mayor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004,
 No. 15407B"

7903-0442-00 - Philip and Karen Lee, Urban Legacy Development Inc.,
 449389 B.C. Ltd., 448495 B.C. Ltd., Robert McLean,
 Else Grabowski, Jinwoo Lee, Joao and Ilda Ferreira,
 c/o McElhanney Consulting Ltd.

A-1 (BL 12000) to CD (BL 12000) - Block B - Portions of 17138 Greenway Drive, 8597, 8525, 8475, 8435 - 172 Street, and 8405 - 172 Street - to permit the development of approximately 56 suburban residential lots in Fleetwood for By-laws 15407A and 15407B.

Approved by Council: June 7, 2004

This by-law is proceeding in conjunction with By-law 15407A.

RES.R04-1629 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15407B" pass its third reading.
Carried with Acting Mayor Bose against.

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15371"

7901-0313-00 - Petro-Canada Exploration Inc., c/o David Cheung

CG-1 and C-8 (BL 12000) to CD (BL 12000) - Portions of 13643 - 80 Avenue and 8028 King George Highway - to permit the development of a combined self-service and full-service gasoline station and convenience store.

Approved by Council: June 7, 2004

RES.R04-1630 It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15371" pass its third reading.
Carried with Acting Mayor Bose against.

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15399"

7904-0032-00 - 678859 B.C. Ltd., c/o Sanford Design Group Ltd. (Harvie Fuller)

RA (BL 12000) to CD (BL 12000) - 7645 - 128 Street - to permit the development of a 2,394.13 square metre (25,711 sq.ft.) multi-tenant industrial building.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15399" pass its third reading.
RES.R04-1631 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15400"

7904-0046-00 - Errol Semancik and Verna Kazakoff, c/o Hunter Laird
Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RF & RF-9C (BL 12000) - 14583 - 60 Avenue - to
allow subdivision into approximately 10 single family lots (2 RF lots and
8 RF-9C lots and a remainder portion for future development.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15400" pass its third reading.
RES.R04-1632 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15402"

7903-0397-00 - Wendy Craig, c/o Coastland Engineering & Surveying Ltd.
(Greg Sewell)

RA (BL 12000) to RF (BL 12000) - 14759 - 72 Avenue - to allow
subdivision into 10 single family lots.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15402" pass its third reading.
RES.R04-1633 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15394"

7903-0345-00 - Lorne and Jean McLennan, Darrell and Susan Steeves,
David and Elizabeth Leuschen, c/o Coastland Engineering &
Surveying Ltd.

RA (BL 12000) to RF-9 & RF-12 (BL 12000) - 16432, 16460, 16472 - 60 Avenue - to permit the development of approximately 22 small single family lots with 9 m (30 ft.) frontages and 20 small single family lots with 12 m (40 ft.) frontages in West Cloverdale South.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Councillor Tymoschuk be appointed as
Interim Acting Mayor for the duration of the meeting.

RES.R04-1634

Carried

Acting Mayor Bose left the meeting at 8:44 p.m. due to a potential conflict of interest as his family has property holdings in the area, and Interim Acting Mayor Tymoschuk assumed the Chair.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Steels
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15394" pass its third reading.

RES.R04-1635

Carried

Acting Mayor Bose returned to the meeting at 8:45 p.m. and resumed the Chair.

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15395"

7904-0145-00 - Whitehall Estates Ltd., c/o H.Y. Engineering (Richard Brooks)

CD (BL 15044) to CD (BL 12000) - 18568, 18571, 18576, 18577, 18580, 18585, 18588, 18591, 18592, 18598, 18599 - 66A Avenue - to increase the maximum floor area of single family dwellings and garages on recently created small single family lots.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15395" pass its third reading.

RES.R04-1636

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15395" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R04-1637 Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15396"

7903-0473-00 - Ilija, Ljubica and George Vukelich, c/o McElhanney Consulting
Services Ltd.

RA (BL 12000) to RF-9C (BL 12000) - Portion of 18982 - 72 Avenue - to
allow subdivision into approximately 11 small single family lots with
coach houses in East Clayton.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15396" pass its third reading.
RES.R04-1638 Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15403"

7903-0469-00 - Gweb Holdings Ltd., Trevor and Joyce Pither, c/o Hunter Laird
Engineering Ltd. (Clarence Arychuk)

RA (BL 12000) to RH-G (BL 12000) - 2907 and 2923 Semiahmoo Trail -
to allow subdivision into 11 lots, with a dedication of 15% open space.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15403" pass its third reading.
RES.R04-1639 Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15393"

7904-0090-00 - Dr. Ross A. Kennedy Inc., Dr. Robert Gerrard Woods Inc.,
Dr. Kurt T. Tsuyuki Inc., Dr. Martin McCarthy Inc.,
c/o Jerry Boyko

C-8 (BL 12000) to C-15 (BL 12000) - 13486 - 104 Avenue - to permit the renovation and expansion of the existing Eye Care Centre in Surrey City Centre.

Approved by Council: June 7, 2004

Note: See Development Variance Permit 7904-0090-00 under Clerk's Report Item I.1(a) of this agenda.

It was
RES.R04-1640
No. 12000, Amendment By-law, 2004, No. 15393" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15398"

7903-0435-00 - Sarbjeet Sarai, Randeep Sarai, Mohan and Amrik Sarai,
Tarminder Sumbal, Randeep Sarai, c/o Citiwest Consulting Ltd.
(Roger Jawanda)

RF (BL 12000) to RF-12 (BL 12000) - 13073 - 112 Avenue, 13026,
13036, 13044, 13062 and 13072 - 112A Avenue - to allow subdivision
into approximately 16 small single family lots.

Approved by Council: June 7, 2004

It was
RES.R04-1641
No. 12000, Amendment By-law, 2004, No. 15398" pass its third reading.
Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
Carried with Acting Mayor Bose against.

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15397"

7903-0266-00 - Amarjit Gill

RA (BL 12000) to RF (BL 12000) - 11142 - 152 Street - to allow
subdivision into 2 single family lots.

Approved by Council: June 7, 2004

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2004, No. 15397" pass its third reading.
RES.R04-1642 Carried

13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 100 Amendment By-law, 2004, No. 15405"

7903-0406-00 - Mark Chandler, c/o The Abbarch Partnership Architects

To authorize the redesignation of the property located at 9998 - 176 Street from Suburban (SUB) to Commercial (COM).

Approved by Council: June 7, 2004

This by-law is proceeding in conjunction with By-law 15406.

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 100 Amendment By-law, 2004, No. 15405" pass
its third reading.
RES.R04-1643 Carried with Acting Mayor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2002, No. 14876,
Amendment By-law, 2004, No. 15406"

7903-0406-00 - Mark Chandler, c/o The Abbarch Partnership Architects

To amend CD By-law 14876 in Sections 1. and 2.B to reflect the addition of the property at 9998 - 176 Street and rezone that property from C-G(2) (By-law No. 5942) to CD (By-law No. 14876). The purpose of this amendment is to permit the construction of two additional commercial buildings in conjunction with a neighbourhood shopping centre.

Approved by Council: June 7, 2004

This by-law is proceeding in conjunction with By-law 15405.

Note: See Development Variance Permit 7903-0406-00 under Clerk's Report, Item I.1(b) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2002, No. 14876, Amendment By-law, 2004,
 No. 15406" pass its third reading.
 RES.R04-1644 Carried with Acting Mayor Bose against.

14. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
 No. 15245, Amendment By-law, 2004, No. 15404"

3900-20-15404/6520-20SW - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2003,
 No. 15245" is amended in Section 1.(b), Schedule G - Amenity Requirements in
 Neighbourhood Concept Plan (NCP) and Infill Areas by replacing the Table -
 Item 19 for South Westminster NCP. The purpose of this amendment is to correct
 the format by deleting reference to Anticipated Revenue. The revised fees reflect
 the annual increase for inflation using the 2003 CPI Index that is applied on
 March 1st of each year.

Approved by Council: June 7, 2004

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, Amendment By-law,
 2004, No. 15404" pass its third reading.
 RES.R04-1645 Carried

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, Amendment By-law,
 2004, No. 15404" be finally adopted, signed by the Mayor and Clerk, and sealed
 with the Corporate Seal.
 RES.R04-1646 Carried

FINAL ADOPTIONS

15. "Surrey Board of Variance By-law, 2004, No. 15317"

3900-20-15317 – New Regulatory By-law

A by-law to provide for the establishment of a Board of Variance.

Approved by Council: June 7, 2004
 Corporate Report Item No. R134

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Board of Variance By-law,
 2004, No. 15317" be finally adopted, signed by the Mayor and Clerk, and sealed
 with the Corporate Seal.

RES.R04-1647

Carried

16. "Surrey Close and Remove the Dedication of Highway of Portions of 107 Avenue and 107A Avenue at 160 Street By-law, 2004, No. 15390"

3900-20-15390/0910-30/42/7803-0257-00 - Council Initiative

A by-law to authorize the closure and removal of highway of 554 square metres of 107 Avenue and 610 square metres of 107A Avenue at 160 Street. This by-law is intended to facilitate the development of a 23 lot residential subdivision. In accordance with the *Community Charter*, SBC 2003 c.26, disposition of the road will be considered by Council at a later date.

Approved by Council: May 3, 2004
 Corporate Report Item No. R101

The Chair called for any submissions from members of the public with respect to the proposed by-law.

There were no persons present to speak to the proposed By-law.

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That "Surrey Close and Remove the
 Dedication of Highway of Portions of 107 Avenue and 107A Avenue at
 160 Street By-law, 2004, No. 15390" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R04-1648

Carried

17. "Surrey Parks, Recreation and Culture Fee-Setting By-law, 2004, No. 15391"

3900-20-15391/1810-01 - New Regulatory By-law

A by-law to levy fees for the Parks, Recreation and Culture services provided by the City.

Approved by Council: May 17, 2004
 Corporate Report Item No. R123

It was Moved by Councillor Tymoschuk
 Seconded by Councillor Steele
 That "Surrey Parks, Recreation and Culture
 Fee-Setting By-law, 2004, No. 15391" be finally adopted, signed by the Mayor
 and Clerk, and sealed with the Corporate Seal.
 RES.R04-1649 Carried

INTRODUCTIONS

18. "Local Area Service [East Newton Pump Station, Gravity Main and Force Main -
 Project # 4700500 By-law, 2004, No. 15408"

3900-20-15408/4700-500/5250-20-47 - Council Initiative

A by-law to authorize the construction of a sanitary pump station, gravity main
 and force main as a local area service in East Newton – 6500 block and
 72 Avenue, 15000 block and 154 Street; to establish a local service area; and to
 impose charges on properties within the local service area.

Approved by Council: To be approved.
 Corporate Report Item No. R147

Note: This By-law will be in order for consideration of Three Readings, should
 Council approve the recommendations of Corporate Report Item No.R147
 of this Agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Local Area Service [East Newton
 Pump Station, Gravity Main and Force Main - Project # 4700500 By-law, 2004,
 No. 15408" pass its first reading.
 RES.R04-1650 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Local Area Service [East Newton
 Pump Station, Gravity Main and Force Main - Project # 4700500 By-law, 2004,
 No. 15408" pass its second reading.
 RES.R04-1651 Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Local Area Service [East Newton
 Pump Station, Gravity Main and Force Main - Project # 4700500 By-law, 2004,
 No. 15408" pass its third reading.

RES.R04-1652

Carried

19. "Surrey Close and Remove the Dedication of Highway of Portions of 106A Avenue and Lane between 156 Street and 157 Street By-law, 2004, No. 15409"

3900-20-15409/7802-0211-00 - Council Initiative

A by-law to authorize the closure and removal of highway of 72.3 square metres and 236.5 square metres of 106A Avenue and 270.0 square metres of Lane between 156 Street and 157 Street. This by-law is intended to facilitate the development of a six lot residential subdivision. In accordance with the *Community Charter*, S.B.C. 2003 c.26 disposition of the road and lane will be considered by Council at a later date.

Approved by Council: June 7, 2004
 Corporate Report Item No. R126

Note: Council is advised that the areas of road and lane to be closed, as approved under Corporate Report Item No. R126, were based on a preliminary survey. The final survey indicates the actual area of lane to be closed is 270.0 m² [2,906.35 ft. ²] and the area of road to be closed is 308.8 m² [3,324 ft. ²].

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Close and Remove the
 Dedication of Highway of Portions of 106A Avenue and Lane between 156 Street
 and 157 Street By-law, 2004, No. 15409" pass its first reading.

RES.R04-1653

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Close and Remove the
 Dedication of Highway of Portions of 106A Avenue and Lane between 156 Street
 and 157 Street By-law, 2004, No. 15409" pass its second reading.

RES.R04-1654

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Close and Remove the
Dedication of Highway of Portions of 106A Avenue and Lane between 156 Street
and 157 Street By-law, 2004, No. 15409" pass its third reading.
RES.R04-1655 Carried

20. "16130 Fraser Highway Expropriation By-law, 2004, No. 15410"

3900-20-15410/1701-308/R-01-010 - Feng

An Expropriation by-law for the purpose of acquiring lands for road purposes.

Approved by Council: April 5, 2004
Corporate Report Item No. CC008

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "16130 Fraser Highway Expropriation
By-law, 2004, No. 15410" pass its first reading.
RES.R04-1656 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "16130 Fraser Highway Expropriation
By-law, 2004, No. 15410" pass its second reading.
RES.R04-1657 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "16130 Fraser Highway Expropriation
By-law, 2004, No. 15410" pass its third reading.
RES.R04-1658 Carried

21. "Local Area Service Water Main Construction [Agricultural Lands - Project #
1203-903] By-law, 2004, No. 15415"

3900-20-15415/1203-903/5250-20-12 - Council Initiative

A by-law to authorize the construction, operation and maintenance of a water
main and related appurtenances and service connections to service parcels on

184 Street from Address 5030 to Address 5194 as a local area service; to authorize the acquisition of all appliances, equipment, materials, real property, easements and rights-of-way required to construct, operate and maintain the local area service; to define the local service area; and to impose local service taxes.

Approved by Council: April 19, 2004
Corporate Report Item R088

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Local Area Service Water Main
Construction [Agricultural Lands - Project # 1203-903] By-law, 2004, No. 15415"
pass its first reading.

RES.R04-1659 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Local Area Service Water Main
Construction [Agricultural Lands - Project # 1203-903] By-law, 2004, No. 15415"
pass its second reading.

RES.R04-1660 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Local Area Service Water Main
Construction [Agricultural Lands - Project # 1203-903] By-law, 2004, No. 15415"
pass its third reading.

RES.R04-1661 Carried

22. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15089"

7903-0140-00 - Dharbinder Singh Dhaliwal, Gurpal Singh Sahota,
c/o Castle Ridge Developments Ltd.

RF (BL 12000) to CD (BL 12000) - 13352 and 13362 King George
Highway - to permit the development of 22 townhouse units.

Approved by Council: July 7, 2003

Note: A Development Permit (7903-0140-00) on the site is to be considered for
Final Approval under Item I.1(c).

* Planning & Development advise that (see memorandum dated June 21, 2004 in
by-law back-up) the western portion of the site is encumbered by Bolivar Creek.

During the processing of the application, the applicant indicated that he wished to retain the creek and setback area as part of the development site. Following third reading of the by-law, the applicant decided to transfer the creek and the 20-metre setback area to the City of Surrey rather than retaining this area as part of the development site. The western portion of the site on which the creek is located is landlocked, and as a result, it is necessary to subdivide the creek and setback area from the development site and to consolidate it with the City-owned lot to the north (Appendix I). As a result of subdivision, it is necessary to rescind third reading of By-law 15089 and amend the by-law to ensure only that portion of the lot being retained for development purposes is rezoned RF to CD, thereby allowing the portion of the lot being transferred to the City to retain RF zoning.

In addition, Planning and Development advise that it is necessary to amend By-law 15089 to reduce the rear yard setback from 7.0 metres (23 ft.) to 0.9 metre (3 ft.) to reflect the location of the proposed townhouse units in relation to the new rear property line. Since the creek and setback area are being removed from the project site, references to developable area within the CD by-law can be removed.

Council is advised that the proposed changes do not affect use or density and Legal Services Division advises the Public Hearing process is not affected. It is therefore in order for Council to rescind third reading of By-law 15089, amend the by-law as noted and approve third reading as amended.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council rescind Resolution R03-2045
 of the July 21, 2003 Regular Council-Public Hearing Minutes passing Third
 Reading of By-law No. 15089.

RES.R04-1662 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Council amend By-law No. 15089 as
 outlined in Appendix II attached to the memorandum dated June 21, 2004 in
 By-law backup.

RES.R04-1663 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15089" pass its third reading, as
 amended.

RES.R04-1664 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That "Surrey Zoning By-law, 1993,
 No. 12000, Amendment By-law, 2003, No. 15089" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R04-1665 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. 7904-0090-00**
Dr. Ross A. Kennedy Inc., Dr. Robert Gerrard Woods Inc.,
Dr. Kurt T. Tsuyuki Inc., Dr. Martin McCarthy Inc.
c/o Jerry Boyko
 13486 - 104 Avenue (shown as 13484 to 13494 - 104 Avenue)

To reduce the number of off-street parking spaces from 31 to 20; and to reduce the minimum front yard setback from 2.0 metres (6 ft.) to 1.4 metres (5 ft.), to permit the renovation and expansion of the existing Eye Care Centre in Surrey City Centre.

Note: See By-law No. 15393, Item H.10 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0090-00 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.R04-1666 Carried

- (b) **Development Variance Permit No. 7903-0406-00**
Mark Chandler
c/o The Abbarch Partnership Architects
 9998 - 176 Street

To increase the number of fascia signs from four to eight to permit the construction of two additional commercial buildings in conjunction with a neighbourhood shopping centre located at 10020 - 176 Street and portion of 17626 Barnston Drive East.

Note: See By-law No. 15406, Item H.13 of this agenda.

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

No. 7903-0406-00 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.R04-1667

Carried

- (c) **Development Variance Permit No. 7903-0377-00**
Baljinder K. Dhaliwal, c/o Bob Dhaliwal
12982 - 66B Avenue

To reduce the minimum west side yard setback requirement from 1.2 metres (4 ft.) to 0.6 metres (2 ft.); and to reduce the minimum rear yard setback requirement from 7.5 metres (25 ft.) to 2.0 metres (7 ft.). The second storey of the existing structure has a minimum rear yard setback of 4.5 m. (16 ft.).

The proposal is to allow subdivision into two single family lots and to retain the existing single family dwelling.

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

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

No. 7903-0377-00 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.R04-1668

Carried

- (d) **Development Variance Permit No. 7903-0430-00**
Mohammed and Hazra Shaid, Balwinder S. Brar
c/o H. Y. Engineering Ltd. (Richard Brooks)
14028 and 14038 - 114 Avenue

To waive the requirement to provide pedestrian highway systems and street lighting systems, to accommodate a 3-lot single family subdivision as shown on attached Subdivision Layout.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7903-0430-00 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.R04-1669 Carried

- (e) **Development Variance Permit No. 7904-0171-00**
606200 B.C. Ltd. and 559006 B.C. Ltd.
c/o Barnet Dembek Architects Ltd. (Maciej Dembek)
 5630 - 152 Street
 (also shown as 5680 - 152 Street
 and 15255 to 15385 Highway #10=56 Ave)

To increase the number of fascia signs from 1 to 2 per premise for
 building on Pad #1, to permit the development of two commercial
 buildings with a total floor area of 872.33 sq. m. (9,390 sq. ft.).

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

Note: See Development Permit 7904-0171-00 under Clerk's Report,
 Item I.2(a) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7904-0171-00 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.R04-1670 Carried with Acting Mayor Bose against.

- (f) **Development Variance Permit No. 7903-0414-00**
Allan Johnson
c/o Abbarch Partnership Architects
 10020 - 176 Street and 17626 Barnston Drive East

To increase the number of fascia signs from two to four for Building J.

The proposal is to permit the development of a shopping centre.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Tymoschuk
 That Development Variance Permit
 No. 7903-0414-00 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.R04-1671 Carried with Acting Mayor Bose against.

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7904-0171-00**
606200 B.C. Ltd. and 559006 B.C. Ltd.
c/o Barnet Dembek Architects Ltd. (Maciej Dembek)
 5630 - 152 Street

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

"That Development Permit No. 7904-0171-00 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 7904-0171-00 under Clerk's
 Report, Item I.1(e) of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Permit
 No. 7904-0171-00 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.R04-1672 Carried with Acting Mayor Bose against.

- (b) **Development Permit No. 7903-0140-00**
Dharbinder Singh Dhaliwal, Gurpal Singh Sahota,
c/o Castle Ridge Developments Ltd.
 13352/62 King George Highway

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

"That Development Permit No. 7903-0140-00 be approved; that the Mayor and Clerk be authorized to sign the Development Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit."

Note: See By-law 15089, Item H.10 of this addendum agenda.

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

No. 7903-0140-00 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.R04-1673

Carried

- (c) **Temporary Industrial Use Permit No. 7904-0098-00
0690709 BC Ltd.**
11618 - 130 Street and 13011 and 13059 - 116 Avenue

Council is requested to pass the following resolution:

"That Temporary Industrial Use Permit No. 7904-0098-00 be issued to 0690709 BC Ltd., to allow a temporary office and storage yard for contractor's equipment for a period not to exceed two years, on the sites more particularly described as Lot 22, Except: Parcel "A" (Explanatory Plan 9929), Section 4, Block 5 North, Range 2 West, New Westminster District, Plan 6630; Lot 23, Section 4, Block 5 North, Range 2 West, New Westminster District, Plan 6630; and Parcel "A" (Explanatory Plan 9929), Lot 22, Section 4, Block 5 North, Range 2 West, New Westminster District, Plan 6630."

Note: See By-law No. 15356, Item H.5 of this agenda.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Temporary Industrial Use Permit
 No. 7904-0098-00 be issued to 0690709 BC Ltd., to allow a temporary
 office and storage yard for contractor's equipment for a period not to
 exceed two years, on the sites more particularly described as Lot 22,
 Except: Parcel "A" (Explanatory Plan 9929), Section 4, Block 5 North,
 Range 2 West, New Westminster District, Plan 6630; Lot 23, Section 4,
 Block 5 North, Range 2 West, New Westminster District, Plan 6630; and
 Parcel "A" (Explanatory Plan 9929), Lot 22, Section 4, Block 5 North,
 Range 2 West, New Westminster District, Plan 6630.

RES.R04-1674

Carried

3. Delegation Requests

- (a) **W. Joe Punko**
File: 5460-15; 0550-20-10

Requesting to appear before Council regarding safety issues with respect
 to 152B Street between 96 and 98 Avenues.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That W. Joe Punko be heard as a delegation
 at Council-in-Committee.

RES.R04-1675

Carried

- (b) **Val MacDonald, Executive Director**
Seniors Housing Information Program
File: 5000-01; 0550-20-10

Requesting to appear before Council to discuss partnership to sustain the
 Seniors Housing Information Program (SHIP) Client Outreach Services,
 and to request a letter of support for their Expression of Interest to Human
 Resources Skills Development Canada (HRSDC) for phase three funding
 to support two full time outreach workers and a resource developer to
 ensure program sustainability.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Val MacDonald, Executive Director,
 Seniors Housing Information Program be heard as a delegation at the
 Parks and Community Services Committee.

RES.R04-1676

Carried

(c) **Judith Stone, President**
Animal Advocates Society of BC
File: 0220-08; 0550-20-10

Requesting to appear before Council regarding animal cruelty issues pertaining to the Cloverdale Rodeo.

It was Moved by Councillor Watts
Seconded by Councillor Priddy
That Judith Stone, President, Animal
Advocates Society of BC be heard as a delegation at Council-in-
Committee.

RES.R04-1677

Carried with Councillor Tymoschuk against.

J. CORRESPONDENCE

INFORMATION ITEMS

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the following correspondence Items 1
& 2 be received, and the appropriate person or agency be informed.

RES.R04-1678

Carried

1. Letter dated June 2, 2004, from **Mayor Malcolm D. Brodie, City of Richmond**, advising that on May 25, 2004 Richmond City Council passed the following resolution with respect to Regulations to Bill 27:

"(1) The Honourable George Abbott, Minister, Sustainable Resource Management be requested to incorporate the following solutions into the regulations to implement Bill 27, "The 2004 Agricultural Land Commission Amendment Act";

"That First Nations, for lands which they request to be excluded from the ALR, be required to:

- (a) Prepare plans (e.g., site plans) which indicate how the following matters are to be managed both on and off site; land uses, the built urban form, social programs, economic development, services, traffic and the natural environment,
- (b) Consult with adjacent municipalities before finalizing their plans and requesting an exclusion from the ALR,
- (c) Consult with the public before finalizing their plans and requesting an exclusion from the ALR,

(d) Negotiate approval (in part or in full) at the appropriate First National Treaty table prior to final agreement."

(2) copies of the letter to The Honourable George Abbott be sent to the Premier, Richmond MLAs, the UBCM, the Lower Mainland Treaty Advisory Committee (LMTAC), the GVRD municipalities and the GVRD."

File: 0125-04

2. Letter dated June 10, 2004, from **Sandra E. Dowey, Deputy Clerk, City of North Vancouver**, advising that on June 7, 2004, the City of North Vancouver Council unanimously endorsed the following resolutions:

"PURSUANT to the report of the City Engineer dated May 25, 2004, entitled "Proposed Union of British Columbia Municipalities Resolution on Provincial West Nile Virus Funding";

THAT the resolution of the May 25, 2004 report, requesting on-going provincial funding for local government West Nile Virus prevention initiatives, be forwarded to the Union of British Columbia Municipalities for consideration at the 2004 Union of British Columbia Municipalities Convention; and

THAT the resolution be forwarded to all Greater Vancouver Regional District member municipalities."

File: 0250-07 UBCM

ACTION ITEMS

3. Letter dated June 1, 2004, from **Agnes Hilsen, Municipal Clerk, District of North Vancouver**, advising that on May 31, 2004, the Council for the District of North Vancouver passed the following resolution with respect to a request of water restrictions in high risk of fire locations, and seeking Surrey Council's favourable consideration:

"WHEREAS there is significant evidence that severe dry conditions increase the risk of a major fire; and

WHEREAS fire professionals and weather condition experts are predicting the likelihood of a hotter and drier season; and

WHEREAS fire experts, after examining conditions in the Interior, have noted that those homes that had ongoing sprinkling and watering were spared;

THEREFORE BE IT RESOLVED THAT since a number of areas in the District of North Vancouver are located close to forest, we request the ability to exempt from the GVRD/GVWD water restrictions for specific higher risk areas; and

THAT a copy of this resolution be forwarded to the UBCM for circulation to its member municipalities."

File: 0480-20

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the letter dated June 1, 2004, from

Agnes Hilsen, Municipal Clerk, District of North Vancouver be received.

RES.R04-1679

Carried

4. Letter dated June 1, 2004, from **Acting Mayor Maureen McKeon Holmes, District of North Vancouver**, advising that on Monday, May 31, 2004, the Council for the District of North Vancouver passed the following resolution with respect to new welfare legislation in the *Employment and Assistant Act*, and encouraging all BC municipalities to call on the Provincial Government to implement the necessary changes to the *Employment and Assistant Act* to ensure that welfare benefits meet the basic needs of individuals and families:

"WHEREAS in April 2002 the Provincial Government announced new welfare legislation in the *Employment and Assistant Act*; and, this new *Act* outlined a dramatic program of welfare restructuring that includes cuts to benefits and tightening of eligibility rules; and, deep cuts have also been made to the Ministry of Human Resources' budget; and

WHEREAS the changes to welfare, effectively download provincial responsibility for people in need into municipal governments, as more hungry and homeless people are forced to seek food, shelter, and community support in our neighbourhoods, streets, and parks;

THEREFORE BE IT RESOLVED that this Council call on the Provincial Government to change the *Employment and Assistant Act* to ensure that welfare benefits meet the basic needs of individuals and families; and that this Council urge the Provincial Government to make these changes to include:

- (1) repeal the cuts to benefit areas (support, shelter allowances and crisis grants);
- (2) increase child care subsidies to more closely match actual cost, and restore previous income levels for eligibility;
- (3) reverse the requirement that single parents seek work when their youngest child reaches the age of three;
- (4) end the arbitrary three week wait for new financial assistance applicants;
- (5) abandon the two year "independence test" for older children leaving home;

- (6) refrain from privatizing financial assistance delivery or computerized financial assistance determination;

AND FURTHER BE IT RESOLVED that this Council:

- (1) urge the Provincial Government to reverse the policy of replacing local offices with 1-800 numbers (toll free);
- (2) direct the Mayor to send a letter to the Union of British Columbia Municipalities (UBCM) and other municipal Councils in BC outlining Council's concerns and urging other Councils to take similar action, with a copy to be forwarded to all MLAs representing residents of the municipality."

File: 0480-20

It was
Acting Mayor Maureen McKeon Holmes, District of North Vancouver be received.

Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated June 1, 2004, from

RES.R04-1680

Carried

- 5. Letter dated June 1, 2004, from **Mayor Ron Wood, District of West Vancouver**, regarding the proposed transfer of 9-1-1 services to E-Comm, and encouraging Council not to support the transfer of 9-1-1 service to E-Comm until such time as an acceptable business plan and governance model can be developed to clearly demonstrate the economic and social benefits of such a transfer.

File: 7150-20

It was
Mayor Ron Wood, District of West Vancouver be received.

Moved by Councillor Hunt
Seconded by Councillor Watts
That the letter dated June 1, 2004, from

RES.R04-1681

Carried

- 6. Letter dated June 10, 2004, from **Mayor Ralph Drew, Chair, Lower Mainland Treaty Advisory Committee**, providing Council with a copy of the LMTAC Backgrounder - Agricultural Land Reserve & Treaty Negotiations, for information and review. Deadline for any comments Council may have is July 30, 2004.

File: 0540-20

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the letter dated June 10, 2004, from
 Mayor Ralph Drew, Chair, Lower Mainland Treaty Advisory Committee be
 referred to staff.

RES.R04-1682

Carried

7. Letter dated June 1, 2004, from **Ed Steeves, Chair, Sunshine Coast Regional District**, advising that on May 27, 2004, the Sunshine Coast Regional District Board adopted the following resolution regarding the Crystal Garden Conservation Centre, and urging Council to take action to ensure that this attraction is available for future generations to enjoy:

"THAT a letter be sent to the Provincial government objecting to the decision to close the Crystal Garden Conservation Centre and requesting that the decision be reconsidered; and

THAT the letter be copied to the City of Victoria, as well as other Regional Districts and municipalities."

File: 0480-20

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the letter dated June 1, 2004, from
 Ed Steeves, Chair, Sunshine Coast Regional District be received.

RES.R04-1683

Carried

K. NOTICE OF MOTION

1. **Development Variance Permit No.7903-0323-00
 Crichton Holdings Ltd.
 c/o Gerrard Thomas (Bell Mobility)
 14620 - 64 Avenue (also shown as 14640, 14664 - 64 Avenue)**

Councillor Hunt submitted the following Notice of Motion:

"THAT Resolution R04-1519 of the June 7, 2004 Regular Council Public Hearing minutes, which defeated the motion to approve Development Variance Permit No. 7903-0323-00, be rescinded."

AND THAT if Council rescinds Resolution R04-1519 of the June 7, 2004 Regular Council Public Hearing minutes, the following motion would be brought forward:

"THAT Development Variance Permit No. 7903-0323-00 be approved, and 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."

2. **Application No. 7903-0116-00
Ekam Development Ltd., c/o CitiWest Consulting Ltd.
(Roger Jawanda) and c/o Ekam Development Ltd. (Jagdip Sivia and Mike Weir) - 7779 - 148 Street**

Councillor Hunt submitted the following Notice of Motion:

"THAT Resolution No. R04-1478 of the June 7, 2004 Regular Council Public Hearing minutes, defeating third reading of By-law No. 15375, be rescinded.

AND THAT if Council rescinds Resolution No. R04-1478 of the June 7, 2004 Regular Council Public Hearing minutes, the following motion would be brought forward:

"THAT 'Surrey Official Community Plan By-law, 1996, No. 12900, No. 98 Amendment By-law, 2004, No. 15375' pass its third reading."

3. **Application No. 7903-0116-00
Ekam Development Ltd., c/o CitiWest Consulting Ltd.
(Roger Jawanda) and c/o Ekam Development Ltd. (Jagdip Sivia and Mike Weir) - 7779 - 148 Street**

Councillor Hunt submitted the following Notice of Motion:

"THAT Resolution No. R04-1479 of the June 7, 2004 Regular Council Public Hearing minutes, defeating third reading of By-law No. 15376, be rescinded.

AND THAT if Council rescinds Resolution No. R04-1479 of the June 7, 2004 Regular Council Public Hearing minutes, the following motion would be brought forward:

"THAT 'Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15376' pass its third reading."

4. **Application No. 7903-0038-00
15903/15913/15929 Fraser Highway**

Councillor Tymoschuk submitted the following Notice of Motion:

"THAT Council rescind Resolution No. R04-645 of the March 22, 2004 Regular Council Land Use meeting, which defeated, the motion to approve

Rezoning/Development Variance Permit/Development Permit application
7903-0038-00.

AND THAT if Council rescinds Resolution R04-645 of the March 22, 2004 Regular Council Land Use meeting, that the following motion be brought forward:

"THAT:

1. a By-law be introduced to rezone the property from "Community Commercial Zone (C-8)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Highway Commercial Industrial Zone (CHI)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7903-0038-00 in accordance with the attached drawings (Appendix III).
3. Council approve Development Variance Permit No. 7903-0038-00 (Appendix V) varying the following to proceed to Public Notification:
 - (a) to vary Section 27(2)(a) of Surrey Sign By-law No. 13656 by increasing the number of fascia signs from two to four;
 - (b) to vary the minimum front yard setback of the CHI Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
 - (c) to vary the minimum side yard setback along a flanking street of the CHI Zone from 7.5 metres (25 ft.) to 2.9 metres (9.5 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;

- (e) registration of a reciprocal access agreement and Restrictive Covenant for a shared access on Fraser Highway with the future development site immediately to the east;
- (f) approval of Development Variance Permit No. 7903-0038-00; and
- (g) removal of all residential dwellings and outbuildings.

L. ANY OTHER BUSINESS

1. Loyal Orange Lodge

It was Moved by Councillor Hunt
Seconded by Councillor Priddy
That staff not act on Council's resolution to
demolish the Loyal Orange Lodge until Councillor Higginbotham deals with her
proposal at the next Regular Council meeting.

RES.R04-1684

Carried

2. Flea Market Vendor By-law

Council was advised that the public will be given an opportunity to speak to the amendment to the Business License By-law to regulate Flea Markets

M. ADJOURNMENT

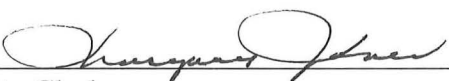
It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the Regular Council - Public Hearing
meeting do now adjourn.

RES.R04-1685


Carried

The Regular Council- Public Hearing adjourned at 9:02 p.m.

Certified correct:



City Clerk



Mayor