



# City of Surrey

## Regular Council - Public Hearing

### Minutes

7:00 p.m.  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
MONDAY, APRIL 18, 2005  
Time: 7:00 p.m.

**Present:**

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

**Absent:**

**Councillors Entering  
Meeting as Indicated:**

**Staff Present:**

City Manager  
City Clerk  
General Manager, Planning &  
Development  
General Manager, Engineering  
General Manager, Parks, Recreation  
& Culture  
General Manager, Finance,  
Technology & HR  
Manager, Area Planning &  
Development, North Division  
Manager, Area Planning &  
Development, South Division  
Manager, Land Development,  
Engineering  
Land Development Engineer

It was

Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the agenda order be varied in order to hear

Corporate Reports R080, R081, and R082 after Item A – Adoption of Minutes.

RES.R05-914

Carried

**A. ADOPTION OF MINUTES**

**1. Special (Regular) Council - April 4, 2005**

It was

Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the minutes of the Special (Regular)

Council meeting held on April 4, 2005, be adopted.

RES.R05-915

Carried

**2. Council-in-Committee - April 4, 2005**

(a) It was

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

Council-in-Committee meeting held on April 4, 2005, be received.

RES.R05-916

Carried

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

**Item No. C003** East Clayton Neighbourhood Concept Plan  
 Extension West of 188 Street - Stage 1 and 2 Report  
 File: 6520-20 (East Clayton West)

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

1. Receive this report as information;
2. Approve the final and complete East Clayton Neighbourhood Concept Plan ("NCP") Extension - West of 188 Street, as contained in Appendix "A" to this report, as a means of managing development and providing services, amenities and facilities in support of the development of this neighbourhood;
3. Instruct the City Clerk to introduce a by-law to amend the Surrey Official Community Plan By-law, 1996, No. 12900 (the "OCP By-law"), as documented in Appendix "D", to add the East Clayton NCP Extension - West of 188 Street to Figure 27 entitled "Map Showing Recently Approved Secondary Plans";
4. Instruct the City Clerk to introduce a by-law to amend Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), as documented in Appendix "E", to require amenity contributions from development in the East Clayton NCP Extension – West of 188 Street area, based upon the density bonus concept; and
5. Authorize staff to amend the Clayton Local Area Plan (1999) on the basis of the approved final and complete East Clayton NCP Extension - West of 188 Street.

RES.R05-917

Carried

**Item No. C004** Grandview Heights General Land Use Plan -  
 Preferred Land Use Concept and Final Public Open  
 House  
 File: 6520-20 (Grandview Heights)

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

1. Receive this report as information; and

2. Authorize staff to continue with public consultation, including a final public open house, based on the draft preferred General Land Use Concept Plan contained in Appendix "A" to this report.

RES.R05-918

Carried

**Item No. R062** East Clayton Neighbourhood Concept Plan (NCP)  
Extension West of 188 Street - Engineering  
Servicing Plan  
File: 6520-20 (EC)

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

1. Adopt the engineering servicing and financial strategies as outlined in this report and as specified in the East Clayton NCP Extension – West of 188 Street Expansion Report.
2. Continue to endorse the sustainability objectives as outlined in the original East Clayton NCP and associated reports to Council.

RES.R05-919

Carried

### 3. Regular Council - Land Use - April 4, 2005

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the minutes of the Regular Council –  
Land Use meeting held on April 4, 2005, be adopted.

RES.R05-920

Carried

### 4. Regular Council - Public Hearing - April 4, 2005

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the minutes of the Regular Council -  
Public Hearing meeting held on April 4, 2005, be adopted.

RES.R05-921

Carried

**5. Special (Regular) Council - April 11, 2005**

It was Moved by Councillor Watts  
Seconded by Councillor Tymoschuk  
That the minutes of the Special (Regular)  
Council meeting held on April 11, 2005, be adopted.

RES.R05-922

Carried**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of April 18, 2005 were considered and dealt with as follows:

**Item No. R080** Fire Safety Legislation - Review  
File: 7380-01; 7200-00

The Fire Chief submitted a report providing results and recommendations of a review of the City's current fire safety legislation. This review was undertaken to ensure that legislation in our community is reasonable, efficient, effective and in harmony with Council's policies and the goals of the City's Official Community Plan. The report provides recommendations that pursue best practices and the means to address corporate immunity through policy amendments.

The following legislation and policy is included in the review:

- (a) Fire Prevention By-law #10771
- (b) Council Policy R472, Inspection Frequencies
- (c) Fireworks By-law #4200
- (d) Business License By-law #13680
- (e) Smoke Alarm By-law #12136
- (f) Surrey Security and Fire Alarm By-law #13168
- (g) Surrey Municipal Ticket Information Utilization By-law #12508
- (h) Surrey Waterworks Regulation By-law #2932
- (i) Surrey Oil Burner Compressed Gas System and Gasoline Storage Tank Permit and Inspection By-law #5127
- (j) Fire Limit By-law #10538
- (k) Surrey Mobile Homes and Trailer Regulation and Control By-law #6142
- (l) Engineering Department, (m) Design Criteria Manual Parks, Recreation and Cultural Facilities By-law #13480

The Fire Chief was recommending approval of the recommendations outlined in his report.

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

1. Receive this report.
2. Direct staff to prepare the necessary by-law and policy amendments and bring the necessary policy and bylaw amendment changes forward for adoption.

RES.R05-923

Carried

**Item No. R081** Fireworks  
File: 3900-20; 3900-02

The Fire Chief submitted a report concerning the Fireworks By-law.

The Fire Chief was recommending approval of the recommendations outlined in his report.

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

1. Receive this report.
2. Authorize staff to bring forward for the required readings, a bylaw that will act to amend the Surrey Fireworks By-law No. 4200 such that the sale, purchase and firing of fireworks in the City of Surrey will be restricted to only those individuals who hold a valid certificate from the Federal Government, Natural Resources Canada – Explosives Regulatory Division as a Fireworks Supervisor.

RES.R05-924

Carried

**Item No. R082** By-law to Support Public Safety Radio Communications  
File: 3900-01; 3900-02

The Fire Chief and the Superintendent, RCMP submitted a report concerning a by-law to support Public Safety Radio communications.

The Fire Chief and the Superintendent, RCMP was recommending approval of the recommendations outlined in their report.

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

1. Council direct staff to prepare necessary bylaws and/or amendments to bylaws to ensure that the construction or modification of large buildings in the City of Surrey does not result in degradation of public safety radio communications required by Fire, Police and Ambulance services in the City.
2. upon preparation of the necessary bylaws and/or amendments to bylaws, Council consider implementing those bylaws at the earliest possible opportunity.

RES.R05-925

Carried

The agenda order then resumed.

## B. DELEGATIONS - PUBLIC HEARING

1. **Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2005, No. 15698**

### **Rezoning Application: 7903-0259-00**

CIVIC ADDRESS: 6175 and 6209 - 146 Street

APPLICANT: 674709 B.C. Ltd.  
 c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)  
 101 - 19292 - 60 Avenue  
 Surrey, B.C. V3S 3M2  
 c/o Modar/Martinique Developments (Ken Radom)  
 200 - 7134 King George Highway  
 Surrey, B.C. V3W 5A3

PROPOSAL: To rezone the property at 6209 - 146 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and the property at 6175 - 146 Street from "General Agriculture Zone (A-1)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into 52 single family small lots.

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

The following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
A. Bhullar	X		
A. Joshi	X		
H. Singh	X		
S. Dhesi	X		
B. Lally	X		
B. Singh	X		
D. Banipal	X		
K. Gill	X		
B. Sibia	X		
H. Deol	X		
M. Singh	X		
S. Kang	X		
J. Singh			X
K. Gill	X		
R. Basra	X		
S. Duborisouk	X		
G. Gill	X		
H. Singh	X		
S. Sandhu	X		
J. Sidhu	X		
P. Diang	X		
D. Kumar	X		
P. Dhimar	X		
R. Dhillon	X		
J. Randhawa	X		
O. Mann	X		
K. Kang	X		
N. Dhanjal	X		
H. Sihra	X		
M. Lidder	X		
S. Grewal	X		
R. Paller		X	
S. Grewal	X		

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

**2. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 114 Amendment By-law, 2005, No. 15700**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15701**

**Rezoning Application: 7905-0029-00**

CIVIC ADDRESS: 13441 – No. 10 (58 Avenue) Hwy.

APPLICANT: Gene & Aline Nimetz  
 c/o Evershine Development  
 202 - 8484 - 128 Street  
 Surrey, B.C. V3W 4G3; and  
 c/o Coastland Engineering & Surveying Ltd.  
 101 - 19292 - 60 Avenue  
 Surrey, B.C. V3S 3M2

PROPOSAL: By-law 15700  
 To authorize the redesignation of a portion of the property from Suburban (SUB) to Urban (URB).

By-law 15701  
 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 21 urban single family lots.

**DEVELOPMENT VARIANCE PERMIT:**

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

- (a) To reduce the lot depth of Lot 5 from 28 metres (90 ft.) to 11 metres (36.10 ft.) and;
- (b) To reduce the lot depth of Lot 21 from 28 metres (90 ft.) to 11.56 metres (37.93 ft.)

**Note:** See Development Variance Permit 7905-0029-00 under Clerk's Report, Item I.1(a).

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. Hooseman stating concerns regarding tree preservation and keeping the cul-de-sac intact.

The following persons had expressed an opinion in writing and not wishing to speak:

NAME	FOR	AGAINST	UNDECIDED
G. Kump		X	
K. Hastie		X	
C. Singh	X		
H. Grewal	X		
R. Basro	X		
H. Grewal	X		



NAME	FOR	AGAINST	UNDECIDED
S. Dhesa	X		
H. Singh	X		
S. Sandhu	X		
G. Sandhu	X		
S. Sangh	X		
N. Dhanjal	X		
J. Sidhu	X		
L. Hooseman		X	
P. Hooseman		X	
D. Grewal	X		
J. Khandal	X		
M. Grewal	X		
S. Dhaliwal	X		
M. Jolicoeur		X	
M. Rempel		X	
B. Hanson		X	
A. Mikah		X	
K. Hans	X		

Neil Hanson, 13462 – 59 Avenue, was in attendance and commented that he was not against development and noted that the configuration of the proposed lot does not fit in with typical homes in his cul-de-sac. He spoke to concerns regarding lot size, setbacks, height, parking, secondary suites, and basement homes.

It was Moved by Councillor Watts  
Seconded by Councillor Hunt  
That the information as submitted by

Neil Hanson be received.

RES.R05-926

Carried

Greg Sewell, Coastland Engineering Ltd., was in attendance and commented that the cul-de-sac bulb could be enlarged to address concerns regarding the road configuration. He continued that the current setback of 4 feet is permitted within the zone, but he would commit to a 6 foot sideyard which is within the surrounding RF zone.

**3. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15702**

**Rezoning Application: 7904-0307-00**

CIVIC ADDRESS: 14486 - 76 Avenue

APPLICANT: Barinderjit & Nirbhai Johal, Joginder Hayer,  
Sarwen & Munjit Veriah and Harjit Grewal  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
101 - 19292 - 80 Avenue

Surrey, B.C. V4N 3G5

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 9 single family lots, with the adjacent RF-zoned property at 7520 - 144A Street.

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. Andersen stating opposition for the proposed development and concerns regarding natural habitat, fence damage, and water flow.

A. Andersen, 7549 Wiltshire Drive, was in attendance and commented that he had concerns regarding tree preservation on lots 7 and 11, habitat fencing, the big leaf maple located off the property line from the road should be designated as heritage. He stated that he also had concerns regarding the raising of property by one and a half meters which caused his house to flood last winter. He also raised concern regarding his back property line and the lack of construction access to the lots.

**4. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15703**

**Rezoning Application: 7904-0278-00**

CIVIC ADDRESS: 7515 - 140 Street

APPLICANT: Luge Holdings Ltd.  
c/o Lakewood Group Developments Ltd. (Harald Trepke)  
201 - 7795 - 128 Street  
Surrey, B.C. V3W 4E6

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 69 ground oriented townhouse units.

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 N. Crofts stating concerns regarding daycare and tree preservation, and Tracey D., regarding concerns relative to height and number of townhouses, and loss of privacy.

Debbie Cowan, 135 – 7480 – 138 Street, was in attendance and commented that it was not clear whether the proposed development would feature a two or three story building. She commented that the main entrance to the area off 138 Street is a ring road and very busy. She expressed concern that the addition of 69 more townhomes would greatly increase traffic to the area.

**5. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15704**

**Rezoning Application: 7905-0006-00**

CIVIC ADDRESS: 8268 - 128 Street

APPLICANT: 282783 B.C. Ltd.  
c/o BFW Developments Ltd.  
100 - 20120 - 64 Avenue  
Langley, B.C. V2Y 1M8

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

The purpose of the rezoning is to allow for a maximum of 186m<sup>2</sup> (2,000 sq. ft.) of retail use related to a light impact industrial use.

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

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

**6. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15705A**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15705B**

**Rezoning Application: 7903-0454-00**

CIVIC ADDRESS: 6339, 6377 - 144 Street and 14350, 14342 - 64 Avenue

APPLICANT: Thomas & Frieda Hepworth, 686967 B.C. Ltd.  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
13160 - 88 Avenue  
Surrey, B.C. V3W 3K3

**PROPOSAL:**                    **By-law 15705A**  
 Block A  
 To rezone 6377 - 144 Street, 14350 - 64 Avenue and  
 Portions of 6339 - 144 Street and 14342 - 64 Avenue from  
 "One-Acre Residential Zone (RA)" to "Comprehensive  
 Development Zone (CD)".

**By-law 15705B**  
 Block B  
 To rezone Portions of 6339 - 144 Street and  
 14342 - 64 Avenue from "One-Acre Residential Zone  
 (RA)" to "Multiple Residential 30 Zone (RM-30)".

**DEVELOPMENT VARIANCE PERMIT:**

To vary "Surrey Zoning By-law, 1993, No. 12000",  
 Part 22, Section F, as follows:

- (a) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.);
- (b) To reduce the front yard setback from 7.5 metres (25 ft.) to 6.6 metres (21.6 ft.) for the east yard of the units adjacent to 144 Street; and
- (c) To reduce the side yard setback on flanking street from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the units adjacent to 63A Avenue

The purpose of the rezoning and development variance permit is to permit the development of a commercial plaza with approximately 3,750 m<sup>2</sup> (40,352 sq. ft.) floor area including a medium format retail store, office space and two drive-through restaurants, and a 66-unit multiple unit residential complex.

**Note:** See Development Variance Permit 7903-0454-00 under Clerk's Report Item I.1(b).

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.

NAME	FOR	AGAINST	UNDECIDED
D. Willcor	X		
S. Dheja	X		
C. Brar	X		
H. Grewal	X		
T. Tour	X		
C. Singh	X		
B. Singh	X		
I. Chohan	X		
S. Wilman	X		

NAME	FOR	AGAINST	UNDECIDED
S. Sandhu	X		
E. Jan	X		

Sandy McLeod, 14090 – 66A Avenue, was in attendance and commented that she had concerns regarding the two drive-throughs on the same corner as others to be located on the northeast corner. She stated that the impact of future development has yet to be determined which would greatly affect traffic and she preferred a restaurant patrons can drive or walk to rather than a noisy drive-through. She added concerns regarding the sale of junk food to school students, increased noise, additional traffic, greenspace, and impact on the neighbourhood and wildlife.

Susan Lavarski, 5682 – 136 Street, was in attendance and commented that she supported the proposed rezoning application.

**7. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15694**

**Rezoning Application: 7904-0262-00**

CIVIC ADDRESS: 6783 - 196 Street

APPLICANT: Clayton Ridge Developments Ltd.  
c/o Julio Gomberoff  
140 - 2034 West 11<sup>th</sup> Avenue  
Vancouver, B.C. V6J 2C9

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

**DEVELOPMENT VARIANCE PERMIT**

To vary "Surrey Zoning By-law, 1993, No. 12000",  
Part 22, Section F & H as follows:

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10.0 ft.) to the porch; and to 1.0 metre (3.0 ft.) to the first stair riser;
- (b) To reduce the east front yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
- (c) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
- (d) To reduce the south east yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;

- (e) To reduce the north side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10.0 ft.) to the porch; and to 1.0 metre (3.0 ft.) to the first stair riser; and
- (f) To allow 9 of the 11 visitor parking spaces to be located within the required setbacks.

The purpose of the rezoning and development variance permit is to allow the construction of approximately 54 townhouse units.

**Note:** See Development Variance Permit 7904-0262-00 under Clerk's Report, Item I.1(c).

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. and S. Dobray expressing concerns regarding water supply, flooding, and drainage.

Les Dobray, 6765 - 196 Street, was in attendance and commented that he had concerns regarding his water supply (well) which is located on the development site.

Thomas Hepworth, 6783 - 196 Street, owner of the property was in attendance and commented that there is an easement on his property allowing the neighbouring property owner access to water and he added that he would continue to honour this arrangement.

**8. Surrey Official Community Plan By-law, 1996, No. 12900,  
No. 40 Amendment By-law, 2001, No. 14330**

**Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2001, No. 14331**

**Rezoning Application: 7900-0225-00**

**CIVIC ADDRESS:** 12825 & 12851 - 20 Avenue and 2030 - 128 Street (also shown as 12817 -20 Ave.) & 2064 - 128 Street

**APPLICANT:** 636718 British Columbia Ltd.  
c/o Hunter Laird Engineering Ltd.  
300 - 65 Richmond Street  
New Westminster, B.C. V3L 5P5

PROPOSAL: BY-LAW 14330  
To authorize the redesignation of the properties from Suburban (SUB) to Urban (URB).

BY-LAW 14331

Block A

To rezone portions of 12825 and 12851 - 20 Avenue from "Half-Acre Residential Zone (RH)" and "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

Block B

To rezone the properties at 2030 and 2064 - 128 Street and portions of 12825 and 12851 - 20 Avenue from "Half-Acre Residential Zone (RH)" and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit subdivision into approximately 19 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 as follows:

J & E Schussler	Supporting the proposal
M. McConkey	Supporting Block A and opposing Block B
Genex Development Corp.	Attaching layout plans
40 Signature Petition	Opposing the proposal
12 Form letters	Opposing the proposal
G. Vanstone	Opposing the proposal
Rimark Consulting	Attaching a booklet
J & E Schussler	Supporting the proposal
A. Barrie	Opposing the proposal
T.R. Boresky	Opposing the proposal
Dr. Cooke	Expressing concerns
Mechtilde Johnson	Supporting the proposal

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

**9. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15699**

**Rezoning Application: 7903-0444-00**

CIVIC ADDRESS: 3926 - 156 Street

APPLICANT: Siegfried & Christine Schiffmacher  
c/o Coastland Engineering & Surveying Ltd.  
(Michael Helle)  
101 - 19292 - 60 Avenue  
Surrey, B.C. V3S 3M2; and  
c/o 595697 B.C. Ltd.  
19738 - 28 Avenue  
Langley, B.C. V2Z 1Y1

PROPOSAL: To rezone the property from "General Agriculture Zone (A-1)" to "Half-Acre Residential Gross Density Zone (RH-G)".

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

Bill Dyck, 3942 – 156B Street, was in attendance and commented that he is opposed to the closure of 156 Street at 40 Avenue due to traffic and safety concerns. He added that the majority of residents of Ironwood would agree that the road should remain open. He continued that he would not be opposed to the proposed by-law, should 156 Street remain open.

Greg Sewell, Coastland Engineering Ltd., was in attendance and commented that it was the intention as stated in the Official Community Plan to close 156 Street. He continued that the road has been closed under By-law 14529 and is not in use. He added that it is proposed to remove the asphalt pavement section in the cul-de-sac and build a park at this location.

Tim Loye, 12830 – 20 Avenue was in attendance and commented that he wanted to know more about Comprehensive Development zoning, and expressed concern regarding the location of the proposed lane.

**10. Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15695**

**Rezoning Application: 7904-0370-00**

CIVIC ADDRESS: 9435 – 162A Street

APPLICANT: Joseph & Maurine Garbauski  
c/o Citi-West Consulting Ltd. (Roger Jawanda)  
101 – 9030 King George Highway  
Surrey, B.C. V3V 7Y3



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 and one remainder lot.

**DEVELOPMENT VARIANCE PERMIT:**

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

- (a) To reduce the rear yard setback for the existing dwelling from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and
- (b) To reduce the front yard setback for the existing accessory building from 18 metres (60 ft.) to 9.68 metres (32 ft.).

**Note:** See Development Variance Permit 7904-0370-00 under Clerk's Report, Item I.1(d).

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.

**11. Surrey Official Community Plan By-law, 1996, No. 12900, No. 113 Amendment By-law, 2005, No. 15696**

**Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15697**

**Rezoning Application: 7904-0237-00**

CIVIC ADDRESS: 7766, 7788, 7799 and 7819 - 156 Street

APPLICANT: Kashmiro Khaira, Dick Mah & Cindy Kwong, Jasdev & Kamaljeet Randhawa and Eastwest Construction Company Ltd.  
c/o Dwight Heintz  
13160 - 88 Avenue  
Surrey, B.C. V3W 3K3

PROPOSAL: By-law 15696  
To authorize the redesignation of the site from Suburban (SUB) to Urban (URB).  
By-law 15697

To rezone the properties at 7799 and 7819 - 156 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the properties at 7766 and 7788 - 156 Street from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

The purpose of the redesignation and rezoning is to allow subdivision into 41 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 B. and C. Drozda, K. Teixeira, Mr. and Mrs. J. Hammond, K. and B. Koebel, a concerned resident, and a 96-signature petition expressing opposition to the proposed rezoning application. There was also correspondence on table from H. Gill, Y. and T. Khan, S. and S. Ho, and H. Dilldeep expressing support for the proposed rezoning application.

NAME	FOR	AGAINST	UNDECIDED
B. Henshall	X		
E. Henshall	X		
L. Kerr		X	
J. Johnston		X	
W. Johnston		X	
E. James		X	
S. Bacon		X	
C. Harvey	X		
K. Teixeira		X	
T. Teixeira		X	
K. Khaira	X		
J. Singh	X		
C. Kwong	X		
B. Taylor		X	
C. Taylor		X	
H. Sahsi	X		
M. Sandhu		X	
R. and M. Kumar	X		
M. Stebbe		X	
P. Liu		X	
A. Liu		X	
C. Walton	X		
G. Gill	X		
S. Grierson	X		
B. Sask		X	
S. Chan	X		
J. Sivia	X		
J. Gill	X		

Henry Bacon, 7743 – 156 Street, was in attendance and commented that he is opposed to the proposed application. He asked that Council put a Restrictive Covenant allowing no secondary suites or basement entries into the homes to eliminate the possibility of illegal suites. He stated that he had concerns regarding increased traffic and future development in the area.

James James, 7721 – 156 Street, was in attendance and commented that he is opposed to the proposed rezoning application, citing concerns regarding increased traffic, state of the road, and secondary suites.

Brian and Cheryl Drozda, 15570 – 78A Avenue, were in attendance and commented that he and his wife are opposed to the proposed rezoning application as it would negatively affect traffic and liveability in the neighbourhood. Cheryl Drozda noted that increased congestion would impact local schools, and she expressed concern regarding the proposed width of the transition area and size of the lots.

Baldesh Sandhu, 7833 – 156 Street, was in attendance and commented that she had concerns regarding the survey undertaken regarding the proposed development, ignoring the residents' concerns, and noted concerns regarding the buffer zone, increased traffic and congestion, particularly near the local schools. She continued that she also had concerns regarding speeding traffic, safety of school children, impact on local schools, and public hearing notification.

Terry Walton, 5113 Whitworth Crescent, Delta, B.C., was in attendance and commented that he owns the property located at 7815 – 156 Street. He continued that he supports the proposed development application and buffer.

Karen Teixeira, 15695 – 78A Avenue, was in attendance and commented that she opposed the proposed rezoning application. She noted the small sized lots were not part of the original OCP and stated concerns regarding increased traffic and projected number of students.

Dwight Heinz, McElhanney Consultants, was in attendance and commented that the proposed subdivision interfaces and will gradually transition to any future suburban zoning in the future. He continued that a restrictive covenant would be placed on title restricting suites in basements, traffic and design guidelines were developed based on a review of the existing neighbourhood.

Allen Deans, #14 – 10505 – 151 Street, was in attendance and commented that approximately 75% of the area residents supported the proposed rezoning application.

It was

Moved by Councillor Watts  
Seconded by Councillor Steele  
That the information as submitted by

Allen Deans be received.

Carried

RES.R05-927

Yacoub Khan, 7876 – 155 Street, was in attendance and commented that he was initially opposed to the proposed rezoning application, but after hearing the information presented, he had changed his mind and now supports the proposed application.

Bill Dyck, 3942 – 156B Street, was in attendance and commented that the redesignation from suburban to urban within the 300 foot perimeter to agricultural land would set a precedent for the entire Surrey community. He added that the entire Surrey community would have an interest in not having that, and added concerns regarding lot size. He expressed opposition to the proposed rezoning application.

Cedric Hamilton, 10917 Timberland Road, was in attendance and spoke to the South Westminster Land Use Plan and asked when a report would be coming before Council.

The Mayor called for a short recess at 8:59 p.m., and the meeting reconvened at 9:13 p.m. with all members of Council present.

Brian Sask, 7895 – 156 Street, was in attendance and commented that he is a long-time resident and commented that he wanted the area to remain acreage. He advised that he is opposed to the proposed rezoning application, protection of wildlife, increased traffic, garbage, and access and egress points. He spoke to Council's preservation of heritage and asked that the same consideration be given to this area.

Malkit Sandhu, 7833 – 156 Street, was in attendance and commented that he is opposed to the proposed rezoning application.

It was  
 Moved by Councillor Watts  
 Seconded by Councillor Hunt  
 That the information as submitted by

Mr. Sandhu be received.

RES.R05-928

Carried

## C. COMMITTEE REPORTS

### 1. Joint Family Court Committee - March 1, 2005

It was  
 Moved by Councillor Watts  
 Seconded by Councillor Tymoschuk  
 That the minutes of the Joint Family Court

Committee meeting held on March 1, 2005, be received.

RES.R05-929

Carried

**2. Agricultural Advisory Committee - April 7, 2005**

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the minutes of the Agricultural  
Advisory Committee meeting held on April 7, 2005, be received.

RES.R05-930

Carried

**3. Tourism Advisory Committee - April 7, 2005**

It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That the minutes of the Tourism Advisory  
Committee meeting held on April 7, 2005, be received.

RES.R05-931

Carried

**D. BOARD/COMMISSION REPORTS**

**E. MAYOR'S REPORT**

**1. Proclamations**

Mayor McCallum read the following proclamations:

(a) NATIONAL VOLUNTEER WEEK  
April 17 - 23, 2005

WHEREAS National Volunteer Week was first proclaimed in 1943. Women's Voluntary Services in Montréal, Toronto, Winnipeg and Vancouver organized special events to draw the public's attention to the vital contribution women made to the war effort on the home front; and

WHEREAS National Volunteer Week is a time to acknowledge the diversity of Volunteers and to increase public awareness of their vital role in society; and

WHEREAS a cooperative and collaborative approach to encouraging Volunteerism in our community is desirable, as it impacts every aspect of our society; and

WHEREAS we would like to thank and honour the City of Surrey's past and present Volunteers; for their gift of over 134,800 hours of volunteering including areas such as: arts, heritage, community recreation, emergency program support, parks, the environment, and libraries;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare April 17 - 23, 2005 as "NATIONAL VOLUNTEER WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

**Note:** See Corporate Report R085.

(b) 10TH ANNUAL INTERNATIONAL  
NOISE AWARENESS DAY  
April 20, 2005

WHEREAS overall, noise has been calculated to be doubling every 10 years, population every 50 years; and

WHEREAS regular exposure to noise such as that from rock bands and other excessively amplified music, workplace machinery, motorcycles, and speedboats causes irreparable damage to the ears; and

WHEREAS noise causes blood pressure to rise, the heart rate and breathing to speed up, muscles to tense and adrenalin to be released; and

WHEREAS the unborn child is affected by loud noises in the mother's environment and by its mother's own stress; and

WHEREAS in recognition of noise being a serious type of pollution of our acoustic environment, the SOUNDSCAPE, detrimental to the health of humans and the environment;

NOW, THEREFORE, BE IT RESOLVED that I, D.W. (Doug) McCallum, do hereby declare the day of April 20, 2005 as "10TH INTERNATIONAL NOISE AWARENESS DAY" in the City of Surrey.

Doug W. McCallum  
Mayor

(c) BC ARTS AND CULTURE WEEK  
April 24 to April 30, 2005

WHEREAS the Arts are important to our lives and the future of our communities and they reinforce the idea that creativity and creative expressions lead to the innovative thinking that strengthens our communities; and

WHEREAS the benefits of arts and cultural activity are demonstrated every day throughout our Province, and community arts councils and their members are at the center of this activity; and

WHEREAS the Province has proclaimed April 24 to April 30, 2005 as Arts Week in British Columbia; and

WHEREAS April 24 to April 30, 2005 has been declared BC Arts & Culture Week by the Assembly of BC Arts Councils;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare April 24 to April 30, 2005, as "BC ARTS AND CULTURE WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

(d) DAY OF MOURNING  
April 28, 2005

WHEREAS every year, more than 1,000 Canadian workers are killed on the job; and

WHEREAS thousands more are permanently disabled; and

WHEREAS hundreds of thousands are injured; and

WHEREAS thousands of others die from cancer, lung disease, and other ailments caused by exposure to toxic substances at their workplaces; and

WHEREAS April 28 of each year has been chosen by the Canadian Labour Congress as:

- a Day of Mourning for these victims of workplace accidents and disease;
- a day to remember the maximum sacrifice they have been forced to make in order to earn a living;
- a day to renew approaches to governments for tougher occupational health and safety standards, and more effective compensation;

- a day to rededicate ourselves to the goal of making Canada's workplaces safer;

NOW, THEREFORE, BE IT RESOLVED that I, D.W. (Doug) McCallum, do hereby declare the day of April 28, 2005 as "DAY OF MOURNING" in recognition of workers killed, injured or disabled on the job in the City of Surrey.

Doug W. McCallum  
Mayor

(e) NORTH AMERICAN OCCUPATIONAL  
HEALTH & SAFETY WEEK  
May 1 - 7, 2005

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the week of May 1 - 7, 2005, as "NORTH AMERICAN OCCUPATIONAL SAFETY & HEALTH WEEK" in the City of Surrey.

Doug W. McCallum  
Mayor

## F. COUNCILLORS' REPORTS

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



**G. CORPORATE REPORTS**

1. The Corporate Reports, under date of April 18, 2005 were considered and dealt with as follows:

**Item No. R070** Land Acquisition for Park:  
16548 & 16574 Fraser Highway  
File: 0870-20/355/B

The General Manager, Engineering submitted a report concerning the acquisition of land for park.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council authorize partial acquisition of  $\pm 15,290$  ft.<sup>2</sup> (.351 acres) from PID No. 008-906-416 (16548 Fraser Highway) and PID No. 006-177-166 (16574 Fraser Highway) for park/open space as set out in the Fleetwood Town Centre Land Use Plan, for the amount of \$259,930 plus \$18,195.10 GST plus road costs.

RES.R05-932

Carried

**Item No. R071** Sale of Residential Building Lot Located at  
11961 - 98 Avenue  
File: 0910-40/77

The General Manager, Engineering submitted a report concerning the sale of a residential building lot located at 11961 - 98 Avenue.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council approve the sale of the vacant City-owned lot known as PID No. 025-933-761 (11961 - 98 Avenue).

RES.R05-933

Carried

**Item No. R072** Road Closure at 2901 King George Highway  
File: 0910-30/36H; 7904-0286-00

The General Manager, Engineering submitted a report concerning a road closure at 2901 King George Highway.

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 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  $\pm 1,414 \text{ ft.}^2$  ( $\pm 131.3 \text{ m}^2$ ) opened portion of road  
fronting 2901 King George Highway.

RES.R05-934

Carried

**Item No. R073** Road Closure at 91 Avenue & King George Highway  
File: 0910-30/55

The General Manager, Engineering submitted a report concerning a road closure at 91 Avenue and King George Highway.

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 Council approve the sale of the  
previously approved closure of a  $\pm 5,697 \text{ ft.}^2$  ( $\pm 530 \text{ m}^2$ ) unopened portion of King  
George Highway at 91 Avenue as outlined in the attached Corporate Report  
R003.

RES.R05-935

Carried

**Item No. R074** Road Closure at 1751 King George Highway  
File: 0910-30/361

The General Manager, Engineering submitted a report concerning a road closure at 1751 King George Highway.

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

It was Moved by Councillor Higginbotham  
Seconded by Councillor Watts  
That Council approve the sale of the  
previously approved closure of a 3,735 ft.<sup>2</sup> (347 m<sup>2</sup>) opened portion of road  
fronting 1751 King George Highway as outlined in the attached Corporate Report  
R275.

RES.R05-936

Carried

**Item No. R075** Tender No. 1220-20-01-05: Annual Supply Contract for  
Mainline Water Pipe  
File: 1220-20-01-05; 1220-01

The General Manager, Engineering submitted a report concerning a fixed price  
contract with the low bidder to enable the City to purchase mainline water pipe  
over the next twelve [12] months on an as needed basis.

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 purchase mainline water pipe  
[Ductile Iron] on an as required basis for a one-year period from Wolseley  
Waterworks Group for up to \$550,000, including applicable sales taxes and  
available cash discounts.

RES.R05-937

Carried

**Item No. R076** Provincial Local Government Grant Applications  
(BCCWIP)  
File: 1855-04

The General Manager, Engineering submitted a report to set corporate priorities  
for funding applications under the B.C. Community Water Improvement Program  
(BCCWIP).

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 endorse the priorities of  
 projects (Table 1) for application for funding under B.C. Community Water  
 Improvement Program (BCCWIP).  
 RES.R05-938 Carried

**Item No. R077** Contract Award - M.S. 1703-316-11, MDM Construction  
 Co. Ltd.  
 File: 1703-316/11; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of  
 Contract M.S. 1703-316-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1.MDM Construction Co. Ltd.	\$1,609,939.12
2.Ruskin Construction Ltd.	\$1,820,139.55
3.Forbes Industrial Contractors Ltd.	\$1,749,450.00
4.Neelco Construction (1986) Inc.	\$1,778,727.34
5.Westshore Constructors Ltd.	\$1,664,868.00
6.Coquitlam Ridge Construction Ltd.	\$1,950,709.51
7.Surespan Construction Ltd.	\$2,080,035.06

The Engineer's pre-tender estimate was \$1.6 million including GST.

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 Contract M.S. 1703-316-11 be awarded  
 to the low bidder, MDM Construction Co. Ltd., in the amount of \$1,609,939.12  
 including GST.  
 RES.R05-939 Carried

**Item No. R078** Amendments to Surrey By-law 13007, 13150 and 3052 and  
 Other City Initiatives for Improved Litter Control and City  
 Clean-Up  
 File: 0350-20; 3900-20; 3900-20-15721/15722/15723

The General Manager, Engineering submitted a report to obtain Council approval  
 to enhance current by-laws relating to the responsibility of Surrey private property  
 owners for the removal of litter within private property boundaries and lot  
 frontages and the containment of curbside garbage in waste cans (instead of  
 garbage bags) to prevent the scattering of litter along Surrey Rights-Of-Way.  
 These efforts are being recommended as part of a three-pronged approach that the

Engineering Department has been taking towards reducing the amount of street side litter that is currently being generated from private property owners (households and businesses) which includes:

- a. Education
- b. Community Involvement
- c. Enforcement

The recommended by-law enhancements will serve to strengthen the "enforcement" aspect of the Engineering Department's approach.

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. Approve amendments, as documented in this report, to the relevant Surrey By-laws pertaining to:
  - a. The clean-up of litter along property frontages;
  - b. The removal of litter on private property; and
  - c. The required use of garbage cans (versus bags) for the residential curbside garbage collection service program.
2. Authorize the City Clerk to bring forward the necessary amendment by-laws for the required readings.

RES.R05-940

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Corporate Report R078 and Council's  
action be referred to the Environmental Advisory Committee for discussion.

RES.R05-941

Carried

**Note:** See By-laws 15721, 15722 & 15723 under Items H.20, H.21 & H.22.

**Item No. R079** Land Acquisition for Park:  
6684 & 6724 - 194 Street  
File: 0870-20/352/B/C

The General Manager, Engineering submitted a report concerning the acquisition of land for a park at 6684 and 6724 - 194 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 authorize the partial  
 acquisition of ±13,470 ft.<sup>2</sup> (.309 acre) from PID No. 012-657-794  
 (6684 - 194 Street) and PID No. 008-778-434 (6724 - 194 Street) for park/open  
 space as set out in the East Clayton Land Use Plan, for the amount of \$225,000  
 plus \$15,750 GST.

RES.R05-942

Carried

**Item No. R080** Fire Safety Legislation - Review  
 File: 7380-01; 7200-00

This item was heard earlier in the meeting.

**Item No. R081** Fireworks  
 File: 3900-20; 3900-02

This item was heard earlier in the meeting.

**Item No. R082** By-law to Support Public Safety Radio Communications  
 File: 3900-01; 3900-02

This item was heard earlier in the meeting.

**Item No. R083** Personal Play Bingo  
 File: 4320-90/#2; 3900-20-15724/15725

The City Solicitor submitted a report concerning the proposed amendments to the definition of "slot machines" that will allow personal play bingo against a computer within a bingo hall and by those charities associated with the bingo hall in the City of Surrey.

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

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

1. Approve the amendments to Business License By-law, 1999, No. 13680 (the "Business License By-law") attached as Appendix "A";
2. Approve the amendments to Zoning By-law, 1993, No. 12000 (the "Zoning By-law") attached as Appendix "B"; and

3. Instruct the City Clerk to introduce the appropriate amending by-laws in accordance with the appendices to this report.

RES.R05-943

Carried with Councillors Priddy and Hunt against.

**Note:** See By-laws 15724 & 15725 under Items H.23 & H.24.

**Item No. R084** Currie House - 5731 - 182 Street  
File: 6800-20 (CURR)

The City Solicitor submitted a report concerning the Currie House.

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

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

1. Receive this report as information.
2. Approve the Currie House relocation Agreement as follows:
  - (a) Rescind Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 52 Amendment By-law, 2005, No. 15707 ("By-law 15707");
  - (b) Rescind City of Surrey Temporary Heritage Protection By-law, 2005, No. 15708 ("By-law 15708"); and
  - (b) Approve the Building Purchase Agreement (the "Agreement") attached as Appendix I to relocate the Currie House.

RES.R05-944

Carried

**Note:** See By-laws 15707 & 15708 under Items H.25 & H.26.

**Item No. R085** National Volunteer Week  
File: 0290-09; 0630-02

The General Manager, Parks, Recreation and Culture submitted a report concerning National Volunteer Week which is recognized annually to honour those who donate their time and energy to their communities through volunteerism. It also serves to raise awareness of the important role volunteers play in local communities across Canada.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That the Mayor and Council receive this  
 report for information and proclaim the week of April 17-23, 2005, "National  
 Volunteer Week" in Surrey.

RES.R05-945

Carried

**Note:** See Proclamation under Mayor's Report, Item E.1(a).

## H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15698"

7903-0259-00 - 674709 BC Ltd., c/o Coastland Engineering & Surveying Ltd.  
 (Greg Sewell) and Modar/Martinique Developments  
 (Ken Radom)

RA and A-1 (BL 12000) to RF-12 (BL 12000) - 6175/6209 - 146 Street -  
 to allow subdivision into 52 single family small lots.

Approved by Council: April 4, 2005

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15698" pass its third reading.  
Carried with Councillor Bose against.

RES.R05-946

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 114 Amendment  
 By-law, 2005, No. 15700"

7905-0029-00 - Gene and Aline Nimetz,  
 c/o Evershine Development and Coastland Engineering &  
 Surveying Ltd.

To authorize the redesignation of a portion of the property located at  
 13441 No. 10 (58 Avenue) Highway from Suburban (SUB) to Urban (URB).

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15701.



It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 114 Amendment By-law, 2005, No. 15700" pass  
its third reading.

RES.R05-947

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15701"

7905-0029-00 - Gene and Aline Nimetz,  
c/o Evershine Development and Coastland Engineering &  
Surveying Ltd.

RA (BL 12000) to RF (BL 12000) - 13441 No. 10 (58 Avenue) Highway -  
to allow subdivision into 21 urban single family lots.

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15700.

**Note:** See Development Variance Permit 7905-0029-00 under Clerk's Report  
Item I.1(a).

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15701" pass its third reading.

RES.R05-948

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15702"

7904-0307-00 - Barinderjit & Nirbhai Johal, Joginder Hayer, Sarwen &  
Munjit Veriah, Harjit Grewal, c/o Coastland Engineering &  
Surveying Ltd. (Mike Helle)

RA (BL 12000) to RF (BL 12000) - 14486 - 76 Avenue - to allow  
subdivision into 9 single family lots, with the adjacent RF-zoned property  
at 7520 - 144A Street.

Approved by Council: April 4, 2005

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15702" pass its third reading.

RES.R05-949

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15703"

7904-0278-00 - Luge Holdings Ltd., c/o Lakewood Group Developments Ltd.  
(Harald Trepke)

RA (BL 12000) to CD (BL 12000) - 7515 - 140 Street - to permit the development of 69 ground oriented townhouse units.

Approved by Council: April 4, 2005

RES.R05-950	It was  No. 12000, Amendment By-law, 2005, No. 15703" pass its third reading.	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15703" pass its third reading. <u>Carried</u>
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5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15704"

7905-0006-00 - 282783 B.C. Ltd., c/o BFW Developments Ltd.

IL (BL 12000) to CD (BL 12000) - 8268 - 128 Street - to allow for a maximum of 186 m<sup>2</sup> (2,000 sq. ft.) of retail use related to a light impact industrial use.

Approved by Council: April 4, 2005

RES.R05-951	It was  No. 12000, Amendment By-law, 2005, No. 15704" pass its third reading.	Moved by Councillor Hunt Seconded by Councillor Tymoschuk That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15704" pass its third reading. <u>Carried</u>
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6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15705A"

7903-0454-00 - 686967 B.C. Ltd., Thomas and Frieda Hepworth,  
c/o McElhanney Consulting Services Ltd. (James Pernu)

RA (BL 12000) to CD (BL 12000) Block A -14350 - 64 Avenue, 6377 - 144 Street, Portion of 6339 - 144 Street, Portion of 14342 - 64 Avenue - to permit the development of a commercial plaza with approximately 3,750 m<sup>2</sup> (40,352 sq. ft.) floor area including a medium format retail store, office space and two drive-through restaurants, and a 66-unit multiple unit residential complex for By-laws 15705A and 15705B.

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15705B.

**Note:** See Development Variance Permit 7903-0454-00 under Clerk's Report Item I.1(b).

RES.R05-952

It was	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15705A" pass its third reading. <u>Carried</u> with Councillor Bose against.
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"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15705B"

7903-0454-00 - 686967 B.C. Ltd., Thomas and Frieda Hepworth,  
c/o McElhanney Consulting Services Ltd. (James Pernu)

RA (BL12000) to RM-30 (BL12000) Block B - Portion of  
6339 - 144 Street, Portion of 14342 - 64 Avenue - to permit the  
development of a 66-unit multiple unit residential complex and a  
commercial plaza with approximately 3,750 m<sup>2</sup> (40,352 sq. ft.) floor area  
including a medium format retail store, office space and two drive-through  
restaurants for By-laws 15705A and 15705B.

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15705A.

**Note:** See Development Variance Permit 7903-0454-00 under Clerk's Report Item I.1(b).

RES.R05-953

It was	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15705B" pass its third reading. <u>Carried</u> with Councillor Bose against.
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7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15694"

7904-0262-00 - Clayton Ridge Developments Ltd., c/o Julio Gomberoff

RA (BL 12000) to RM-30 (BL 12000) - 6783 - 196 Street - to allow the  
construction of approximately 54 townhouse units.

Approved by Council: April 4, 2005

**Note:** See Development Variance Permit 7904-0262-00 under Clerk's Report Item I.1(c).

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993,  
 No. 12000, Amendment By-law, 2005, No. 15694" pass its third reading.  
 RES.R05-954 Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 40 Amendment By-law, 2001, No. 14330"

7900-0225-00 - 636718 British Columbia Ltd., c/o Hunter Laird Engineering Ltd.

To authorize the redesignation of the properties located at 2064 - 128 Street; 2030 - 128 Street (12817 - 20 Avenue); 12825 and 12851 - 20 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: February 5, 2001  
 Corporate Report Item No. R055

This by-law is proceeding in conjunction with By-law 14331.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 40 Amendment By-law, 2001, No. 14330" pass its  
 third reading.  
 RES.R05-955 Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14331"

7900-0225-00 - 636718 British Columbia Ltd., c/o Hunter Laird Engineering Ltd.

RH (BL12000) & RA (BL12000) to RF (BL12000) & CD (BL12000) -  
 2064 - 128 Street; 2030 - 128 Street (12817 - 20 Avenue); 12825 and  
 12851 - 20 Avenue - to permit subdivision into approximately 19 single  
 family lots.

Approved by Council: February 5, 2001  
Corporate Report Item No. R055

This by-law is proceeding in conjunction with By-law 14330.

RES.R05-956  
It was  
RES.R05-956  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2001, No. 14331" pass its third reading.  
Carried with Councillor Bose against.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15699"  
7903-0444-00 - Siegfried and Christine Schiffmacher, c/o Coastland Engineering  
& Surveying Ltd., (Michael Helle) and 595697 B.C. Ltd.

A-1 (BL 12000) to RH-G (BL 12000) - 3926 - 156 Street to allow  
subdivision into 10 lots.

Approved by Council: April 4, 2005

RES.R05-957  
It was  
RES.R05-957  
Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15699" pass its third reading.  
Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15695"  
7904-0370-00 - Joseph Garbauski and Maurine Fay Garbauski, c/o CitiWest  
Consulting Ltd., (Roger Jawanda)

RA (BL 12000) to RF (BL 12000) - 9435 - 162A Street - to allow subdivision  
into 2 single family lots and one remainder lot.

Approved by Council: April 4, 2005

**Note:** See Development Variance Permit 7904-0370-00 under Clerk's Report  
Item I.1(d).

RES.R05-958  
It was  
RES.R05-958  
Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000, Amendment By-law, 2005, No. 15695" pass its third reading.  
Carried

- 11. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 113 Amendment By-law, 2005, No. 15696"

7904-0237-00 - Kashmiro Khaira, Dick Mah and Cindy Kwong, Jasdev and Kamaljeet Randhawa, Eastwest Construction Company Ltd., c/o Dwight Heintz

To authorize the redesignation of the properties located at 7766, 7788, 7799 and 7819 - 156 Street from Suburban (SUB) to Urban (URB).

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15697.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 113 Amendment By-law, 2005, No. 15696" be filed.

RES.R05-959

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15697"

7904-0237-00 - Kashmiro Khaira, Dick Mah and Cindy Kwong, Jasdev and Kamaljeet Randhawa, Eastwest Construction Company Ltd., c/o Dwight Heintz

RA and A-1 (BL 12000) to RF (BL 12000) - 7766, 7788, 7799 and 7819 - 156 Street - to allow subdivision into 41 single family lots.

Approved by Council: April 4, 2005

This by-law is proceeding in conjunction with By-law 15696.

It was Moved by Councillor Hunt  
 Seconded by Councillor Higginbotham  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15697" be filed.

RES.R05-960

Carried

FINAL ADOPTIONS

- 12. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane at 152 Street between 17A Avenue and 18 Avenue By-law, 2005, No. 15692"

3900-20-15692/7804-0252 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 223 square metres of lane at 152 Street between 17A Avenue and 18 Avenue. This closure is intended to facilitate the development of a 24-unit apartment development. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the lane (road) will be considered by City Council at a later date.

Approved by Council: November 1, 2004  
Corporate Report Item No. R267

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 a Portion of Lane at 152 Street between 17A Avenue and 18 Avenue By-law, 2005, No. 15692" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-961

Carried

- 13. "Surrey Close and Remove the Dedication of Highway of a Portion of 161 Street at 24 Avenue By-law, 2005, No. 15693"

3900-20-15693/0910-40/70 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 0.183 hectares of 161 Street at 24 Avenue. This closure is intended to facilitate the development of a Real Canadian Superstore. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the road will be considered by City Council at a later date.

Approved by Council: March 14, 2005  
Corporate Report Item No. R049

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 a Portion of 161 Street at 24 Avenue By-law, 2005, No. 15693" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-962

Carried

## INTRODUCTIONS

14. "Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706"

3900-20-15706/3900-20-12508 - Regulatory By-law Text Amendment

"Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508" as amended, is further amended in Schedule 1 by deleting Section 6, and by deleting Schedule 7. These amendments are required to reflect the repeal of the "Electrical Safety Inspection By-law, 1976, No. 4832" and the intention to not utilize the MTI By-law for enforcement of the replacement electrical by-law provisions.

Approved by Council: To be approved

It was  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706" pass its first reading.

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Municipal Ticket Information  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706" pass

RES.R05-963

Carried

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

It was  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706" pass its second reading.

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Municipal Ticket Information  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706" pass

RES.R05-964

Carried

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

It was  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706" pass its third reading.

Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Municipal Ticket Information  
Utilization By-law, 1994, No. 12508, Amendment By-law, 2005, No. 15706" pass

RES.R05-965

Carried

15. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 53 Amendment By-law, 2005, No. 15709"

3900-20-15709/6520-20 (East Clayton West)

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is hereby further amended by inserting a new Figure 27 - Map Showing Recently



Approved Secondary Plans, to reflect the East Clayton NCP Extension - West of 188 Street area.

Approved by Council: April 4, 2005  
Corporate Report Item No. C003

This By-law is proceeding in conjunction with By-law No. 15710.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 53 Amendment By-law, 2005, No. 15709"  
pass its first reading.

RES.R05-966

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 53 Amendment By-law, 2005, No. 15709"  
pass its second reading.

RES.R05-967

Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 53 Amendment By-law,  
2005, No. 15709" be held at the Surrey Sport & Leisure Complex on  
May 16, 2005, at 7:00 p.m.

RES.R05-968

Carried

16. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15710"

3900-20-15710/6520-20 (East Clayton West)

"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by inserting new Map 22 Area XXII and Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas by adding new Item 22.

These amendments are necessary to include amenity contributions for the East Clayton NCP Extension - West of 188 Street area.

Approved by Council: April 4, 2005  
Corporate Report Item No. C003



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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey General Rates Levy By law,  
2005, No. 15711" pass its third reading.  
RES.R05-974 Carried

18. "Surrey Special Rates Levy By-law, 2005, No. 15712"

3900-20-15712 - Council Initiative

A by-law to levy rates in the City of Surrey to provide the cost of special services therein for the year 2005.

Approved by Council: To be approved.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Special Rates Levy By law,  
2005, No. 15712" pass its first reading.  
RES.R05-975 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Special Rates Levy By law,  
2005, No. 15712" pass its second reading.  
RES.R05-976 Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That "Surrey Special Rates Levy By law,  
2005, No. 15712" pass its third reading.  
RES.R05-977 Carried

19. "GVRD Tax Requisition By-law, 2005, No. 15713"

3900-20-15713 - Council Initiative

A by-law to levy rates in the City of Surrey to provide for the amounts requested by GVRD for the year 2005.

Approved by Council: To be approved.



It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Community Improvement and  
 Unsightly Property By-law, 1997, No. 13150, Amendment By-law, 2005,  
 No. 15721" pass its first reading.

RES.R05-981 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Community Improvement and  
 Unsightly Property By-law, 1997, No. 13150, Amendment By-law, 2005,  
 No. 15721" pass its second reading.

RES.R05-982 Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That "Surrey Community Improvement and  
 Unsightly Property By-law, 1997, No. 13150, Amendment By-law, 2005,  
 No. 15721" pass its third reading.

RES.R05-983 Carried

21. "Highway and Traffic By-law, 1997, No. 13007, Amendment By-law, 2005,  
 No. 15722"

3900-20-15722/0350-20/3900-20 - Regulatory By-law Text Amendment

"Highway and Traffic By-law, 1997, No. 13007" as amended is further amended  
 by adding a new section 80(4). This amendment along with the amendments to  
 By-laws 13150 and 3052, are necessary to facilitate the clean-up of litter along  
 property frontages, the removal of litter on private property, and the required use  
 of garbage cans (versus bags) for the residential curbside garbage collection  
 service program.

Approved by Council: To be approved.  
 Corporate Report Item No. R078

This By-law is proceeding in conjunction with By-laws 15721 and 15723.

**Note:** This By-law will be in order for consideration of Three Readings, should  
 Council approve the recommendations of Corporate Report Item  
 No. R078.





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

RES.R05-991 It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Business License By-law, 1999,  
No. 13680, Amendment By-law, 2005, No. 15724" pass its second reading.  
Carried with Councillors Priddy and Hunt  
against.

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

RES.R05-992 It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Business License By-law, 1999,  
No. 13680, Amendment By-law, 2005, No. 15724" pass its third reading.  
Carried with Councillors Priddy and Hunt  
against.

24. "Surrey Zoning By-law, 1993, No. 12000 Text Amendment By-law, 2005,  
No. 15725"

3900-20-15725/4320-99/#2 - Council Initiated Text Amendment

"Surrey Zoning By-law, 1993, No. 12000" as amended is further amended in  
Part 1 Definitions by amending the definition "Slot Machine Gaming". This  
amendment will allow personal play bingo against a computer within a bingo hall  
and by those charities associated with the bingo hall in the City of Surrey.

**Note:** This By-law will be in order for consideration, should Council approve the  
recommendations of Corporate Report Item No. R083.

RES.R05-993 It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000 Text Amendment By-law, 2005, No. 15725" pass its first reading.  
Carried with Councillors Priddy and Hunt  
against.

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

RES.R05-994 It was Moved by Councillor Higginbotham  
Seconded by Councillor Tymoschuk  
That "Surrey Zoning By-law, 1993,  
No. 12000 Text Amendment By-law, 2005, No. 15725" pass its second reading.  
Carried with Councillors Priddy and Hunt  
against.



It was then Moved by Councillor Higginbotham  
 Seconded by Councillor Tymoschuk  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000 Text Amendment By-law, 2005, No. 15725" be held at  
 the Surrey Sport & Leisure Complex on May 16, 2005, at 7:00 p.m.

RES.R05-995 Carried

## MISCELLANEOUS

25. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 52  
 Amendment By-law, 2005, No. 15707."

3900-20-15707/6800-20-229 - Council Initiative

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended, is further amended in Division A, Part 6 Permits and Procedures-Section 6.4 Heritage Conservation Areas and Guidelines, Schedule D, and adding Figures SD-1 (Heritage Conservation Area Boundary), SD-2 (List of Protected Heritage Properties 182 Street (Thomas Road Corridor) Heritage Conservation Area) and SD-3 (List of Protected Heritage Properties Eligible to be Considered for Financial Incentives). These amendments are necessary to designate portions of 182 Street, 57A Avenue and the property located at 5731 - 182 Street, a Heritage Conservation Area.

Approved by Council: April 11, 2005

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. R084.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Council rescind Resolution R05-860 of  
 the April 11, 2005 Special Regular Council Minutes passing First Reading of  
 "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 52  
 Amendment By-law, 2005, No. 15707."

RES.R05-996 Carried

26. "City of Surrey Temporary Heritage Protection By-law, 2005, No. 15708"

3900-20-15708 - Council Initiative

A by-law to authorize the withholding of approvals in respect of heritage property located at 5731 - 182 Street, to delegate Council's power under Part 27 of the *Local Government Act*.

Approved by Council: April 11, 2005

**Note:** This By-law will be in order for consideration, should Council approve the recommendations of Corporate Report Item No. R084 of this Agenda.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Council rescind Resolution R05-862,  
 R05-863 and R05-864 of the April 11, 2005 Special Regular Council Minutes  
 passing First, Second and Third Reading of "City of Surrey Temporary Heritage  
 Protection By-law, 2005, No. 15708".

RES.R05-997 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. 7905-0029-00**  
**Gene & Aline Nimetz**  
**c/o Evershine Development**  
**c/o Coastland Engineering & Surveying Ltd.**  
 13441 – No. 10 (58 Avenue) Highway

To reduce the lot depth requirement of Lot 5 from 28 metres (90 ft.) to 11 metres (36.10 ft.) and to reduce the lot depth requirement of Lot 21 from 28 metres (90 ft.) to 11.56 metres (37.93 ft.) to permit subdivision into 21 urban single family lots.

**Note:** See By-laws 15701 under Item H.2.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Development Variance Permit  
 No. 7905-0029-00 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.R05-998 Carried with Councillor Bose against.

- (b) **Development Variance Permit No. 7903-0454-01**  
**Thomas & Frieda Hepworth, 686967 B.C. Ltd.**  
**c/o McElhanney Consulting Services Ltd. (James Pernu)**  
 6339, 6377 - 144 Street and 14350, 14342 - 64 Avenue

To relax requirements as follows:

- (a) To reduce the south yard setback from 7.5 metres (25 ft.) to 4.6 metres (15 ft.);
- (b) To reduce the front yard setback from 7.5 metres (25 ft.) to 6.6 metres (21.6 ft.) for the east yard of the units adjacent to 144 Street; and
- (c) To reduce the side yard setback on flanking street from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for the units adjacent to 63A Avenue.

To permit the development of a commercial plaza with approximately 3,750 m<sup>2</sup> (40,352 sq. ft.) floor area including a medium format retail store, office space and two drive-through restaurants, and a 66-unit multiple unit residential complex.

**Note:** See By-laws 15705A & 15705B under Item H.6.

It was Moved by Councillor Hunt  
 Seconded by Councillor Tymoschuk  
 That Development Variance Permit  
 No. 7903-0454-01 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R05-999

Carried with Councillor Bose against.

- (c) **Development Variance Permit No. 7904-0262-00**  
**Clayton Ridge Developments Ltd.**  
**c/o Julio Gomberoff**  
 6783 - 196 Street

To relax requirements as follows:

- (a) To reduce the rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face: to 3.0 metres (10.0 ft.) to the porch; and to 1.0 metre (3.0 ft.) to the first stair riser;
- (b) To reduce the east front yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;

- (c) To reduce the east side yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
- (d) To reduce the south east yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face;
- (e) To reduce the north side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face; to 3.0 metres (10.0 ft.) to the porch; and to 1.0 metre (3.0 ft.) to the first stair riser; and
- (f) To allow 9 of the 11 visitor parking spaces to be located within the required setbacks.

To allow the construction of approximately 54 townhouse units.

**Note:** See By-law 15694 under Item H.7.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
 No. 7904-0262-00 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.R05-1000

Carried

- (d) **Development Variance Permit No. 7904-0370-00**  
**Joseph & Maurine Garbowski**  
**c/o Citi-West Consulting Ltd. (Roger Jawanda)**  
 9435 - 162A Street

To reduce the rear yard setback requirement for the existing dwelling from 7.5 metres (25 ft.) to 4.5 metres (15 ft.); and to reduce the front yard setback requirement for the existing accessory building from 18 metres (60 ft.) to 9.68 metres (32 ft.) to allow subdivision into 2 single family lots and one remainder lot.

**Note:** See By-law 15695 under Item H.10.

It was Moved by Councillor Hunt  
Seconded by Councillor Tymoschuk  
That Development Variance Permit  
 No. 7904-0370-00 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.R05-1001

Carried

(e) **Development Variance Permit No. 7904-0444-00**  
**Richmond Holdings Ltd.**  
**c/o Ed Dubuc**

19459 Langley By-pass (also shown as 19447 Langley By-pass)

To increase the number of fascia signs for one business from 1 to 5 to permit renovations and an addition to an existing car dealership 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. 7904-0444-00 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.R05-1002

Carried

(f) **Development Variance Permit No. 7904-0211-00**  
**Toor and Pattar Enterprises Ltd., Wadala Enterprises Limited and Narmendhar Srih**  
**c/o Ankenman Associates Architects**  
**(Mark Ankenman and Darrin Collie)**

12045 and 12057 - 82 Avenue

To reduce the west and south yard setback requirements from 7.5 metres (25 ft.) to 2 metres (6.5 ft.) to permit the development of a 2-storey commercial/office building.

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

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

No. 7904-0211-00 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.R05-1003

Carried

- (g) **Development Variance Permit No. 7905-0015-00**  
**Pattison Surrey Auto Mall Ltd.**  
**c/o Rimark Consulting (Rick Johnson)**  
 15389 Guildford Drive

Councillor Tymoschuk left the meeting at 10:13 a.m. due to a potential conflict of interest as he is employed by the Jim Pattison Group of Companies.

To relax requirements as follows:

- (a) To increase the maximum height from 9 metres (30 ft.) to 12.2 metres (40 ft.) for the entry architectural element only;
- (b) To increase the number of fascia signs from 2 to 4; and
- (c) To increase the number of free-standing signs from 1 to 2.

To permit the development of the first automobile dealership at the Surrey Auto Mall in Guildford.

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

**Note:** See Development Permit 7905-0015-00, Item Clerk's Report, Item I.2(a).

It was

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Development Variance Permit

No. 7905-0015-00 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.R05-1004

Carried

Councillor Tymoschuk returned to the meeting at 10:15 a.m.

- (h) **Development Variance Permit No. 7903-0054-00**  
**Morning Star Homes Ltd., c/o Hunter Laird Engineering Ltd.**  
 6067, 6099, 6121, 6185 - 152 Street

To increase the maximum fence height requirement within a side yard flanking a street from 1.2 metres (4 ft.) to 1.8 metres (6 ft.) for Lots 17, 18, and 57; and to relax the requirement of the distance between principal building and accessory buildings from 6 m (20 ft.) to 3 m (10 ft.) for Lots 18, 19, 30, 58-65 and 70-73, to allow construction of a 1.8 metre (6 ft.) high fence for Lots 17, 18 and 57 and to permit a deck and stairs at the rear of Lots 18, 19, 30, 58-65 and 70-73 within a new subdivision.

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. 7903-0054-00 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.R05-1005

Carried

- (i) **Development Variance Permit No. 7905-0023-00**  
**Steels Holdings (BTC) Ltd.**  
**c/o Fama Management (Kassem Aghtai)**  
15055 - 54A Avenue (shown as from 15055 to 15063 - 54A Ave)

To reduce the minimum rear (north) yard setback requirement from 7.5 metres (25 ft.) to 3.6 metres (12 ft.) for proposed Lot 1 to permit a two lot subdivision.

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. 7905-0023-00 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.R05-1006

Carried

## 2. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0015-00**  
**Rick Johnson, Rimark Consulting/Pattison Surrey Auto Mall Ltd.,**  
**Inc. No. 693563**  
15389 Guildford Drive

Councillor Tymoschuk left the meeting at 10:16 p.m. due to a potential conflict of interest as he is employed by the Jim Pattison Group of Companies.

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

"That Development Permit No. 7905-0015-00 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 7905-0015-00, Item Clerk's Report, Item I.1(g).

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

No. 7905-0015-00 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.R05-1007 Carried

Councillor Tymoschuk returned to the meeting at 10:17 p.m.

(b) **Development Permit No. 7904-0444-00  
Richmond Holdings Ltd.  
c/o Ed Dubuc**

19459 Langley By-pass (also shown as 19447 Langley By-pass)

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

"That Development Permit No. 7904-0444-00 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 7904-0444-00, Item Clerk's Report, Item I.1(e).

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

No. 7904-0444-00 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.R05-1008 Carried



**3. Delegation Requests**

- (a) **Rick Sair, President**  
**Surrey Tourism & Convention Association**  
File: 0250-20; 0550-20-10

Requesting to appear before Council to provide a status report on the activities of the Association.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Rick Sair, President, Surrey Tourism &  
Convention Association be heard as a delegation at Council-in-  
Committee.

RES.R05-1009

Carried

- (b) **Linda Western, Project Manager**  
**Action for Neighbourhood Change**  
**Agency and Community Services**  
**United Way of the Lower Mainland**  
File: 0250-20; 0550-20-10

Requesting to appear before Council to make a presentation regarding the Action for Neighbourhood Change project that will be taking place in Surrey over the next year.

It was Moved by Councillor Hunt  
Seconded by Councillor Watts  
That Linda Western, Project Manager,  
Action for Neighbourhood Change, Agency and Community Services,  
United Way of the Lower Mainland be heard as a delegation at  
Council-in-Committee.

RES.R05-1010

Carried

- (c) **Nora Stevenson**  
**On behalf of the Canadian Association of Community Financial**  
**Service Providers**  
File: 0250-20; 0550-20-10

Requesting to appear before Council on May 2, 2005 to present information regarding their payday loan industry.

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That Nora Stevenson, on behalf of the  
 Canadian Association of Community Financial Service Providers be heard  
 as a delegation at Council-in-Committee meeting, May 2, 2005.  
 RES.R05-1011 Carried

**Note:** At the April 4, 2005 Regular Council - Public Hearing, Council passed a resolution that ACORN Canada be heard at a Council in Committee meeting regarding this type of industry, they will be heard on May 2, 2005.

#### 4. **Beer Garden License Days**

File: 0360-20 BCRC

Memorandum from the City Clerk recommending Council approve the recommendation of the Beer Garden Review Committee to approve two (2) beer garden days for the Miken Indians at Hjorth Road Park - April 30 and May 1, 2005.

It was Moved by Councillor Watts  
 Seconded by Councillor Tymoschuk  
 That Council approve the recommendation  
 of the Beer Garden Review Committee to approve two (2) beer garden days for  
 the Miken Indians at Hjorth Road Park - April 30 and May 1, 2005.  
 RES.R05-1012 Carried with Councillors Hunt and Priddy  
 against.

## J. **CORRESPONDENCE**

### ACTION ITEMS

1. Letter dated April 7, 2005 from **Delia Laglagaron, Deputy Chief Administrative Officer, GVRD Board of Directors**, requesting Council give consideration to a request for nominations for the GVRD nominee on the Vancouver International Airport Authority for a three year term beginning in June, 2005. Deadline for submission of nominations is Monday, April 18, 2005. File: 0450-01; 8400-01

It was Moved by Councillor Hunt  
 Seconded by Councillor Watts  
 That the letter dated April 7, 2005 from  
 Delia Laglagaron, Deputy Chief Administrative Officer, GVRD Board of Directors be  
 received.  
 RES.R05-1013 Carried

**K. NOTICE OF MOTION****1. Surrey Knights Swim Club**

Councillor Tymoschuk submitted the following Notice of Motion:

That Council approve the expenditure of \$7,500 from the Council Initiatives fund to provide assistance to the Surrey Knights Swim Club in their bid to host the B.C. Provincial Short Course Swimming Championship at the Surrey Sports & Leisure Complex in February 2006.

**L. ANY OTHER BUSINESS****1. Spring Clean-up**

Councillor Priddy requested that staff follow up on those properties leaving discarded items by the roadside.

**2. Train Whistles**

Councillor Hunt requested staff provide an update on the matter of train whistles along Colebrook Road and Panorama Ridge and insurance issues.

**3. South Surrey Athletic Track**

The Peninsula Athletic society is raising funds to improve the track and suggested that in order to have a proper surface, rather than a spray-on surface, there would be a funding shortfall.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That staff investigate the possibility of making an application to the Legacies Now Fund for additional funds needed for the South Surrey Track to upgrade it to the international level.

RES.R05-1014

Carried

**4. Nights Alive**

Councillor Watts requested staff provide information regarding seed funding for the Nights Alive program until other funding arrangements can be made.

**5. Mirage Night Club**

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That Council reconsider Resolution R05-848  
of the April 4, 2005 Regular Council meeting minutes, which defeated a motion  
to amend the hours of operation to 11:00 a.m. to 1:00 a.m. Monday through  
Wednesday, and 11:00 a.m. to 2:00 a.m. Thursday through Saturday.

RES.R05-1015

Carried with Councillors Priddy and Hunt  
against.

It was Moved by Councillor Bose  
Seconded by Councillor Watts  
That after taking into account the following  
criteria outlined in the Planning Report dated March 7, 2005:

- (a) the potential for noise if the application is approved;
- (b) the impact on the community if the application is approved; and
- (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 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 liquor license amendment subject to the following condition:

- 1. hours of operation be 11:00 a.m. to 1:00 a.m. Monday through Wednesday and 11:00 a.m. to 2:00 a.m. Thursday through Sunday.

RES.R05-1016

Carried with Councillors Hunt and Priddy  
against.

**6. Access to Sunlight**

Councillor Bose requested staff review correspondence received regarding the loss of sunlight on property with respect to hedges.

**M. ADJOURNMENT**

It was

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

meeting do now adjourn.


RES.R05-1017

Carried

The Regular Council- Public Hearing adjourned at 10:31 p.m.

Certified correct:

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

  
\_\_\_\_\_  
Mayor