



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, SEPTEMBER 19, 2005
Time: 7:00 p.m.

Present:

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

Absent:

Councillor Tymoschuk

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
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Land Development, Engineering
Land Development Engineer

A. ADOPTION OF MINUTES

1. Council-in-Committee - September 12, 2005

- (a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the
Council-in-Committee meeting held on September 12, 2005, be received.

RES.R05-2238

Carried

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

Item No. C013 North Grandview Heights Neighbourhood Concept Plan Amendment - Stage 2 Report
File: 6520-20 (North Grandview Heights Amendment)

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

1. Receive this report as information;
2. Approve the final and complete North Grandview Heights Neighbourhood Concept Plan Amendment (the "NCP Amendment"), attached as Appendix I, as a means to manage

2. Approve the final and complete Grandview Heights Area #1 (Morgan Heights) Neighbourhood Concept Plan (the "NCP"), as contained in Appendix "A" of this report, as a means to manage development of the Morgan Heights neighbourhood of Grandview Heights and to provide services, amenities and facilities in support of the development of this neighbourhood, based on Council's approval of the Engineering Servicing Strategy for this NCP;
3. Instruct the City Clerk to introduce a by-law to amend Surrey Official Community Plan By-law 1996, No. 12900 (the "OCP By-law"), as documented in Appendix "B" of this report, to add the Grandview Heights Area #1 (Morgan Heights) NCP to Figure 27 entitled "Map Showing Recently Approved Secondary Plans" and to reflect the updated boundary between the Morgan Heights NCP and the Highway 99 Corridor Local Area Plan, as described in this report;
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 "C" of this report, to require amenity contributions on new development in the Grandview Heights Area #1 (Morgan Heights) NCP, based upon the density bonus concept, and to reflect the updated boundary between this NCP and the Highway 99 Corridor Local Area Plan; and
5. Instruct staff to bring forward any necessary OCP land use designation amendments for land in the Grandview Heights Area #1 (Morgan Heights) NCP, concurrently with the related site-specific rezoning applications.

RES.R05-2241

Carried

Item No. C016 Grandview Heights #1 Neighbourhood Concept Plan
(NCP) Engineering and Financial Strategies
File: 6520-20 (NCP #1)

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

1. Council adopt the engineering servicing and financial strategies as outlined in this report and as specified in the Grandview Heights #1 NCP Servicing Report, as a means of managing engineering services for this neighbourhood.
2. the DCC eligible infrastructure items for water, drainage, and transportation services in this report be added to the 10 year plan.

3. the DCC eligible items for sanitary sewer be added to the 10 year plan in conjunction with a development works agreement for the financial shortfall.

RES.R05-2242

Carried

2. Regular Council - September 12, 2005

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the minutes of the Regular Council

meeting held on September 12, 2005, be adopted.

RES.R05-2243

Carried

B. DELEGATIONS - PRESENTATIONS

1. Whalley Little League

File: 0550-20-10

The Whalley Little League team was in attendance to receive recognition by the Mayor and Council.

The Mayor congratulated the members of the Whalley Little League team on their success at the 2005 Little League Championships and for achieving the Most Sportmanlike Team Award. He also congratulated the coaches, the parents, and the Whalley Little League Association for their support. He noted that the members of the Whalley Little League team were truly good ambassadors, around the world, for Whalley and Surrey and encouraged them to encourage Surrey youth to participate in the sport of baseball. Certificates were then presented to the team members.

B. DELEGATIONS - PUBLIC HEARING

1. Surrey Land Use Contract No. 38 Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005 No. 15825

Rezoning Application: 7905-0188-00

CIVIC ADDRESS: 17910 Roan Place

APPLICANT: Roan Place Investments Inc.
c/o Concept Muscle Cars
22671 - 16 Avenue
Langley, B.C. V2Z 1R6

PROPOSAL: To discharge Land Use Contract No. 38 from the property to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site.

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

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

**2. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15810**

Rezoning Application: 7905-0041-00

CIVIC ADDRESS: 6895 and 6911 King George Highway

APPLICANT: The John Volken Foundation
c/o Walter Francl Architect Inc. (Walter Francl)
1684 West 2nd Avenue
Vancouver, B.C. V6J 1H4

PROPOSAL: To rezone the property at 6911 King George Highway from "Single Family Residential Zone (RF)" to "Highway Commercial Industrial Zone (CHI)" and the property at 6895 King George Highway from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to "Highway Commercial Industrial Zone (CHI)".

The purpose of the rezoning is to permit the development of a commercial building.

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

There was correspondence on table from M. and M. Williams, P. Pharaon, F. Butt, D., N., and S. Nakels expressing opposition to the proposed rezoning application. There was also correspondence on table from S. McLeod expressing concerns regarding proximity to daycare.

Miko Williams, 6917 – 135 Street, was in attendance and commented that she is opposed to the proposed rezoning application citing concerns regarding increased prostitution, vandalism, proposed density, and public hearing notification process.

Walter Francl, Architect, was in attendance and commented that there is commercial use immediately to the north and south of the site. He continued that there would be no access to the site from King George Highway, and that the

frontage of the property on 135 Avenue would be fully landscaped and would have a residential caretaker unit on site.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15817**

Rezoning Application: 7904-0409-00

CIVIC ADDRESS: 3406 - 148 Street

APPLICANT: 0707035 B.C. Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

PROPOSAL: BLOCK A
To rezone a portion of 3406 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

BLOCK B
To rezone a portion of 3406 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into approximately 23 single family residential small lots.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 17A, Section F, Part 17C, Section F, H.1, J.1 and I.3 as follows:

- (a) To reduce the front yard setback for principal building from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 29,33,34, 35, 36, 38 and 39;
- (b) To reduce the rear yard setback for the principal building from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 34;
- (c) To reduce the front yard setback for principal building from 3.5 metres (11 ft. 6 in.) to 3.0 metres (10 ft.) for proposed Lots 11 and 12
- (d) To vary the requirements to permit the driveway access from the front of the lot for proposed Lots 11 and 12;
- (e) To vary the requirements for an attached garage or carport to permit an attached double garage at the

front of the principal building for proposed Lots 11 and 12;

- (f) To reduce the requirements for landscaping from 75% to 50% for proposed lots 11 and 12.

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.

Note: See Development Variance Permit 7904-0409-00 under Clerk's Report Item I.1(a).

There was a 22-signature petition on table expressing support for the proposed rezoning application if no outside basement access is provided and building guidelines are amended to state no suites allowed. There was also correspondence on table from Elroy Developments Ltd., Morcon Consulting & Management Inc., Pier View Investments, and State Properties Ltd., submitting their tree preservation report.

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

NAME	FOR	AGAINST	UNDECIDED
K. Sully	X		
R. Friesen	X		
C. Kaye	X		
J. Perreault	X		
M. Neustaedter	X		
B. McDowall	X		
C. Leonard	X		
P. Leonard	X		
A. Zemrau	X		
J. Moss	X		

Barbara Paton, 3417 – 148 Street, was in attendance and commented that she had concerns regarding increased traffic in the area and suggested traffic calming be considered at this time.

Mr. Khan, 6645 – 127A Street, was in attendance and commented that he had concerns regarding tree preservation, increased traffic, and secondary suites. He expressed opposition to the proposed rezoning application.

4. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15818**

Rezoning Application: 7904-0315-00

CIVIC ADDRESS: 3398 - 148 Street

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

PROPOSAL: **BLOCK A**
To rezone a portion of 3398 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".
BLOCK B
To rezone a portion of 3398 - 148 Street from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into approximately 19 single family residential small lots.

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000" Part 17A, Section F & H, Part 17C, Section H.1, J.1 and I.3, as follows:

- (a) To reduce the front yard setback for principal building from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 36, 38, 39, and 49 - 58;
- (b) To reduce the rear yard setback for principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 49 and 50;
- (c) To reduce the front yard setback for principal building from 3.5 metres (11 ft. 6 in.) to 3.0 metres (10 ft.) for proposed Lots 11 and 12;
- (d) To vary rear lane only to permit driveway access from the front of the lot for proposed Lots 11 and 12;
- (e) To vary the requirements for an attached garage or carport to permit an attached double garage at the front of the principal building for proposed Lots 11 and 12;
- (f) To reduce the front yard requirements to be landscaped from 75% to 50% for proposed Lots 11 and 12; and

- (g) To vary off-street requirements to permit a front access double garage on a Type I corner lot for proposed Lot 58.

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.

Note: See Development Variance Permit 7904-0315-00 under Clerk's Report Item I.1(b).

There was a 22-signature petition on table expressing support for the proposed rezoning application if no outside basement access is provided and building guidelines are amended to state no suites allowed. There was also correspondence on table from Elroy Developments Ltd., Morcon Consulting & Management Inc., Pier View Investments, and State Properties Ltd., submitting their tree preservation report.

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

NAME	FOR	AGAINST	UNDECIDED
K. Sully	X		
R. Friesen	X		
C. Kaye	X		
J. Perreault	X		
M. Neustaedter	X		
B. McDowall	X		
C. Leonard	X		
P. Leonard	X		
A. Zemrau	X		
J. Moss	X		

Barbara Paton, 3417 – 148 Street, was in attendance and requested that the comments she made regarding increased traffic under Item B.2 be applied to Items B.3, B.4 and B.5.

5. **Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15819**

Rezoning Application: 7905-0032-00

CIVIC ADDRESS: 3426 - 148 Street

APPLICANT: Joyce Broese-Van-Groenou
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
300 - 65 Richmond Street
New Westminster, B.C. V3L 5P5

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

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

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

DEVELOPMENT VARIANCE PERMIT:

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

- (a) To reduce the front yard setback from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 25, 27 and 28; and
- (b) To vary the off-street parking requirements to permit a front access double garage on a Type I corner lot for proposed Lot 26.

Note: See Development Variance Permit 7905-0032-00 under Clerk's Report Item I.1(c) .

There was a 22-signature petition on table expressing support for the proposed rezoning application if no outside basement access is provided and building guidelines are amended to state no suites allowed. There was also correspondence on table from Elroy Developments Ltd., Morcon Consulting & Management Inc., Pier View Investments, and State Properties Ltd., submitting their tree preservation report.

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

NAME	FOR	AGAINST	UNDECIDED
K. Sully	X		
R. Friesen	X		
C. Kaye	X		
J. Perreault	X		
M. Neustaedter	X		
B. McDowall	X		
C. Leonard	X		
P. Leonard	X		
A. Zemrau	X		
J. Moss	X		

Barbara Paton, 3417 – 148 Street, was in attendance and requested that the comments regarding increased traffic she made under Item B.2 be applied to Items B.3, B.4 and B.5.

**6. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15831**

Rezoning Application: 7996-0024-00

CIVIC ADDRESS: 2587 - 154 Street

APPLICANT: Kevin Golka and Charlotte Golka
c/o Ankenman Associates Architects Inc. (Mark Lesack)
200 - 12321 Beecher Street
Surrey, B.C. V4A 3A7

PROPOSAL: The purpose of the rezoning is to rezone the property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".

The purpose of the rezoning is to permit the development of an office building.

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

There was correspondence on table from P. Healey and L. Peck expressing opposition to the proposed rezoning application.

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

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15834**

Rezoning Application: 7902-0351-00

CIVIC ADDRESS: 11251 - 132 Street

APPLICANT: Fraserview Terrace Ltd.
c/o Matthew Cheng, Architect
210 - 2223 W. Broadway
Vancouver, B.C. V6K 2E4

PROPOSAL: To rezone the property from "Comprehensive Development Zone (CD)" "Surrey Zoning By-law, 1993, No. 12000 Amendment By-law, 1997, No. 13192" to a new "Comprehensive Development Zone (CD)"

The purpose of the rezoning is to permit the development of a 58-unit townhouse project.

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

There was correspondence on table from J. Morris expressing concern with respect to runoff and swales.

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

**8. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15826**

Rezoning Application: 7905-0162-00

CIVIC ADDRESS: 9455 - 190 Street

APPLICANT: Joseph, Bruno and Carlo Papais
c/o Pro Consul Realty Ltd. (Eric Trygg)
7929 - 120 Street
Delta, B.C. V4C 6P6

PROPOSAL: To rezone the property from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)".

The purpose of the rezoning is to allow future industrial development.

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

The Mayor noted that the applicants had withdrawn this application.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15827**

Rezoning Application: 7905-0102-00

CIVIC ADDRESS: 16136 - 112 Avenue

APPLICANT: Paul & Verna Pratte
c/o CitiWest Consulting Ltd.
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 six (6) single family lots.

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

Peter Ravtar, 18665 – 56A Avenue, was in attendance and commented that he had concerns regarding tree preservation,

Clark Kavolinis, Arborist, was in attendance and commented that the majority of trees on site are alder (54) and not considered good to retain and are located within the building envelope.

**10. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15828**

Rezoning Application: 7905-0060-00

CIVIC ADDRESS: 16264 - 90 Avenue

APPLICANT: Peter and Petronella Yzerman
c/o HY Engineering Ltd. (Richard Brooks)
200 - 9128 - 152 Street
Surrey, B.C. V3R 4E7

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

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

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

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

**11. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15829**

Rezoning Application: 7905-0077-00

CIVIC ADDRESS: 14933 - 76 Avenue

APPLICANT: Dale Bull
c/o Aplin & Martin Consultants Ltd. (Patrick Burke)
210 - 12448 - 82 Avenue
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to allow subdivision into 2 single family lots.

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

There was correspondence on table from T. Rowlands expressing opposition to the proposed rezoning application.

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

**12. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15832**

Rezoning Application: 7905-0131-00

CIVIC ADDRESS: 13812 - 64 Avenue (*also shown as 13830 and 13840 - 64 Avenue*), 13856 - 64 Avenue and 13890 - 64 Avenue

APPLICANT: 0703321 B.C. Ltd.,
c/o McElhanney Consulting Services Ltd.
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

PROPOSAL:**BLOCK A**

To rezone portions of 13812 (*also shown as 13830 and 13840 - 64 Avenue*), 13856 and 13890 - 64 Avenue from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)".

BLOCK B

To rezone portions of 13812 (*also shown as 13830 and 13840 - 64 Avenue*), 13856 and 13890 - 64 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

BLOCK C

To rezone portions of 13812 (*also shown as 13830 and 13840 - 64 Avenue*), 13856 and 13890 - 64 Avenue from "One-Acre Residential Zone (RA)" to Single Family Residential (12) Zone (RF-12)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000" Part 17F, Sub-section K.2, and Part 17A, Sub-section H.1, as follows:

- (a) To reduce lot depth for the interior Lots 1 - 4, from 28 metres (90 ft.) to 26 metres (85 ft.) shown as Area "A" on the plans attached shown on Schedule "A" and;
- (b) To eliminate the requirement that driveway access to Lots 32 to 42 be via the rear lane shown as Area "B" on the plans attached shown on Schedule "A".

The purpose of the rezoning and development variance permit is to allow subdivision into approximately 65 single-family residential small lots and semi-detached 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.

Note: See Development Variance Permit 7905-0131-00 under Clerk's Report Item I.1(d).

There was correspondence on table from G. DaVaughn expressing concern regarding tree preservation and greenspace and from S. McLeod expressing opposition to the proposed project.

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

NAME	FOR	AGAINST	UNDECIDED
A. Beh	X		
I. Chohan	X		
S. Sandhu	X		
J. Dhesa	X		
C. Matharu	X		
D. Garcha	X		
D. Boyal	X		
S. Kumar	X		
N. Gill			X
T. Hare	X		
M. Litt	X		
P. Garcha	X		
J. Saran	X		

George Grover, 6378 – 138 Street, was in attendance and commented that he had concern regarding security of the alley behind his property. He noted that there have been incidents such as prostitution and garbage dumping in the lane. He suggested that the depth of lots 4, 5, and 6 be varied to match lots 1, 2, and 3, allowing the alley to go straight through. He continued that the width of lots 32 to 42 could be increased to straighten the lane. He then asked whether the drainage issues for these lots had been addressed. He added that at the public information meeting, McElhanney Engineering stated they would add a light for increased security on the lane and that the laneway would be landscaped. He expressed concerns regarding secondary suites, elevation levels, and potential for flooding.

Dwight Heinz, McElhanney Engineering, was in attendance and commented that he would work with staff to review the realignment of the lane; adding a street light, and drainage concerns.

**13. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15833**

Rezoning Application: 7905-0117-00

CIVIC ADDRESS: 13928, 13936 and 13974 - 64 Avenue

APPLICANT: 689627 B.C. Ltd. and 664175 B.C. Ltd.
c/o McElhanney Consulting Services Ltd. (Dwight Heintz)
13160 - 88 Avenue
Surrey, B.C. V3W 3K3

PROPOSAL:

BLOCK A

To rezone portions of 13928 and 13936 - 64 Avenue from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)".

BLOCK B

To rezone portions 13928 and 13936 - 64 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)".

BLOCK C

To rezone portions of 13936 and 13974 - 64 Avenue from "One-Acre Residential Zone (RA)" to "Multiple Residential 23 Zone (RM-23)".

BLOCK D

To rezone portions of 13928 , 13936 and 13974 -64 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".

The purpose of the rezoning is to allow subdivision into approximately 57 residential lots (23 RF-12 lots, 8 RF-9 lots, 10 RF-SD lots and 16 RM-23 lots) including 16 attached rowhousing units.

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

There was correspondence on table from S. McLeod expressing opposition to the proposed project.

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

NAME	FOR	AGAINST	UNDECIDED
S. Sandhu	X		
A. Bains	X		
I. Chohan	X		
S. Dhesa	X		
C. Matharu	X		
D. Boyal	X		
D. Garcha	X		
S. Kumar	X		
N. Gill	X		
M. Singh	X		
T. Hare	X		
P. Garcha	X		
J. Saran	X		

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

**14. Liquor Primary License (Neighbourhood Pub)
Application 7905-0090-00**

CIVIC ADDRESS: 18789 Fraser Highway

APPLICANT: Clayton Crossing Annex Ltd.
c/o Gerry Olma
Suite 107 - 2065 West 12th Avenue
Vancouver, B.C. V6J 5L9, and
Dennis Coates
700 - 275 Landsdowne Street
Kelowna, BC V2C 6H6

PROPOSAL: To acquire a Liquor Primary License, to allow a Neighbourhood Pub with 183 indoor seats and 42 patio seats. The hours of operation will be from 11:00 a.m. to 1:00 a.m. Sunday through Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday.

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

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

Note: See Liquor Primary License (Neighbourhood Pub) Application 7905-0090-00 under Clerk's Report Item I.2(a).

There was correspondence on table from M.McLennan, D. McAdie, J. Tsui, D. R. Sawatsky, and P. Weiss expressing opposition to the proposed rezoning application. There was also correspondence from L. Knapett and R. Hutson expressing concern regarding hours of operation, and from B. Marlin expressing support for the proposal.

Janice Campbell, 6713 – 185 Street, was in attendance and commented that she had concerns regarding the hours of operation. She cited concerns regarding construction traffic and exposure to school students. She asked that the opening hours be restricted to 4:00 p.m.

C. COMMITTEE REPORTS

1. Agricultural Advisory Committee - September 8, 2005

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the minutes of the Agricultural
Advisory Committee meeting held on September 8, 2005, be received.
RES.R05-2244 Carried

D. BOARD/COMMISSION REPORTS

E. MAYOR'S REPORT

1. Proclamations

Mayor McCallum read the following proclamations:

(a) **RAISE-A-READER DAY**
September 29, 2005

WHEREAS there are millions of Canadian who cannot read well enough to handle the challenges of everyday life; and

WHEREAS early literacy skills are the foundation for future learning and an individual's level of literacy has a great impact on their quality of life, health, and ability to understand and use printed information to achieve their goals and to develop their knowledge and potential; and

WHEREAS research shows that up to 1 in 4 children in British Columbia are not ready to succeed in school by age six and that children who are read to before they start school are 80% more likely to complete high school; and

WHEREAS the Vancouver Sun Raise-a-Reader Campaign is committed to supporting children and family literacy initiatives; and

WHEREAS the Surrey Public Library, Vancouver Public Library, and public libraries across BC have a central role in supporting families and providing vital literacy programming; and

WHEREAS Literacy BC has taken a leadership role in promoting and supporting families, literacy, and life long learning; and

WHEREAS the Canucks for Kids Fund is committed to giving back to the community in the areas of education and children's charities; and

WHEREAS organizations such as Aboriginal HIPPIY Canada, Big Sisters of BC Lower Mainland, Canadian National Institute for the Blind, and S.U.C.C.E.S.S. (United Chinese Community Enrichment Services Society) are dedicated to helping to build literacy skills in the community; and

WHEREAS we, as citizens must continue to be aware that literacy is the key to creating a strong, informed, active, and engaged community;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare September 29, 2005 as "RAISE-A-READER DAY" in the City of Surrey.

Doug W. McCallum
Mayor

(b) MAHATMA GANDHI DAY
October 2, 2005

WHEREAS October 2nd is the birthday of Mahatma Gandhi; and

WHEREAS peace has eluded millions of people in war-torn communities and human suffering continues to be the product of ignorance and hatred; and

WHEREAS the message of love and peace of Mahatma Gandhi is as relevant today as when he taught that peaceful intervention was a workable alternative to warfare and destruction; and

WHEREAS the life and philosophy of Mahatma Gandhi continues to reflect the qualities leading to respect for all people; and

WHEREAS by remembering the values espoused by this great teacher, we will ultimately find solutions to our disagreements without resorting to violence;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the day of October 2, 2005, as "MAHATMA GANDHI DAY" in the City of Surrey.

Doug W. McCallum
Mayor

F. COUNCILLORS' REPORTS

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

G. CORPORATE REPORTS

1. The Corporate Reports, under date of September 19, 2005, were considered and dealt with as follows:

Item No. R213 Partial Acquisition for Fraser Highway Widening:
17916 Fraser Highway
File: 1704-331; R-05-076; 5250-20-17

The General Manager, Engineering submitted a report concerning the partial acquisition for Fraser Highway widening.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council authorize the acquisition of a
±2.764 acre road widening acquisition from PID No. 013-230-999 (17916 Fraser
Highway) for the upgrading of Fraser Highway, for the amount of \$114,310.

RES.R05-2245

Carried

Item No. R214 Tax Sale re: 11650 - 98A Avenue (Folio 3360-50006-4)
File: 1970-20

The General Manager, Finance Technology & Human Resources submitted a report concerning

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

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

1. make a finding pursuant to Section 423(2) of the Local Government Act, R.S.B.C. 1996, c. as amended (the "Local Government Act"), that there was a manifest error in the tax sale of 11650 - 98A Avenue;
2. order that the tax sale of 11650 - 98A Avenue be set aside pursuant to Section 423 (2) of the Local Government Act;
3. order the outstanding taxes be restored as they were before the sale and the outstanding taxes be subject to interest pursuant to Section 423 (2) of the Local Government Act, and
4. instruct the Legal Services Division to undertake necessary Court proceedings to have the existing Court Order registered on title varied to allow for future tax sales(s).

RES.R05-2246

Carried

H. BY-LAWS

1. "Surrey Land Use Contract No. 38 Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005, No. 15825"

7905-0188-00 - Roan Place Investments Inc., c/o Concept Muscle Cars

To discharge Land Use Contract No. 38 from the property located at 17910 Roan Place to allow the underlying "Light Impact Industrial Zone (IL)" to regulate the site.

Approved by Council: September 6, 2005

It was
Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Land Use Contract No. 38
Authorization By-law, 1973, No. 4153, Partial Discharge By-law, 2005,
No. 15825" pass its third reading.

RES.R05-2247

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15810"

7905-0041-00 - The John Volken Foundation, c/o Walter Francl Architect Inc.
(Walter Francl)

RF and C-8 to CHI (BL 12000) - 6895 and 6911 King George Highway -
to permit the development of a commercial building.

Approved by Council: July 25, 2005

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15810" pass its third reading.

RES.R05-2248

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15817"

7904-0409-00 - 0707035 B.C. Ltd., c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA to RF-12 and RF-9 (BL 12000) - 3406 - 148 Street - to allow
subdivision into approximately 23 single family residential small lots.

Approved by Council: July 25, 2005

Note: See Development Variance Permit 7904-0409-00 under Clerk's Report,
Item I.1(a).

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15817" pass its third reading.

RES.R05-2249

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15818"

7904-0315-00 - Nada Kokan, c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)

RA to RF-12 and RF-9 (BL 12000) - 3398 - 148 Street - to allow
subdivision into approximately 19 single family residential small lots.

Approved by Council: July 25, 2005

Note: See Development Variance Permit 7904-0315-00 under Clerk's Report,
Item I.1(b).

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15834"

7902-0351-00 - Frasersview Terrace Ltd., c/o Matthew Cheng, Architect

CD (BL 13192) to CD (BL 12000) - 11251 - 132 Street - to permit the development of a 58-unit townhouse project.

Approved by Council: September 6, 2005

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15834" pass its third reading.

RES.R05-2253

Carried

8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15826"

7905-0162-00 - Joseph, Bruno and Carol Papais, c/o Pro Consul Realty Ltd.
(Eric Trygg)

RA to IL (BL 12000) - 9455 - 190 Street - to allow for future industrial development.

Approved by Council: September 6, 2005

This item was not in order for consideration at this time.

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15827"

7905-0102-00 - Paul and Verna Pratte, c/o Citiwest Consulting Ltd.

RA to RF (BL 12000) - 16136 - 112 Avenue - to allow subdivision into six single family lots.

Approved by Council: September 6, 2005

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15827" pass its third reading.

RES.R05-2254

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15828"

7905-0060-00 - Peter and Petronella Yzerman, c/o H.Y. Engineering Ltd.
(Richard Brooks)

RA to RH (BL 12000) - 16264 - 90 Avenue - to allow subdivision into two single family lots.

Approved by Council: September 6, 2005

RES.R05-2255	It was No. 12000, Amendment By-law, 2005, No. 15828" pass its third reading.	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Zoning By-law, 1993, No. 15828" pass its third reading. <u>Carried</u>
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11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15829"

7905-0077-00 - Dale Bull, c/o Aplin & Martin Consultants Ltd. (Patrick Burke)

RH to RF (BL 12000) - 14933 - 76 Avenue - to permit subdivision into two single family lots.

Approved by Council: September 6, 2005

RES.R05-2256	It was No. 12000, Amendment By-law, 2005, No. 15829" pass its third reading.	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Zoning By-law, 1993, No. 15829" pass its third reading. <u>Carried</u>
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12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15832"

7905-0131-00 - 0703321 B.C. Ltd., c/o McElhanney Consulting Services Ltd.

RA to RF-12, RF-9 and RF-SD (BL 12000) - 13812, 13856 and 13890 - 64 Avenue - to allow subdivision into approximately 65 single family residential small lots and semi-detached lots.

Approved by Council: September 6, 2005

Note: See Development Variance Permit 7905-0131-00 under Clerk's Report, Item I.1(d).

RES.R05-2257	It was No. 12000, Amendment By-law, 2005, No. 15832" pass its third reading.	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Zoning By-law, 1993, No. 15832" pass its third reading. <u>Carried</u> with Councillors Bose and Priddy against.
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- 13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15833"

7905-0117-00 - 664175 B.C. Ltd., 689627 B.C. Ltd., c/o McElhanney Consulting Services Ltd. (Dwight Heintz)

RA to RF-12, RF-9, RF-SD and RM-23 - 13928, 13936, 13974 - 64 Avenue - to allow subdivision into approximately 57 residential lots (23 RF-12 lots, 8 RF-9 lots, 10 RF-SD lots and 16 RM-23 lots) including 16 attached rowhousing units.

Approved by Council: September 6, 2005

It was	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15833" pass its third reading. <u>Carried</u> with Councillors Priddy and Bose against.
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RES.R05-2258

FINAL ADOPTIONS

- 14. "Surrey Close and Remove the Dedication of Highway of a Portion of 84 Avenue at Fraser Highway By-law, 2005, No. 15824"

3900-20-15824 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 124 square metres of 84 Avenue at Fraser Highway. This closure is intended to facilitate a 200 unit townhouse development. 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: September 6, 2005
Corporate Report Item No. R204

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

It was	Moved by Councillor Hunt Seconded by Councillor Higginbotham That "Surrey Close and Remove the Dedication of Highway of a Portion of 84 Avenue at Fraser Highway By-law, 2005, No. 15824" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
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RES.R05-2259

Carried

INTRODUCTIONS

15. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15842"

3900-20-15842 (North Grandview Heights NCP) - Council Initiated Text Amendment

Surrey Zoning By-law, 1993, No. 12000", as amended is further amended in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by replacing Map 11 Area XI and Schedule G Amenity Requirements in NCP and Infill Areas by replacing Item 11. These amendments are necessary to revise the amenity contributions for the North Grandview Heights Neighbourhood Concept Plan area.

Approved by Council: September 12, 2005
Corporate Report Item No. C013

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2005, No. 15842" pass its first reading.
RES.R05-2260 Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That "Surrey Zoning By-law, 1993,
No. 12000, Text Amendment By-law, 2005, No. 15842" pass its second reading.
RES.R05-2261 Carried

It was then Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15842" be held at
the City Hall on October 3, 2005, at 7:00 p.m.
RES.R05-2262 Carried

16. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 58 Amendment By-law, 2005, No. 15843"

3900-20-15843 (Grandview Heights Area #1 - Morgan Heights) Council Initiative

"Surrey Official Community Plan By-law, 1996, No. 12900" as amended is further amended by inserting a new Figure 27 - Map Showing Recently Approved Secondary Plans, to reflect the Grandview Heights Area #1 (Morgan Heights)

Neighbourhood Concept Plan (NCP) and to reflect the updated boundary between the Morgan Heights NCP and the Highway 99 Corridor Local Area Plan.

Approved by Council: September 12, 2005
Corporate Report Item No. C013

This By-law is proceeding in conjunction with By-law 15844.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 58 Amendment By law, 2005, No. 15843"
pass its first reading.

RES.R05-2263 Carried with Councillor Bose against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 58 Amendment By law, 2005, No. 15843"
pass its second reading.

RES.R05-2264 Carried with Councillor Bose against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Official
Community Plan By law, 1996, No. 12900, Text No. 58 Amendment By law,
2005, No. 15843" be held at the City Hall on October 3, 2005, at 7:00 p.m.

RES.R05-2265 Carried

17. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2005, No. 15844"

3900-20-15844 (Grandview Heights Area #1 - Morgan Heights) Council Initiative

"Surrey Zoning By-law, 1993, No. 12000", as amended is further amended in Schedule F - Map of Neighbourhood Concept Plan and Infill Areas by replacing Map 20 Area XX and inserting new Map 24 Area XXIV and Schedule G Amenity Requirements in NCP and Infill Areas by adding new Item 24. These amendments are necessary to include amenity contributions for the Grandview Heights Area #1 - Morgan Heights Neighbourhood Concept Plan (NCP) and reflect the updated boundary between this NCP and the Highway 99 Corridor Local Area Plan.

Approved by Council: September 12, 2005
Corporate Report Item No. C015

This By-law is proceeding in conjunction with By-law 15843.

Note: Council is advised that Corporate Report C015, approved by Council at the September 12, 2005 Council-In-Committee meeting contained an error. The proposed by-law amendments shown in Appendix C, sub-section 2. should indicate "24. Area XXIV" and sub-section 3. should reflect the area as "24. Area XXIV".

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By law, 1993,
No. 12000, Text Amendment By law, 2005, No. 15844" pass its first reading.
RES.R05-2266 Carried with Councillors Priddy and Bose
against.

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Zoning By law, 1993,
No. 12000, Text Amendment By law, 2005, No. 15844" pass its second reading.
RES.R05-2267 Carried with Councillors Priddy and Bose
against.

It was then Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
By law, 1993, No. 12000, Text Amendment By law, 2005, No. 15844" be held at
the City Hall on October 3, 2005, at 7:00 p.m.
RES.R05-2268 Carried

I. CLERK'S REPORT

1. Formal Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7904-0409-00**
0707035 BC Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
3406 - 148 Street

To relax requirements as follows:

- (a) To reduce the front yard setback for principal building from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 29, 33, 34, 35, 36, 38 and 39;
- (b) To reduce the rear yard setback for the principal building from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 34;
- (c) To reduce the front yard setback for principal building from 3.5 metres (11 ft. 6 in.) to 3.0 metres (10 ft.) for proposed Lots 11 and 12;
- (d) To vary the requirements to permit the driveway access from the front of the lot for proposed Lots 11 and 12;
- (e) To vary the requirements for an attached garage or carport to permit an attached double garage at the front of the principal building for proposed Lots 11 and 12; and
- (f) To reduce the requirements for landscaping from 75% to 50% for proposed Lots 11 and 12.

To allow subdivision into approximately 23 single family residential small lots.

Note: See By-law No. 15817 under Item H.3.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
 No. 7904-0409-00 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.R05-2269

Carried

- (b) **Development Variance Permit No. 7904-0315-00**
Nada Kokan
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 3398 - 148 Street

To relax requirements as follows:

- (a) To reduce the front yard setback for principal building from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 36, 38, 39, and 49 - 58;
- (b) To reduce the rear yard setback for principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 49 and 50;

- (c) To reduce the front yard setback for principal building from 3.5 metres (11 ft. 6 in.) to 3.0 metres (10 ft.) for proposed Lots 11 and 12;
- (d) To vary rear lane only to permit driveway access from the front of the lot for proposed Lots 11 and 12;
- (e) To vary the requirements for an attached garage or carport to permit an attached double garage at the front of the principal building for proposed Lots 11 and 12;
- (f) To reduce the front yard requirements to be landscaped from 75% to 50% for proposed Lots 11 and 12; and
- (g) To vary off-street requirements to permit a front access double garage on a Type I corner lot for proposed Lot 58.

To allow subdivision into approximately 19 single family residential small lots.

Note: See By-law No. 15818 under Item H.4.

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

No. 7904-0315-00 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.R05-2270

Carried

- (c) **Development Variance Permit No. 7905-0032-00**
Joyce Broese-Van-Groenou
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
3426 - 148 Street

To reduce the front yard setback requirement from 6.0 metres (20 ft.) to 3.0 metres (10 ft.) for proposed Lots 25, 27 and 28; and to vary the off-street parking requirement to permit a front access double garage on a Type I corner lot for proposed Lot 26, to allow subdivision into approximately 16 single family residential small lots.

Note: See By-law 15819 under Item H.5.

It was Moved by Councillor Hunt
 Seconded by Councillor Higginbotham
 That Development Variance Permit
 No. 7905-0032-00 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.R05-2271

Carried

(d) **Development Variance Permit No. 7905-0131-00
 0703321 BC Ltd.**

c/o McElhanney Consulting Services Ltd.

13812 - 64 Avenue (*also shown as 13830 and 13840 - 64 Avenue*),
 13856 - 64 Avenue and 13890 - 64 Avenue

To reduce lot depth requirement for the interior Lots 1 - 4, from 28 metres
 (90 ft.) to 26 metres (85 ft.) shown as Area "A" on the plans attached
 shown on Schedule "A" and; to eliminate the requirement that driveway
 access to Lots 32 to 42 be via the rear, to allow subdivision into
 approximately 65 single-family residential small lots and semi-detached
 lots.

Note: See By-law No. 15832 under Item H.12.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Development Variance Permit
 No. 7905-0131-00 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.R05-2272

Carried with Councillor Bose against.

(e) **Development Variance Permit No. 7905-0119-00
 Jordash Investments Ltd.**

c/o Krahn Engineering (Glen Froese)

18418 - 53 Avenue

To reduce the minimum rear yard setback requirement from 7.5 metres
 (25 ft.) to 3.35 metres (11 ft.), to permit the development of two industrial
 buildings.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7905-0119-00 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.R05-2273

Carried

- (f) **Development Variance Permit No. 7905-0171-00**
Wintop Properties Ltd.
c/o Mainland Engineering Corporation (Avnash Banwait)
Unit A - 10320 - 152 Street

To amend Schedule "G" by adding drawing number 7905-0171-00(a)
through 7905-0171-00(c), to allow a patio addition to an existing
commercial building.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7905-0171-00 be approved; that the Mayor and Clerk be authorized to
sign the Development Variance Permit; and that Council authorize the
transfer of the Permit to the heirs, administrators, executors, successors,
and assigns of the title of the land within the terms of the Permit.

RES.R05-2274

Carried

- (g) **Development Variance Permit No. 7904-0331-00**
Thaker Enterprises Ltd., c/o MET Consulting
16098 Fraser Highway

To increase the number of fascia signs from 2 to 5, and to reduce the
minimum side yard (west) setback requirement from 7.5 metres (25 ft.) to
0 metres (0 ft.), to permit the development of a car wash.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7904-0331-00 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.R05-2275

Carried

- (h) **Development Variance Permit No. 7905-0236-00**
Strata Plan LMS4175, Morgan Place Holdings Ltd.
Morgan Creek Holdings Inc.
c/o City of Surrey (Ken Zondervan)
Portions of 32 Avenue

To relax the fence height requirement from 1.2 metres (4 ft.) to 3.0 metres (10 ft.), to permit the construction of a concrete noise attenuation fence along the north side of 32 Avenue between 154 and 164 Street.

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

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7905-0236-00 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.R05-2276

Carried

2. Formal Approval of Liquor License Applications

- (a) **Liquor Primary License (Neighbourhood Pub)**
Application 7905-0090-00
Clayton Crossing Annex Ltd.
c/o Gerry Olma
Dennis Coates
18789 Fraser Highway

To acquire a Liquor Primary License, to allow a Neighbourhood Pub with 183 indoor seats and 42 patio seats. The hours of operation will be from 11:00 a.m. to 1:00 a.m. Sunday through Thursday and 11:00 a.m. to 2:00 a.m. Friday and Saturday.

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

“After taking into account the following criteria:

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

after holding a Public Hearing, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

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

- 1. a maximum capacity of 183 indoor seats and 42 patio seats;
- 2. hours of operation to be as follows:

Sunday through Thursday	11:00 a.m. to 1:00 a.m.
Friday and Saturday	11:00 a.m. to 2:00 a.m.; and
- 3. the patio area be closed at 10:00 p.m.

It was Moved by Councillor Higginbotham
Seconded by Councillor Watts
That Council recommend the issuance of the
license, subject to the following conditions:

- 1. a maximum capacity of 183 indoor seats and 42 patio seats;
- 2. hours of operation to be as follows:

Sunday through Thursday	11:00 a.m. to 1:00 a.m.
Friday and Saturday	11:00 a.m. to 2:00 a.m.; and

3. the patio area be closed at 10:00 p.m.

RES.R05-2277

Carried with Councillors Priddy, Hunt and Villeneuve against.

3. Formal Approval of Temporary Use Permits

- (a) **Temporary Commercial Use Permit No. 7901-0338-01**
Reginald Harper, c/o Rotary Club of Surrey (Roy Holman)
 13695/13705/13715/13725 – 96 Avenue

Council is requested to pass the following resolution:

“That Temporary Commercial Use Permit No. 7901-0338-01 be issued to Reginald Harper, c/o Rotary Club of Surrey (Roy Holman), to permit continued use of a temporary surface parking lot across from Surrey Memorial Hospital, on the sites more particularly described as Lot 36, Section 35, Block 5 North, Range 2 West, Plan 14725; Lot 37, Section 35, Block 5 North, Range 2 West, Plan 14725; Lot 38, Section 35, Block 5 North, Range 2 West, Plan 14725; and Lot 39, Section 35, Block 5 North, Range 2 West, Plan 14725; for a period not exceeding two years from the original date of expiry (June 10, 2004), and that the Mayor and Clerk be authorized to sign the necessary documents.”

It was

Moved by Councillor Higginbotham

Seconded by Councillor Watts

That Temporary Commercial Use Permit

No. 7901-0338-01 be issued to Reginald Harper, c/o Rotary Club of Surrey (Roy Holman), to permit continued use of a temporary surface parking lot across from Surrey Memorial Hospital, on the sites more particularly described as Lot 36, Section 35, Block 5 North, Range 2 West, Plan 14725; Lot 37, Section 35, Block 5 North, Range 2 West, Plan 14725; Lot 38, Section 35, Block 5 North, Range 2 West, Plan 14725; and Lot 39, Section 35, Block 5 North, Range 2 West, Plan 14725; for a period not exceeding two years from the original date of expiry (June 10, 2004), and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R05-2278

Carried

4. Delegation Requests

- (a) **Keith Anderson, Interim President and CEO**
Mary Ackenhusen, Vice President, New Business Development
and Facilities
Fraser Health Authority
 File: 0460-30; 0550-20-10

Requesting to appear before **Regular Council on October 3, 2005**, to give a slide presentation and provide a report regarding an intensive planning process intended to lead to construction on new health services facilities in Surrey by 2008.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That Keith Anderson, Interim President and CEO, and Mary Ackenhusen, Vice President, New Business Development and Facilities, Fraser Health Authority be heard as a delegation at the Regular Council meeting on October 3, 2005.

RES.R05-2279

Carried

- (b) **Parbin Nand**
 File: 0220-08; 0550-20-10

Requesting to appear before Council regarding a pitbull attack.

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

RES.R05-2280

Carried

5. Tag Days

- (a) **Royal Canadian Legion Branch #008**
 File: 0320-05

Requesting permission to hold their annual Poppy Campaign from October 28 to November 10, 2005, inclusive.

It was Moved by Councillor Hunt
 Seconded by Councillor Watts
 That the Royal Canadian Legion Branch #008 and all Surrey Legions be granted permission to hold their annual Poppy Campaign from October 28 to November 10, 2005, inclusive.

RES.R05-2281

Carried

J. CORRESPONDENCE

K. NOTICE OF MOTION

- 1. OCP and Town Centre Plan – Triangle between 160 Street, Fraser Highway and 84 Avenue**
File: 6520-20

At the September 12, 2005 Regular Council meeting, Councillor Bose submitted the following Notice of Motion:

“That Council rescind Resolution No. RES.R05-2146 from the Regular Council – Land Use meeting held September 6, 2005”.

Councillor Bose requested that the Notice of Motion be deferred to the next meeting.

- 2. Record Financial/335167 B.C. Ltd. – Billiard Hall Permit
16050 Fraser Highway
Rezone from CHI to CD to allow for a variety of commercial uses and a Liquor Permit to permit a liquor primary license (neighbourhood pub – 150 indoor occupant load) as an accessory use to a billiard hall and cafe**

Councillor Watts submitted the following Notice of Motion:

“THAT Council rescind Resolution R05-2112 of the September 6, 2005 Regular Council Land Use meeting which defeated a motion to approve the application to proceed to rezoning and to solicit opinions from area residents regarding the proposed liquor primary license:

AND FURTHER:

THAT If Resolution R05-2112 is rescinded, I will be bringing forward a motion to approve the application to proceed to public hearing and to solicit opinions from the residents in the area regarding the proposed liquor primary license.”

L. ANY OTHER BUSINESS

1. 24 Avenue Overpass

Councillor Watts requested a status report on the 24 Avenue overpass.

2. Deer Crossing in Campbell Heights

Councillor Watts requested traffic advisory regarding deer.

3. Arbitration Hearing

Councillor Watts requested information regarding the recent arbitration hearing.

4. Media Space in Council Chambers

Councillor Bose requested staff work with media representatives regarding workspace in Council Chamber.

M. ADJOURNMENT

It was

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


meeting do now adjourn.

RES.R05-2282


Carried

The Regular Council- Public Hearing adjourned at 8:48 p.m.

Certified correct:



City Clerk



Mayor