



City of Surrey

Regular Council - Public Hearing

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 28, 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, Finance, Technology & HR
General Manager, Parks, Recreation and Culture
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Manager, Land Development, Engineering
Land Development Engineer

A. ADOPTION OF MINUTES**1. Regular Council - Land Use - November 7, 2005**

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Regular Council –

Land Use meeting held on November 7, 2005, be adopted.

RES.R05-2723

Carried

2. Regular Council - Public Hearing - November 7, 2005

It was

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the minutes of the Regular Council –

Public Hearing meeting held on November 7, 2005, be adopted.

RES.R05-2724

Carried

B. DELEGATIONS - PUBLIC HEARING

**1. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No.15872**

Rezoning Application: 7905-0221-00

CIVIC ADDRESS: 15847 (also shown as 15851 - Fraser Highway), 15859,
15869, 15881 Fraser Highway, 8615, 8627,
8639 - 159 Street and Portion of Lane

APPLICANT: Mundi Holdings Ltd., Karamsar Holding Ltd., Jasminder &
Gurbaksh Mangat, First Choice Holdings Ltd., Western
Community Developments Ltd., Paula Jhauj, Amarjit Saini,
and Sital Gandham
c/o Ankenman Associate Architects Inc. (Mark Ankenman)
200 - 12321 Beecher Street
Surrey, B.C. V4A 3A7

PROPOSAL: To rezone the site from "Single Family Residential Zone
(RF)" 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 west rear yard setback from
7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the
building face of Building 6; 6.0 metres (20 ft.) to
the columns of Building 6; and 4.2 metres (14 ft.) to
the building face of Building 4;
- (b) To reduce the north yard setback from 7.5 metres
(25 ft.) to 6.7 metres (22 ft.) to the building face;
6.0 metres (20 ft.) to the columns; and 5.0 metres
(16 ft.) to the balconies; and
- (c) To reduce the east yard setback from 7.5 metres
(25 ft.) to 5.2 metres (17 ft.) to the building face;
and 3.9 metres (13 ft.) to the columns and upper
floor encroachments.

The purpose of the rezoning and development variance
permit is to permit the development of 52 townhouse units.

Note: See Development Variance Permit No. 7905-0221-00 under Clerk's
Report, Item I.1(a).

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

The Mayor noted that P. Saluja, P. Jhauj, T. Hare, S. Sandhu, and A. Gill had expressed support for the proposed rezoning application and not wishing to speak.

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. 15873**

Rezoning Application: 7903-0476-00

CIVIC ADDRESS: 16638 - 84 Avenue

APPLICANT: Gurpal Siekham and Satnam & Ravinder Siekham
c/o CitiWest Consulting Ltd.
101 - 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

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

DEVELOPMENT VARIANCE PERMIT:
To vary "Surrey Zoning By-law, 1993, No. 12000",
Part 17, Section C & F, as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 2.12 metres (7.0 ft.);
- (b) To reduce the rear yard setback from 7.5 metres (25 ft.) to 4.83 metres (15.8 ft.); and
- (c) To reduce the minimum lot area for subdivision from
1.0 ha (2.5 acres) to 0.53 ha (1.31 acres).

The purpose of the rezoning and development variance permit is to allow subdivision with an adjacent RF zoned lot to the south at 8327 - 167 Street, into seven (7) single family lots and 1 remainder parcel and to retain an existing house.

Note: See Development Variance Permit No. 7903-0476-00 under Clerk's Report, Item I.1(b).

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

There was correspondence on table from B. & R. Bilodeau, E. Plasecany, T. Clarke-Blaise, L. McPherson, R. & P. Clarke, and S. & R. Grant expressing concerns relative to size of house and lots, setbacks, parking, environmental assessment, watercourse mapping, loss of greenspace, access to park, Surrey Report & Leisure Centre, and Frost Road Elementary School. There was also correspondence on table from R. Kruger expressing opposition to the proposed variance of the front setback only.

The Mayor noted that M. Toms, J. Grigg, L. McPherson, P. Clarke, L. Chursinow, and N. and M. Beddington had expressed support for the proposed rezoning application and not wishing to speak.

Rick Asselin, 16665 - 83 Avenue, was in attendance and commented that he met with Roger Jawanda of CitiWest Consulting, previously and noted that the mapping of the property was wrong. He added that there are two potential spawning streams and at present, only one is showing on the maps. He noted that the property was designated as parkland to be attached to Bonnie Schrenk Park, which was amended in 2000. He requested Council defer the application until remapping of the area to determine the status of spawning streams.

Sara Grant, 16627 - 83 Avenue, was in attendance and commented that she had concerns regarding loss of parkland, devaluation of property, loss of natural habitat, variances, integrity of neighbourhood character, tree preservation, and size of houses.

Mario Angers, 16653 - 83 Avenue, was in attendance and commented that the property behind him was deemed greenspace. He continued that he had concerns regarding drainage, retaining walls, environmental impact, and protection of wildlife.

Daryl Kruger, CitiWest Consulting, was in attendance and commented that the applicant had purchased the longer piece of property from Progressive Contracting, and at that time, was given a layout of the cul-de-sac, which would be duplicated immediately to the north. He continued that the layout did not recognize the creek that is currently there. He added that the property was purchased on the basis that he would be able to develop six half lots, and that a green strip had been established. He noted that a legal re-survey had been undertaken with the result that the creek was found to be in the same location as noted in the original survey and a wetland area was also identified.

He added that the Department of Fisheries and Oceans had inspected the property and agreed with the layout. He continued that in order to minimize impact on the creek, a number of panhandle lots would back up against existing properties. He continued that there is a registered easement against the narrower property in favour of the property to the south for drainage. He noted that the surface slopes to the creek, with surface drainage coming from those properties to be collected

within the easement. He added that the Department of Fisheries and Oceans had signed off on the project. He noted that there is an easement 1.8 meters along the south property line of Lot 36; such easement would be maintained with the possibility of adding more lawn basins.

Ian Light, Envirowest Consulting, Burnaby, B.C. was in attendance and commented that the creek in question is Swanson Brook, which is red coded on City maps, meaning it is fish bearing or potentially fish bearing. He stated that the creek is currently not inhabited by fish for lack of flows. He continued that the origins of the creek are within the North Surrey Sports & Leisure Complex and Bonnie Schrenk Park. He added that Swanson Brook flows to the northeast through various properties to the Serpentine River in the vicinity of 88 Avenue. He noted that a number of concepts had been developed indicated including the relocation of the creek across the south end of the property. He stated that there is no fish access to the site, and the Department of Fisheries and Oceans have requested a fish-friendly culvert to be installed should fish return to the creek. He commented that there is no potential for spawning due to insufficient flow and lack of gravel for use of fish for spawning. He added that there is a second minor watercourse, which is just a seepage channel running down and originating from groundwater.

He noted that the plan been approved by the Department of Fisheries and Oceans with minor improvements made to add more habitat to the plan. He stated that a wildlife biologist visited the site and reported that the area is a fragmented habitat, part of a larger park and does support wildlife. He noted, however, that the classification of wildlife is wildlife urban, consisting of raccoon, coyotes, squirrels, and transitory bird species common to the area. He added that it was the conclusion of the biologist that these species were not rare or unique and not included under the provincial red or blue listing, or federal listed species.

Tracey Clark-Blaise, 16633 - 83 Avenue, was in attendance and submitted a petition requesting Council consider concerns relative to parking, lot size, improper assessment, drainage, incorrect mapping of watercourse, revaluation of assessment done by Envirowest. She added that the proposed houses on Lots 5,6,7 are too close to the riparian zone, and re-evaluation should be done to protect the greenbelt. She commented that there are many species of birds in the area, such as woodpeckers, cooper hawks, morning doves, and varied thrush and that she feels another report should be submitted from another environmental consulting group. She then discussed drainage problems, soil slippage, retention, erosion, damage to existing houses and accountability, environment, tree preservation, loss of wildlife, removal of soil, safety to built houses on embankment, and basements.

It was

Moved by Councillor Watts
Seconded by Councillor Higginbotham
That the 59-signature petition and letter
Carried

dated November 28, 2005, as submitted by Tracey Clark-Blaise be received.

RES.R05-2725

Mike Tynan, Design Consultant, was in attendance and commented that the grade for Lots 7, 8, and 9 slopes down from north and there is no need for retaining walls on the south side of properties. He added that there would be no benefit to having a retaining wall on the north side of the properties as the interior side yards are only 6 feet wide. He noted that Lot 5 would be a very private property, not seen from the street, and would have to meet high modern architectural standards. There would be some impact on the homes located at 16653/16665 - 83 Avenue relative to lot 8 as the rear of those houses would look into the side of the house. He added that the proposed building would require architectural treatment on the side of the house and fencing to ensure that those residents on lots to the south are not looking at the flat side of a house. He added that architectural details would be added to Lots 7 and 8; that he did not see a problem with slope stability; and that a geotechnical engineer should be involved.

**3. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15868**

Rezoning Application: 7905-0153-00

CIVIC ADDRESS: Portion of 13503 – 62A Avenue

APPLICANT: Shawn and Grace Pinto
c/o Scott Netherton
13521 – 62 Avenue
Surrey, B.C. V3X 3R4

PROPOSAL: To rezone a portion of the property from "Comprehensive Development Zone (CD)" (By-law No. 14591A) to "Single Family Residential Zone (RF)".

The purpose of the rezoning is to consolidate a piece of property with an existing RF zoned lot at 13521 - 62 Avenue.

The Notice of the Public Hearing 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.

**4. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15869**

Rezoning Application: 7905-0135-00

CIVIC ADDRESS: 6241 – 133 Street, 13275 and 13285 – 62 Avenue

APPLICANT: Manjit & Charanjit Johal, Avtar & Baljinder Saran and
Amarjit & Darshan Hundle
c/o CitiWest Consulting Ltd. (Roger Jawanda)
101 – 9030 King George Highway
Surrey, B.C. V3V 7Y3

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

The purpose of the rezoning is to allow subdivision into 12
single family residential small lots.

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

Savo Savicic, 13253 - 62 Avenue, was in attendance and commented that he had
concerns regarding tree preservation, access, noise from construction, and future
development.

**5. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15865**

Rezoning Application: 7905-0163-00

CIVIC ADDRESS: Portions of 6416 - 192 Street, Parcel purchased for
64 Avenue Road Widening and a Portion of 64 Avenue.

APPLICANT: City of Surrey, Council Initiative
c/o Realty Services Division (Joanne McCurdy)
7452 - 132 Street
Surrey, B.C. V3W 4M7

PROPOSAL: To rezone the area from "One-Acre Residential Zone (RA)"
to "Local Commercial Zone (C-4)".

The purpose of the rezoning is to allow consolidation of the
above-mentioned properties with the adjoining commercial
property to the immediate south at 19209 Fraser Highway.

(Note: The property will continue to be used as a parking
lot for La Masia Restaurant.)

The Notice of the Public Hearing 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 Official Community Plan By-law, 1996, No. 12900,
No. 126 Amendment By-law, 2005, No. 15866**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15867**

Rezoning Application: 7905-0150-00

CIVIC ADDRESS: 18969 – 72 Avenue

APPLICANT: Mosaic Clayton West Holdings Ltd.
c/o Cameron Thorn
Suite 500 – 2609 Granville Street
Vancouver, B.C. V6H 3H3

PROPOSAL: BY-LAW 15866
BLOCK A B & C
To authorize the redesignation of portions of the site from
Suburban (SUB) to Urban (URB) and Multiple Residential
(RM).

BY-LAW 15867

BLOCK A

To rezone portion of the site from "One-Acre Residential
Zone (RA)" to "Multiple Residential 30 Zone (RM-30)"

BLOCK B

To rezone portion of the site from "One-Acre Residential
Zone (RA)" to "Single Family Residential (9) Zone
(RF-9)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000",
Part 22, Section F and J and Part 5 Section B and C as
follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- (b) To reduce the east side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.0 metres (10 ft.) to the balcony;
- (c) To reduce the west side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)
- (d) To permit outdoor amenity space to be within the required setback;
- (e) To vary the tandem parking arrangement, the second parking space outside the garage in the drive way to have the minimum length reduced from

- 6.0 metres (20 ft.). to a minimum of 4.8 metres (16 ft.) for a maximum of 13 spaces; and
- (f) To reduce the number of required visitor parking spaces from 19 spaces and 15 spaces.

The purpose of the redesignation, rezoning and development variance permit is to permit the development of 97 townhouse units and subdivision to create a temporary RF-9 lot and RA lot for future development.

Note: See Development Variance Permit No. 7905-0150-00 under Clerk's Report, Item I.1(c).

The Notice of the Public Hearing 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.

**7. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15870**

Rezoning Application: 7905-0167-00

CIVIC ADDRESS: 15360, 15372, 15378, 15388 – 17A Avenue

APPLICANT: Ocean Front Homes Ltd. and Lex Enterprises Ltd.,
c/o Maciej Dembek
202 – 12448 – 82 Avenue
Surrey, B.C. V3W 3E9

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

The purpose of the rezoning is to permit the development of a four-storey, 38-unit apartment building.

There was correspondence on table from the residents of Carmel Place, A. and E. Walker, J. Young, R. Rhodes, and I. Ronnefeld expressing concerns relative to increased traffic, loss of greenspace, views, and increased noise. There was correspondence on table from K. Giuricich expressing opposition to the proposed rezoning application, citing concerns regarding traffic, lane access, safety, and noise.

The Notice of the Public Hearing 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.

8. **Surrey Official Community Plan By-law, 1996,
No. 12900, No. 128 Amendment By-law, 2005, No. 15876**

**Surrey Official Community Plan By-law, 1996,
No. 12900, No. 129 Amendment By-law, 2005, No. 15877**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15878**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15879**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15880**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15881**

Rezoning Application: 7905-0126-00

CIVIC ADDRESS: 16155 and 16223 – 24 Avenue, 16216 – 28 Avenue,
2515 – 163 Street, 2511, 2537, 2565, 2597, 2629, 2669,
2703, 2721 (also shown as 2717), 2735, 2745 – 164 Street,
2556, 2714, 2766 – 160 Street, 2515 – 161A Street
(formerly a portion of 16129 – 24 Avenue), portion of
2500 - 160 Street and portion of 162 Street

APPLICANT: 0715460 B.C. Ltd., 0715462 B.C. Ltd., Anna Kloess,
Douglas & Valerie Stohmann, South Surrey Shopping
Centres Ltd., Charles & Carol Dunn,
John & Pauline Hollis, Leona & John Breckenridge,
c/o Morgan Heights Development Corp.
200 - 17619 - 96 Avenue
Surrey, B.C. V4A 4A9

PROPOSAL: **BYLAW 15876**
To authorize the redesignation 2766, 2714 – 160 Street,
16216 – 28 Avenue, portion of 2515 – 161A Street
(formerly a portion of 16129 – 24 Avenue), portion of
16155, 16223 – 24 Avenue,
2515 – 163 Street, 2511, 2537, 2565, 2597, 2629, 2669,
2703, 2721 (also shown as 2717), 2735, 2745 – 164 Street
and portion of 162 Street Road allowance from Suburban
(SUB) to Urban (URB).

BYLAW 15877
To authorize the redesignation of 2556 - 160 Street, portion
of 2500 - 160 Street, portion of 2515 - 161A Street

(formerly a portion of 16129 - 24 Avenue), portion of 16155 - 24 Avenue, and 16223 - 24 Avenue from Suburban (SUB) to Multiple Residential (RM).

BYLAW 15878**Block 1**

To rezone 2714, 2766 - 160 Street, 16216 - 28 Avenue, portions of 2703, 2721 (also shown as 2717), 2735, and 2745 - 164 Street from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)".

BYLAW 15879**Block 3**

To rezone 2511, 2537, 2565, 2597 - 164 Street, portions of 2629, 2669, 2703, 2721, 2735, 2745 - 164 Street, portion of 2515 - 163 Street, portion of 16223 - 24 Avenue, and portion of 162 Street road allowance from "One-Acre Residential Zone (RA)", "General Agriculture Zone (A-1)", and "Assembly Hall 2 Zone (PA-2)" to "Single Family Residential (12) Zone (RF-12)".

BYLAW 15880**Block 5**

To rezone 2556 - 160 Street, portion of 2515 - 161A Street (formerly a portion of 16129 - 24 Avenue), portions of 16155 and 16223 - 24 Avenue, and portion of 2500 - 160 Street from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)".

BYLAW 15881**Block 4**

To rezone a portion of 16155 - 24 Avenue, portion of 2515 - 163 Street, portion of 2629 - 164 Street and portion of 16223 - 24 Avenue from "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)".

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

There was correspondence on table from T. Arnold, D. Neale, K. & S. Aikins, and J. & R. Stack expressing concerns relative to lack of buffer zone, increased traffic, safety, impact on hospital and police services, preservation of neighbourhood character, buffers, environmental and wildlife, drainage, and excessive use of cul-de-sacs. There was correspondence on table from Park Ridge Homes Inc. expressing support for the proposed rezoning application.

The Mayor noted that R. and G. Krause, and G. Haas had expressed support for the proposed rezoning application and not wishing to speak.

Rosemary Marsh, 16285 - 28 Avenue, was in attendance and commented that she had concerns relative to increased density and safety of children.

Kevin Hadden, 2696 - 164 Street, was in attendance and commented that he had concerns regarding tree preservation, construction traffic, lot sizes, and lack of buffer zone along 164 Avenue.

**9. Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15871**

Rezoning Application: 7904-0275-00

CIVIC ADDRESS: 13081 and 13093 – 88 Avenue

APPLICANT: Nasreen Sultan, Amarpreet Pahal & Harpreet Dhaliwal
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)
101 - 19292 - 60 Avenue
Surrey, B.C. V3S 3M2

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

The purpose of the rezoning is to allow subdivision into approximately ten (10) single family lots and open space.

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

There was correspondence on table from D. & W. Dry, M. Bobrownik, and R. Johnston expressing concerns relative to loss of greenbelt space, trees, wildlife, and size and density of proposed homes.

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

NAME	FOR	AGAINST	UNDECIDED
W. Dry		X	
D. Dry		X	
B. Darnell		X	
S. Gadhri	X		
A. Pamma	X		
S. Gadhri	X		
M. Dry		X	
B. Dry		X	

Mike Bobrownik, 136501 Lanark Place, was in attendance and commented that he had concerns regarding monster homes, greenspace, loss of wildlife and spawning creek, contaminants from construction, density, and size of proposed

lots not in keeping with neighbourhood. He made the suggestion that the City purchase the property and extend parkland.

Rick Johnston, 13061 Lanark Place, was in attendance and commented that he had concerns regarding density; Heeley Creek, which is a spawning creek; drainage; tree preservation; and preservation of greenbelt.

Judith Lans, 13031 and 13057 Lanark Place, was in attendance and commented that she had concerns regarding the 7.5 foot distance of Lot 7 from the spawning creek, preservation of trees, density, size of houses, drug trafficking in park area, vandalism, lots 5,6, and 7, and preservation of the quality of life of area residents.

Mike Tynan, Design Consultant, was in attendance and commented that the proposed house sizes would range from 350 sq. m. on the smallest lot with the largest house being 2,562 sq. ft., including garage. He added that there would be two entrance corner lots; the flanking street side of house would face 88 Avenue making the house appear larger. He continued that the proposed houses would be moderately-sized houses and commented that relative to vandalism in the greenspace area, the development of homes in the area would provide more security resulting in less trouble brewing at the park.

Greg Sewell, Coastland Engineering, was in attendance and commented that one third of the site would be dedicated as city parkland featuring fenced and protected setbacks from the creek as approved by the Department of Fisheries and Oceans. He continued that an extensive replanting plan by ECL Envirowest as part of discussions with the Department of Fisheries and Oceans was acknowledged. He noted this would feature a 10 metre setback at the closest location, parallel to Lot 7 and added that that distance exceeds 20 meters which is a trade off of riparian areas that the Department of Fisheries and Oceans was prepared to consider to be dedicated as parkland. He continued that the density overall is 4.8 units per acre, and is typical density for RF zoning. He noted that the size of proposed houses would be relatively modest to fit in with the existing neighbourhood of Lanark Place. He noted there were five duplexes immediately east of the proposed development. An arborist's assessment was done that stated the alders were not in good condition and would be replaced by extensive planting to interface with existing development to the west. He noted that gas line right-of-way is 60 feet in width along the east and would provide additional setback to any houses to the west of the proposed road for a total of 85 feet setback.

**10. Surrey Official Community Plan By-law, 1996,
No. 12900, No. 127 Amendment By-law, 2005, No. 15874**

**Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2005, No. 15875**

Rezoning Application: 7905-0086-00

CIVIC ADDRESS: Portions of 10094, 10112, 10136, 10168, 10178, 10216,

10230 - 176 Street, and 17626 Barnston Drive East

APPLICANT: Amarjit Hayre, Iqbal Gill, Tip Top Developments Ltd.,
680431 B.C. Ltd., Surinder Siekham, Linda Chahl, Somal
& Litt Enterprises Ltd, Annadale Holdings Ltd.,
c/o H. Y. Engineering Ltd. (Richard Brooks)
200 - 9128 - 152 Street,
Surrey, B.C. V3R 4E7

PROPOSAL: **BY-LAW 15874**
To authorize the redesignation of portions of the properties
from Suburban (SUB) and Industrial (IND) to Urban
(URB).

BY-LAW 15875
To rezone the hatched site from "One-Acre Residential
Zone (RA)" and "Light Impact Industrial Zone (IL)" to
"Single Family Residential Zone (RF)".

DEVELOPMENT VARIANCE PERMIT:

To vary "Surrey Zoning By-law, 1993, No. 12000", Part 4,
Section E. 8(a)i, as follows:

- (a) To relax the maximum fence height from 1.8 metres
(6 ft.) to 3.0 metres (10 ft.) within side yard or rear
yard location of the proposed lots adjacent to the
South Fraser Perimeter Road (176 Street).

The purpose of the rezoning and development variance
permit is to allow subdivision into approximately 70 single-
family residential lots.

Note: See Development Variance Permit No. 7905-0086-00 under Clerk's
Report, Item I.1(d).

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

There was correspondence on table from P. Morrison, P. Steunenbergh, General
Manager, Solid Rock Steele Fabricating Co. Ltd., and M. Bodnar of Windsor
Plywood expressing concerns relative to lot size, road design, tree retention,
changes to OCP, buffer between the current IL and the new RF land, dead end
access, future extension of 177A Street to Daly Road, impact of new South Fraser
Perimeter Highway, and need for consultation. There was correspondence on
table from S. Lim, Development Manager, Chandler Development Group Inc.,
expressing support for the proposed rezoning application. There was also
correspondence from C. Figarski, L. Chan, I. Hsieh, Y. Ferguson, F. Drogenk,
S. Kennedy, C. Chung, D. Tsai, M. Mah, S. Kostamo, J. Kuo, S. Christianson,
S. Kostemo, V. Johnson, A. Cron and C. Lloyd opposing the proposed rezoning

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

NAME	FOR	AGAINST	UNDECIDED
D. McCue	X		
M. McCue	X		
L. McCue	X		
T. Yamaura	X		
S. Padda	X		
G. Sandhu	X		
J. Singh	X		
P. Thind	X		
M. Miller	X		
S. Taguar	X		
M. Virk	X		
R. Sahota	X		
J. Somal	X		
P. Pandher	X		
C. Kerrison	X		
T. Pasuk	X		
A. Pannu	X		
A. Bajwa	X		
J. Carniel	X		
S. Binnig	X		
S. Hayer	X		
S. Samra	X		
A. Baga	X		
G. Sooch	X		
B. Grewal	X		
A. Gill	X		
K. Myron			X
H. Sandhu	X		
D. Kenneth	X		
A. Sandhu	X		

Korene Samec, 10059 - 178 Street, was in attendance and expressed opposition to the proposed rezoning application. She requested Council deny the application as lot sizes are inconsistent with the current zoning and does not preserve the suburban feeling. She proposed a zoning of RA or RC. She then commented on concerns regarding transportation; substandard and dangerous Barnston Drive East; limited site distances; only one ingress/egress causing traffic increase; spacing between 177A Avenue and 100 Street; buffering; no protection to existing, abutting properties; noise levels requiring dense landscaped buffer areas; and proposal for a second buffer along the eastern property line, perhaps installation of an evergreen hedge.

It was

Moved by Councillor Watts
Seconded by Councillor Higginbotham
That the petition as submitted by

Korene Corinne Samec be received.

RES.R05-2726

Carried

Curt Crego, Operations Manager, Windsor Building Supplies, 10382 - 176 Street, was in attendance and commented that he had concerns regarding the proposed development. He noted that the final routing of the South Fraser Perimeter Road had not yet been determined and there could be significant impact on their properties located at the corner of 108 Avenue and 176 Street. He noted that the Department of Highways had expressed that several of their warehouses may have to be relocated resulting in the need for Windsor Building Supplies to acquire property to the south. He added that there is concern for neighbouring residential areas abutting their worksite, due to the potential of being affected by the current two operating shifts per day and exterior lighting.

Rick Johal, 16743 - 109 Avenue, was in attendance and commented that he supported the proposed rezoning application. He noted that the residents would benefit from the proximity of proposed transportation corridors, shopping and schools in the area.

Jagmohan Singh, 9915 - 179 Avenue, was in attendance and commented that he supported the proposed development. He noted the number of lots had been decreased to 75 lots, and tree preservation would be addressed.

Steve Reid, 17855 Barnston Drive, was in attendance and commented that he supported the proposed development, but that it should be developed with the property to the south. He cited concerns regarding traffic and that an overall plan for the area should be undertaken.

Greta Soo, 16255 North Glen Place, was in attendance and commented that she supported the proposed rezoning application.

Richard Brooks, H.Y. Engineering, was in attendance and commented that the original application was for approximately 139 lots. He continued that the application had called for a frontage road and the initial main access point was halfway between 177A Street and 176 Street. He noted that the Ministry of Transportation and Highways and the Gateway program did not want that proposed access point. He added that the access was then shifted to 177A Street and Barnston Drive would be lowered in grade, eventually going under an overpass on 176 Street. He continued that there is an application for 213 townhomes and a commercial component adjacent to the subject site.

He noted that the proposed rezoning application would feature 3 units per acre, and the applicant has given up over 5% on the west side adjacent to future South Fraser Perimeter Road for parkland to provide a better interface with lots to the east to address noise attenuation. He added that there would be considerable

landscaped buffer around the perimeter to address reduction of noise through berming. He noted that there would be \$15,000 per lot for planting and provision of split log rail fencing inside the lots.

He continued that the Ministry of Transportation and Highways is actively acquiring property in the area to facilitate the South Fraser Perimeter Road concept. He noted that his firm had also been retained by Chandler Group doing the commercial/multiple family site, and have specific dedications and concepts to address when addressing land use on that site. He noted that triple glazing would be incorporated into the building guidelines.

C. COMMITTEE REPORTS

1. Agricultural Advisory Committee - October 6, 2005

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Agricultural
Advisory Committee meeting held on October 6, 2005, be received.
RES.R05-2727 Carried

2. Environmental Advisory Committee - November 16, 2005

(a) It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Environmental
Advisory Committee meeting held on November 16, 2005, be received.
RES.R05-2728 Carried

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

Retreat to Review Terms of Reference Work Plan

It was Moved by Councillor Bose
Seconded by Councillor Watts
That in light of Council encouragement to
the Environmental Advisory Committee to hold a retreat, that the
Environmental Advisory Committee request that Council establish a
budget of \$3,200.00 for the Environmental Advisory Committee to hold a
Committee Retreat January 28, 2006, to establish a work plan and
objectives for 2006, and beyond, with a draft document to be provided for
Council input and recommendation.
RES.R05-2729 Carried with Mayor McCallum, Councillors
Steele, Tymoschuk and Hunt against.

Curbside/Large Item Pick up

It was Moved by Councillor Bose
Seconded by Councillor Watts
That Council ask the Engineering
Department to work with the EAC by opening a dialogue to review
problems and evaluate possible improvements to the curbside/large item
pick up program, by sending a representative of the Engineering
Department to the next meeting of the Committee to be held
December 15, 2005.

RES.R05-2730

Carried**3. Police Committee - November 22, 2005**

It was Moved by Councillor Steele
Seconded by Councillor Watts
That the minutes of the Police Committee
meeting held on November 22, 2005, be received.

RES.R05-2731

Carried**D. BOARD/COMMISSION REPORTS****1. Board of Variance - October 20, 2005**

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That the minutes of the Board of Variance
meeting held on October 20, 2005, be received.

RES.R05-2732

Carried**E. MAYOR'S REPORT****1. Proclamations**

Mayor McCallum read the following proclamation:

(a) **ADOPTION AWARENESS MONTH**

WHEREAS adoptive families in British Columbia provide children with the
love and support of a permanent family; and

WHEREAS the Government of British Columbia wishes to recognize the care,
compassion and unselfish commitment of British Columbia
adoptive families; and

WHEREAS there continues to be a need for adoptive families to nurture the growth and development of children, especially those with special needs because of physical, mental or emotional disabilities, and

WHEREAS there is a need to remind citizens during this time that there are many children and sibling groups in the Province who are available for adoption; and

WHEREAS Our Lieutenant Governor, by and with the advice and consent of the Executive Council, has been pleased to enact Order in Council 903 on October 11, 2002;

NOW, THEREFORE, BE IT RESOLVED that I, D. W. (Doug) McCallum, do hereby declare the month of November, 2005, as "ADOPTION AWARENESS MONTH" in the City of Surrey.

Doug W. McCallum
Mayor

2. South Surrey/White Rock Baseball Association

The Mayor reported that a request for funding for structure in South Surrey.

It was Moved by Councillor Higginbotham
Seconded by Councillor Bose
That funding in the amount of \$2,989.83 for building permit value be granted to the South Surrey/White Rock Baseball Association.

The above motion was withdrawn by the Mover and Seconder.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Council make a capital contribution of \$3,000 to the White Rock South Surrey Baseball Association, out of the Council Initiatives fund.

RES.R05-2733

Carried

3. Councillor Priddy – Recognition of Dedicated Services

Mayor McCallum presented a certificate to Councillor Priddy in recognition of her service on Council in the City of Surrey for the period 2002 to 2005.

4. Councillor Tymoschuk – Recognition of Dedicated Service

Mayor McCallum presented a certificate to Councillor Tymoschuk in recognition of his service to Council in the City of Surrey for the period 1999 to 2005.

F. COUNCILLORS' REPORTS**1. Mayor McCallum**

Councillor Villeneuve recognized the dedicated service of Mayor McCallum over the past twelve years to the residents of the City of Surrey, Greater Vancouver Regional District, TransLink, and other organizations.

It was

Moved by Councillor Bose
Seconded by Councillor Hunt
That Bill Reid be heard as a delegation.
Carried

RES.R05-2734

Bill Reid presented a certificate on behalf of the Cloverdale Chamber of Commerce and Cloverdale Business Improvement Association in appreciation of Mayor McCallum's support of Cloverdale initiatives.

G. CORPORATE REPORTS

1. The Corporate Reports, under date of November 28, 2005, were considered and dealt with as follows:

Item No. R256 Land Acquisition for East Newton South Park Expansion:
7014 - 148 Street
File: 8380-184/F; 0870-20

The General Manager, Engineering submitted a report concerning the acquisition of land for the East Newton South Park expansion.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the acquisition of
PID No. 002-400-219 (7014 - 148 Street) for park/open space as set out in the
East Newton South Land Use Plan, for the amount of \$1,775,000 plus road costs
in the amount of \$85,000.

RES.R05-2735

Carried

Item No. R257 Land Acquisition for Sunnyside Park Expansion:
2642 - 155A Street
File: 0870-20/320/N

The General Manager, Engineering submitted a report concerning the acquisition of land for the Sunnyside Park expansion.

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

It was Moved by Councillor Hunt
Seconded by Councillor Watts
That Council authorize the acquisition of
PID No. 006-062-440 (2642 - 155A Street) for the future expansion of Sunnyside Park, for the amount of \$470,000.

RES.R05-2736

Carried

Item No. R258 Land Acquisition for the Holland Park Expansion:
13527 - 98B Avenue
File: 0870-20/328/G

The General Manager, Engineering submitted a report concerning the acquisition of land for the Holland Park expansion.

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
13527 - 98B Avenue (PID No. 005-513-987) for future parkland as an addition to Holland Park, for the amount of \$300,000.

RES.R05-2737

Carried

Item No. R259 Development Cost Charge Front-Ending Agreement -
Watermain Extension on 192 Street and 32 Avenue
File: 8105-0293-00; 7805-0293-00; 5250-01

The General Manager, Engineering submitted a report to obtain Council approval to the request by the front-ending developer to recover costs associated with the watermain extension in the Campbell Heights NCP.

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:

1. Council approve the use of the Development Cost Charge (DCC) Front-Ending Agreement to reimburse the front-ending developer for costs to extend a watermain along 192 Street and 32 Avenue in the Campbell Heights Neighbourhood Concept Plan (NCP).
2. The front-ending developer pay a DCC Front-Ending Agreement fee of \$4,000 for the preparation, registration and administration of the Agreement.

RES.R05-2738

Carried

Item No. R260 Lane Closure at 76A Avenue & 151A Avenue
 File: 7804-0435; 0910-30

The General Manager, Engineering submitted a report concerning the closure of the lane at 76A Avenue and 151A Street.

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 the City Clerk to bring forward a By-law for consideration by Council to close and remove the dedication as highway of a $\pm 938 \text{ ft.}^2$ ($\pm 87 \text{ m}^2$) unopened portion of lane at 76A Avenue and 151A Street.

RES.R05-2739

Carried

Item No. R261 Contract Award - MS 1704-008-11: 32 Avenue Noise Fences - Imperial Paving Ltd.
 File: 1704-008/111; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract MS 1704-008-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tender Amount with GST</i>
1. Imperial Paving Ltd	\$504,282.44
2. JJM Construction Ltd.	\$689,631.05

The original funding allocation was \$440,000.

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:

1. Council set the expenditure authorization for 32 Avenue Noise Fences Project, Contract MS 1704-008-11 to \$529,900.
2. Contract M.S. 1704-008-11 be awarded to the low bidder, Imperial Paving Ltd., in the amount of \$504,282.44, including GST.
3. The \$101,900 deficit in project funding be covered by borrowing from unallocated Transportation Capital Budget, to be reimbursed from future DCC collections in Campbell Heights.

RES.R05-2740

Carried

Item No. R262

Contract Award - MS 1705-019-11: 2005 Miscellaneous Road Works
File: 1705-019/11; 5250-20-17

The General Manager, Engineering submitted a report concerning the award of Contract MS 1705-019-11. Tenders were received as follows:

<i>Contractor</i>	<i>Tendered Amount with GST</i>
1. Imperial Paving Ltd.	\$2,870,480.90
2. Winvan Paving Ltd.	\$2,886,419.16
3. Columbia Bitulithic Ltd.	\$2,887,795.18
4. Targa Contracting Ltd	\$4,038,702.16

The Engineer's pre-tender estimate was \$2.7 million (including GST).

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

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That:

1. Council set the expenditure authorization for 2005 Miscellaneous Road Works Contract M.S. 1705-019-11 to \$3,014,005.00 (including GST);
2. Contract M.S. 1705-019-11 be awarded to Imperial Paving Ltd. in the amount of \$2,870,480.90 (including GST); and

3. Council approve an additional allocation of \$247,100 from the Parks DCC Program to fund the park related road works.

RES.R05-2741

Carried**Item No. R263**

October 31 Financial Report

File: 1880-20; 1830-02

The General Manager, Finance, Technology & Human Resources submitted a report to provide Council with an update of the City's financial activity as of October 31, 2005, compared to the 2005 Financial Plan.

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:

- (a) Receive this report as information,
- (b) Approve the allocation of 2005 surplus as follows:
 - i. RCMP under expenditure to capital policing projects;
 - ii. Fire Services under expenditure to fire-related capital projects, and
 - iii. Remaining 2005 variance to the 2006 Capital Program.

RES.R05-2742

Carried**Item No. R264**

Fireworks

File: 3900-20; 3900-20-15735

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

The Fire Chief and the Chief Superintendent RCMP was recommending that the report be received for information.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That Corporate Report R264 be received for

information.

RES.R05-2743

Carried

File: 0510-20

Carried

Carried

5250-20-17; 5250-20-48

Carried

H. BY-LAWS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15872"

7905-0221-00 - Paula Jhauj, Amarjit Saini, Sital Gandham, First Choice Holdings Ltd., Western Community Developments Ltd., Mundi Holdings Ltd., Karamsar Holding Ltd., Jasminder and Gurbaksh Mangat, c/o Ankenman Associate Architects Inc. (Mark Ankenman)

RF to RM-30 (BL 12000) - 8615, 8627 and 8639 - 159 Street, 15847, 15859 15869 and 15881 Fraser Highway, Portion of Lane - to permit the development of 52 townhouse units.

Approved by Council: November 7, 2005

Note: See Development Variance Permit No. 7905-0221-00 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. 15872" pass its third reading.

RES.R05-2747

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15873"

7903-0476-00 - Gurpal Siekham, Satnam and Ravinder Siekham, c/o Citiwest Consulting Ltd. (Roger Jawanda)

RA to RF and RF-G (BL 12000) - 16638 - 84 Avenue - to allow subdivision into seven (7) single family lots and one (1) remainder parcel with an adjacent RF-zoned lot to the south at 8327 - 167 Street and to retain an existing house.

Approved by Council: November 7, 2005

Note: See Development Variance Permit No. 7903-0476-00 under Clerk's Report, Item I.1(b).

It was

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

No. 12000, Amendment By-law, 2005, No. 15873" pass its third reading.

Before the question was called:

It was

Moved by Councillor Bose

Seconded by Councillor Priddy

That the motion to pass third reading to

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No.15873" be tabled pending a staff report.

RES.R05-2748

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

The question was called on the Main Motion, and it was:-

RES.R05-2749

Carried with Councillors Bose and Priddy against.

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15868"

7905-0153-00 - Shawn and Grace Pinto, c/o Scott Netherton

CD (BL 14591A) to RF (BL 12000) - Portion of 13503 - 62A Avenue - to consolidate a portion of the property to an existing RF-zoned lot at 13521 - 62 Avenue.

Approved by Council: November 7, 2005

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15868" pass its third reading.

RES.R05-2750

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15869"

7905-0135-00 - Manjit and Charanjit Johal, Avtar and Baljinder Saran, Amarjit and Darshan Hundle, c/o Citiwest Consulting Ltd. (Roger Jawanda)

RA to RF-12 (BL 12000) - 13275, 13285 - 62 Avenue, 6241 - 133 Street - to allow subdivision into 12 single family residential small lots.

Approved by Council: November 7, 2005

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That " Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15869" pass its third reading.

RES.R05-2751

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15865"

7905-0163-00 - City of Surrey, c/o Joanne McCurdy, Realty Services Division

RA to C-4 (BL 12000) - Portions of 6416 - 192 Street and 64 Avenue,
Portion of city property purchased for 64 Avenue road widening - to allow
consolidation of the portions of land and road with the adjoining
commercial property to the immediate south at 19209 Fraser Highway.

Approved by Council: November 7, 2005

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That " Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15865" pass its third reading.

RES.R05-2752

Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 126 Amendment
By-law, 2005, No. 15866"

7905-0150-00 - Mosaic Clayton West Holdings Ltd., c/o Cameron Thorn

To authorize the redesignation of portions of the site located at
18969 - 72 Avenue from Suburban (SUB) to Urban (URB) and Multiple
Residential (RM).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15867.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 126 Amendment By-law, 2005, No. 15866" pass
its third reading.

RES.R05-2753

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15867"

7905-0150-00 - Mosaic Clayton West Holdings Ltd., c/o Cameron Thorn

RA to RM-30 and RF-9 (BL 12000) - 18969 - 72 Avenue - to permit the
development of 97 townhouse units and subdivision to create a temporary
"Single Family Residential (9) Zone (RF-9)" lot and "One-Acre
Residential Zone (RA)" lot for future development.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15866.

Note: See Development Variance Permit No. 7905-0150-00 under Clerk's Report, Item I.1(c).

It was
RES.R05-2754

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15867" pass its third reading.
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15870"

7905-0167-00 - Lex Enterprises Ltd., Ocean Front Homes Ltd.,
c/o Maciej Dembek

RF to CD (BL 12000) - 15360, 15372, 15378, 15388 - 17A Avenue - to
permit the development of a four-storey, 38-unit apartment building.

Approved by Council: November 7, 2005

It was
RES.R05-2755

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15870" pass its third reading.
Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 128 Amendment By-law, 2005, No. 15876"

7905-0126-00 - Anna Kloess, 0715460 B.C. Ltd., Douglas and
Valeria Stohmann, Surrey South Shopping Centres Limited,
Charles and Carol Dunn, John and Pauline Hollis,
0715462 B.C. Ltd., Leona and John Breckenridge,
c/o Morgan Heights Development Corp.

To redesignate portions of the site - 2714, 2766 - 160 Street, 16216 - 28 Avenue,
2511, 2537, 2565, 2597, 2629, 2669, 2703, 2721, 2735 and 2745 - 164 Street,
2515 - 163 Street, Portion of 2515 - 161A Street (formerly a portion of
16129 - 24 Avenue) Portions of 16155 and 16223 - 24 Avenue, Portion of
162 Street Road allowance - from Suburban (SUB) to Urban (URB).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15877; 15878; 15879;
15880 and 15881.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 128 Amendment By-law, 2005, No. 15876" pass
its third reading.

RES.R05-2756

Carried

"Surrey Official Community Plan By-law, 1996, No. 12900, No. 129 Amendment
By-law, 2005, No. 15877"

7905-0126-00 - Anna Kloess, 0715460 B.C. Ltd., Douglas and
Valeria Stohmann, Surrey South Shopping Centres Limited,
Charles and Carol Dunn, John and Pauline Hollis,
0715462 B.C. Ltd., Leona and John Breckenridge,
c/o Morgan Heights Development Corp.

To authorize the redesignation of 2556 - 160 Street, Portions of 16155 and
16223 - 24 Avenue and a Portion of 2515 - 161A Street (formerly Portion of
16129 - 24 venue), Portion of 2500 - 160 Street - from "Suburban" (SUB) to
"Multiple Residential" (RM).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15878; 15879;
15880 and 15881.

It was Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 129 Amendment By-law, 2005, No. 15877" pass
its third reading.

RES.R05-2757

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15878"

7905-0126-00 - Anna Kloess, 0715460 B.C. Ltd., Douglas and
Valeria Stohmann, Surrey South Shopping Centres Limited,
Charles and Carol Dunn, John and Pauline Hollis,
0715462 B.C. Ltd., Leona and John Breckenridge,
c/o Morgan Heights Development Corp.

RA and A-1 to RF (BL 12000) (Block 1) - 2714 and 2766 - 160 Street,
16216 - 28 Avenue, Portions of 2703, 2721, 2735 and 2745 - 164 Street -
to create approximately 340 standard and small single family lots, and
phased development of approximately 550 townhouse units in conjunction
with By-laws 15876, 15877, 15879, 15880 and 15881.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15879; 15880 and 15881.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15878" pass its third reading.

RES.R05-2758

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15879"

7905-0126-00 - Anna Kloess, 0715460 B.C. Ltd., Douglas and Valeria Stohmann, Surrey South Shopping Centres Limited, Charles and Carol Dunn, John and Pauline Hollis, 0715462 B.C. Ltd., Leona and John Breckenridge, c/o Morgan Heights Development Corp.

RA, A-1 and PA-2 to RF-12 (BL12000) (Block 3) - 2511, 2537, 2565 and 2597 - 164 Street, Portions of 2629, 2669, 2703, 2721, 2735 and 2745 - 164 Street, Portion of 2515 - 163 Street, Portion of 16223 - 24 Avenue, 162 Street road allowance - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15878, 15880 and 15881.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15878; 15880 and 15881.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15879" pass its third reading.

RES.R05-2759

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15880"

7905-0126-00 - Anna Kloess, 0715460 B.C. Ltd., Douglas and Valeria Stohmann, Surrey South Shopping Centres Limited, Charles and Carol Dunn, John and Pauline Hollis, 0715462 B.C. Ltd., Leona and John Breckenridge, c/o Morgan Heights Development Corp.

RA to RM-30 (BL 12000) (Block 5) - 2556 - 160 Street, Portion of 2515 - 161A Street (formerly a portion of 16129 - 24 Avenue), Portions of 16155 and 16223 - 24 Avenue and 2500 - 160 Street - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15878, 15879 and 15881.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15878; 15879 and 15881.

It was

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

No. 12000, Amendment By-law, 2005, No. 15880" pass its third reading.

RES.R05-2760

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15881"

7905-0126-00 - Anna Kloess, 0715460 B.C. Ltd., Douglas and Valeria Stohmann, Surrey South Shopping Centres Limited, Charles and Carol Dunn, John and Pauline Hollis, 0715462 B.C. Ltd., Leona and John Breckenridge, c/o Morgan Heights Development Corp.

A-1 and RA to CD (BL 12000) (Block 4) - Portions of 16155 and 16223 - 24 Avenue, 2515 - 163 Street, 2629 - 164 Street - to create approximately 340 standard and small single family lots, and phased development of approximately 550 townhouse units in conjunction with By-laws 15876, 15877, 15878, 15879, and 15880.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-laws 15876; 15877; 15878; 15879 and 15880.

It was

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

No. 12000, Amendment By-law, 2005, No. 15881" pass its third reading.

RES.R05-2761

Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15871"

7904-0275-00 - Amarpreet Pahal and Harpreet Dhaliwal, Nasreen Sultan,
c/o Coastland Engineering & Surveying Ltd. (Greg Sewell)

RF to RF-12 (BL 12000) 13081 and 13093 - 88 Avenue - to allow
subdivision into approximately ten single family lots and open space.

Approved by Council: November 7, 2005

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2005, No. 15871" pass its third reading.

RES.R05-2762

Carried with Councillors Bose, Priddy, and
Villeneuve against.

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 127 Amendment
By-law, 2005, No. 15874"

7905-0086-00 - Amarjit Hayre, Iqbal Gill, Tip Top Developments Ltd.,
680431 B.C. Ltd., Surinder Siekham, Linda Chahl, Somal &
Litt Enterprises Ltd., Annadale Holdings Ltd.
c/o H.Y. Engineering Ltd. (Richard Brooks)

To authorize the redesignation of portions of the properties located at 10094,
10112, 10136, 10168, 10178, 10216, 10230 - 176 Street, and 17626 Barnston
Drive East from "Suburban" (SUB) and "Industrial" (IND) to "Urban" (URB).

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15875.

It was

Moved by Councillor Hunt

Seconded by Councillor Tymoschuk

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 127 Amendment By-law, 2005, No. 15874" pass
its third reading.

RES.R05-2763

Carried with Councillor Bose against.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15875"

7905-0086-00 - Amarjit Hayre, Iqbal Gill, Tip Top Developments Ltd.,
680431 B.C. Ltd., Surinder Siekham, Linda Chahl, Somal &
Litt Enterprises Ltd., Annadale Holdings Ltd.
c/o H.Y. Engineering Ltd. (Richard Brooks)

RA and IL to RF (BL 12000) - Portions of 10094, 10112, 10136, 10168, 10178, 10216, 10230 - 176 Street, and 17626 Barnston Drive East - to allow subdivision into approximately 70 single family residential lots.

Approved by Council: November 7, 2005

This by-law is proceeding in conjunction with By-law 15874.

Note: See Development Variance Permit No. 7905-0086-00 under Clerk's Report, Item I.1(d).

It was	Moved by Councillor Hunt
	Seconded by Councillor Tymoschuk
	That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2005, No. 15875" pass its third reading.	
RES.R05-2764	<u>Carried</u> with Councillor Bose

FINAL ADOPTIONS

11. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane at 177B Street and 57 Avenue By-law, 2005, No. 15863"

3900-20-15863/7884-0335 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of 207.9 square metres of Lane at 177B Street and 57 Avenue. This closure is intended to facilitate the development of a 91-unit apartment development. In accordance with the *Community Charter*, SBC 2003, c.26, disposition of the lane will be considered by City Council at a later date.

Approved by Council: June 13, 2005
Corporate Report Item No. R138

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

It was	Moved by Councillor Higginbotham
	Seconded by Councillor Hunt
	That "Surrey Close and Remove the
Dedication of Highway of a Portion of Lane at 177B Street and 57 Avenue	
By-law, 2005, No. 15863" be finally adopted, signed by the Mayor and Clerk, and	
sealed with the Corporate Seal.	
RES.R05-2765	<u>Carried</u>

12. "Surrey Building By-law, 2003, No. 15244, Amendment By-law, 2005, 15864"

3900-20-15864 - Regulatory Bylaw Text Amendment

To amend the provisions of By-law 15244, in Section 23 Commencement and Transitional Provisions, sub-sections 23.1 and 23.2 by deleting the date January 1, 2006 and inserting the date June 1, 2006. The deferment of the effective date is necessary to allow for the development of policies and procedures for the administration of the new Building By-law.

Approved by Council: November 7, 2005
Corporate Report Item No. R250

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That "Surrey Building By law, 2003, No. 15244, Amendment By-law, 2005, 15864" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R05-2766

Carried

INTRODUCTION

13. "Surrey Justice Centre Land Leasing By-law, 1987, No. 9242, Amendment By-law, 2005, No. 15882"

3900-20-15882 - Council Initiative

To amend "Surrey Justice Centre Land Leasing By-law, 1987, No. 9242" in order to endorse a previous amendment to the Lease of the Justice Centre and Remand Centre lands located at 14323 and 14340 - 57 Avenue, whereby the Pondsides land was deleted from the leased lands.

Approved by Council: June 20, 2005
Corporate Report Item R149

It was

Moved by Councillor Higginbotham

Seconded by Councillor Hunt

That "Surrey Justice Centre Land Leasing By-law, 1987, No. 9242, Amendment By law, 2005, No. 15882" pass its first reading.

RES.R05-2767

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Justice Centre Land Leasing
By-law, 1987, No. 9242, Amendment By law, 2005, No. 15882" pass its second
reading.

RES.R05-2768

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Justice Centre Land Leasing
By-law, 1987, No. 9242, Amendment By law, 2005, No. 15882" pass its third
reading.

RES.R05-2769

Carried

14. "Surrey Close and Remove the Dedication of Highway of a Portion of 131 Street
at 96 Avenue By-law, 2005, No. 15883"

3900-20-15883/0910-30/28 - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
210.6 square metres of 131 Street at 96 Avenue. This closure is intended to
facilitate the development of a single family residential lot. In accordance with
the *Community Charter*, SBC 2003, c.26, disposition of the road will be
considered by City Council at a later date.

Note: Council is advised that the area of road to be closed, as approved under
Corporate Report No. R175, was based on a preliminary survey. The final
survey indicates an increase in the total area of road to be closed from
202m² to 210.6m².

Approved by Council: July 19, 2004
Corporate Report Item No. R175

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 131 Street at 96 Avenue By-law, 2005,
No. 15883" pass its first reading.

RES.R05-2770

Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 131 Street at 96 Avenue By-law, 2005,
No. 15883" pass its second reading.
RES.R05-2771 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 131 Street at 96 Avenue By-law, 2005,
No. 15883" pass its third reading.
RES.R05-2772 Carried

15. "Surrey Close and Remove the Dedication of Highway of a Portion of 136 Street
at 20 Avenue and Portions of Chantrell Park Drive By-law, 2005, No. 15884"

3900-20-15884/7805-0007 (0910-30) - Council Initiative

A by-law to authorize the closure and removal of dedication of highway of
0.303 hectares of unopened 136 Street at 20 Avenue and 70 m², 184 m², 41 m²
and 0.137 hectares of Chantrell Park Drive. This closure is intended to facilitate
the development of a 24-lot residential subdivision. In accordance with the
Community Charter, SBC 2003, c.26, disposition of the road will be considered
by City Council at a later date.

Note: Council is advised that the area of road to be closed, as approved under
Corporate Report No. R244, was based on a preliminary survey. The final
survey indicates an increase in the total area of Chantrell Park Drive to be
closed from 17,492 ft.² (1,625 m²) to 17,922 ft.² (1665 m²).

Approved by Council: November 7, 2005
Corporate Report Item No. R244

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 136 Street at 20 Avenue and Portions of
Chantrell Park Drive By-law, 2005, No. 15884" pass its first reading.
RES.R05-2773 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 136 Street at 20 Avenue and Portions of
Chantrell Park Drive By-law, 2005, No. 15884" pass its second reading.
RES.R05-2774 Carried

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

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That "Surrey Close and Remove the
Dedication of Highway of a Portion of 136 Street at 20 Avenue and Portions of
Chantrell Park Drive By-law, 2005, No. 15884" pass its third reading.
RES.R05-2775 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. 7905-0221-00**
Mundi Holdings Ltd., Karamsar Holding Ltd., Jasminder &
Gurbaksh Mangat, First Choice Holdings Ltd., Western Community
Developments Ltd., Paula Jhauj, Amarjit Saini, and Sital Gandham
c/o Ankenman Associate Architects Inc. (Mark Ankenman)
15847 (also shown as 15851 - Fraser Highway), 15859, 15869,
15881 Fraser Highway, 8615, 8627, 8639 - 159 Street and Portion of Lane

To relax requirements as follows:

- (a) To reduce the west rear yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face of Building 6; 6.0 metres (20 ft.) to the columns of Building 6; and 4.2 metres (14 ft.) to the building face of Building 4;
- (b) To reduce the north yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.) to the building face; 6.0 metres (20 ft.) to the columns; and 5.0 metres (16 ft.) to the balconies; and
- (c) To reduce the east yard setback from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) to the building face; and 3.9 metres (13 ft.) to the columns and upper floor encroachments.

To permit the development of 52 townhouse units.

Note: See By-law No. 15872 under Item H.1.

It was Moved by Councillor Higginbotham
Seconded by Councillor Hunt
That Development Variance Permit
No. 7905-0221-00 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.R05-2776

Carried

- (b) **Development Variance Permit No. 7903-0476-00**
Gurpal Siekham and Satnam & Ravinder Siekham
c/o CitiWest Consulting Ltd.
16638 - 84 Avenue

To relax requirements as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 2.12 metres (7.0 ft.);
- (b) To reduce the rear yard setback from 7.5 metres (25 ft.) to 4.83 metres (15.8 ft.); and
- (c) To reduce the minimum lot area for subdivision from 1.0 ha (2.5 acres) to 0.53 ha (1.31 acres).

To allow subdivision with an adjacent RF zoned lot to the south at 8327 - 167 Street into seven (7) single family lots and 1 remainder parcel and to retain an existing house.

Note: See By-law No. 15873 under Item H.2.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7903-0476-00 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.R05-2777

Carried

- (c) **Development Variance Permit No. 7905-0150-00**
Mosaic Clayton West Holdings Ltd.
c/o Cameron Thorn
18969 - 72 Avenue

To relax requirements as follows:

- (a) To reduce the front yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- (b) To reduce the east side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the building face and to 3.0 metres (10 ft.) to the balcony;
- (c) To reduce the west side yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)
- (d) To permit outdoor amenity space to be within the required setback;
- (e) To vary the tandem parking arrangement, the second parking space outside the garage in the driveway to have the minimum length reduced from 6.0 metres (20 ft.) to a minimum of 4.8 metres (16 ft.) for a maximum of 13 spaces; and
- (f) To reduce the number of required visitor parking spaces from 19 spaces and 15 spaces.

To permit the development of 97 townhouse units and subdivision to create a temporary RF-9 lot and RA lot for future development.

Note: See By-law No. 15867 under Item H.6.

It was

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

No. 7905-0150-00 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.R05-2778

Carried

- (d) **Development Variance Permit No. 7905-0086-00**
Amarjit Hayre, Iqbal Gill, Tip Top Developments Ltd., 680431 B.C. Ltd., Surinder Siekham, Linda Chahl, Somal & Litt Enterprises Ltd, Annadale Holdings Ltd.,
c/o H. Y. Engineering Ltd. (Richard Brooks)
Portions of 10094, 10112, 10136, 10168, 10178, 10216,
10230 - 176 Street, and 17626 Barnston Drive East

To relax the maximum fence height requirement from 1.8 metres (6 ft.) to 3.0 metres (10 ft.) within side yard or rear yard location of the proposed

lots adjacent to the South Fraser Perimeter Road (176 Street), to allow subdivision into approximately 70 single-family residential lots.

Note: See By-law No. 15875 under Item H.10.

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7905-0086-00 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.R05-2779

Carried with Councillor Bose against.

- (e) **Development Variance Permit No. 7905-0272-00**
0715944 B.C. Ltd., c/o Rimark Consulting (Rick Johnson)
14742 - 64 Avenue

To reduce the minimum west side yard setback requirement for the principal building from 7.5 metres (25 ft.) to 6.5 metres (21 ft.), to permit the development of a self-storage facility.

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

Note: See Development Permit No. 7905-0272-00 under Clerk's Report, Item I.2(a).

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That Development Variance Permit
No. 7905-0272-00 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.R05-2780

Carried

- (f) **Development Variance Permit No. 7905-0270-00**
Tara Development (1999) Ltd. and CPRG Investments Ltd.
9450 - 120 Street (also shown as 9486 - 120 Street)

To reduce the minimum west side yard setback requirement from 7.5 metres (25 ft.) to 0.0 metre (0 ft.) for proposed Building F; and to increase the height for a portion of the proposed northerly Building E from 12 metres (40 ft.) to 14 metres (46 ft.), to permit the development of three new commercial 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. 7905-0270-00 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.R05-2781

Carried

- (g) **Development Variance Permit No. 7905-0054-00**
Jung Developments Inc., c/o Ron Yeun, Architect
13618 - 100 Avenue
(also shown as 9887 East Whalley Ring Road)

To relax requirements as follows:

- (a) To increase the maximum sign area of a temporary real estate development fascia sign from 13.9 square metres (150 sq. ft.) to 177 square metres (1,900 sq. ft.);
- (b) To remove temporary real estate development fascia signage on or before two (2) years from the date of issuance of the Development Variance Permit, rather than within fourteen (14) days of the completion of the sale of the real estate; and
- (c) To permit temporary on-site real estate development signs on construction hoarding.

The proposal is to permit the installation of temporary real estate development signage on the temporary on-site real estate development trailer for the Jung Ventures project at King George Highway and 100 Avenue in Surrey City Centre.

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

It was

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

No. 7905-0054-00 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.R05-2782

Carried

- (h) **Development Variance Permit No. 7905-0281-00**
No. 262 Seabright Holdings Ltd., Mike Development Ltd.,
Cindy Sandeep Toor, Sukhbinder Singh Toor, Leigh Grelish,
Tanya Levesque, Grelish Homes Inc., Castle View Homes Ltd.
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
3451, 3453, 3457, 3465, 3469, 3471, 3475, 3477, 3481, 3485, 3487, 3489,
3491, 3495, 3497, 3499 - 148 Street

To reduce the minimum separation requirement between the principal building and accessory buildings and structures exceeding 2.4 metres (8 ft.) in height including any detached garages or carport from 6 metres (20 ft.) to 3 metres (10 ft.) for decks and stairs only, to allow decks and stairs to encroach into the 6-metre (20 ft.) rear yard between the principal building and the garage.

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. 7905-0281-00 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.R05-2783

Carried

2. Formal Approval of Development Permits

- (a) **Development Permit No. 7905-0272-00**
Rick Johnson (Rimark Consulting)
0715944 B.C. Ltd., Inc. No. 0715944
14742 - 64 Avenue

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

"That Development Permit No. 7905-0272-00 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 No. 7905-0272-00 under Clerk's Report, Item I.1(e).

It was

Moved by Councillor Hunt
Seconded by Councillor Tymoschuk
That Development Permit

No. 7905-0272-00 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.R05-2784

Carried

3. Delegation Requests

- (a) **Marcia McLellan**
Riverview Preservation Society
File: 0550-20-10

Requesting to appear before Council regarding their society and what the society is aiming to accomplish.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Marcia McLellan, Riverview

Preservation Society be heard as a delegation at Council-in-Committee.

RES.R05-2785

Carried

- (b) **Bob Campbell**
File: 5650-01; 0550-20-10

Requesting to appear before Council regarding the City's response to the Environmental Assessment Office with respect to Robert's Bank and the Third Berth Application.

It was

Moved by Councillor Hunt
Seconded by Councillor Watts
That Bob Campbell be heard as a delegation

at Council-in-Committee.

RES.R05-2786

Carried

Note: See Corporate Report R095 in the binder flap regarding this matter.

4. November 19, 2005 Election - Official Results

File: 4200-01; 4200-90

Memorandum from the Chief Election Officer, submitting the official results on the Local Government Election held on November 19, 2005, to be received.

It was

Moved by Councillor Hunt

Seconded by Councillor Watts

That the official results on the Local

Government Election held on November 19, 2005, be received.

RES.R05-2787

Carried**J. CORRESPONDENCE****INFORMATION ITEMS**

1. Letter dated November 10, 2005 from **Stephen P. Quinn, Chair, Thompson-Nicola Regional District**, advising that with respect to the release of a sexual and violent offender in the City of Merritt and ensuing discussion, the Council of the Thompson-Nicola Regional District passed a resolution asking the Federal Government to make changes to the law with respect to "repeat offenders" their number one priority and to establish a timeline to complete the change and advise the citizens of Canada accordingly.
File: 0480-20

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That the letter dated November 10, 2005

from Gordon Ruth, Chief Financial Officer, Greater Vancouver Water District be received and that Council consent to receiving the grant.

RES.R05-2788

Carried**ACTION ITEMS**

2. Letter dated November 10, 2005 from **Kathleen Glynn-Morris, Chair, 2006 Provincial Family Court Conference Sub-committee**, advising that the North Shore Family Court & Youth Justice Committee will be hosting the 2006 Provincial Family Court Conference, and are seeking members for a Conference Steering Committee and input from municipalities on suggested conference topics, or trends in areas that may be appearing due to the new Youth Criminal Justice Act.
File: 0540-20

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the letter dated November 10, 2005
from Kathleen Glynn be referred to the Joint Family Court Committee.
RES.R05-2789 Carried

3. Correspondence received November 11, 2005 from **Bettina Wolff von Gutenberg, Communications Coordinator, Tourism British Columbia**, seeking nominations for the 2006 Tourism Industry Awards, to be held February 16, 2006, at the Penticton Convention Centre. Deadline for submissions is December 16, 2005.
File: 0290-20

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That correspondence received
November 11, 2005 from Bettina Wolff von Gutenberg, Communications Coordinator, Tourism British Columbia, be referred to Councillor Higginbotham for recommendation.
RES.R05-2790 Carried

4. Letter dated November 8, 2005 from **Mayor Janice Harris, District of North Vancouver**, advising that the Council for the District of North Vancouver passed the following resolution with respect to Proceeds of Crime, and seeking favourable consideration to assist in funding programs for the prevention, treatment and harm reduction of substance misuse in the community:

"WHEREAS police forces across the country contend that a growing number of crimes in this country are related to substance misuse; and

WHEREAS the prevention, treatment, and harm reduction programs that can most effectively resolve the growth of substance misuse remain under or unfunded; and

THEREFORE BE IT RESOLVED THAT the District of North Vancouver call upon the Federal Government to divert 75% of all monies collected under the "*Proceeds of Crime Legislation*" within each police jurisdiction from general revenues to substance misuse prevention, treatment and harm reduction programs in the jurisdiction within which they were collected; and

FURTHER BE IT RESOLVED THAT this resolution be circulated to all UBCM and FCM member municipalities."
File: 0480-20

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the letter dated November 8, 2005 from
Mayor Janice Harris, District of North Vancouver be referred to the Police
Committee.

The above motion was withdrawn by the Mover and the Second.

It was Moved by Councillor Bose
Seconded by Councillor Villeneuve
That Council endorse the resolution as
submitted in the letter dated November 8, 2005 from Mayor Janice Harris, District
of North Vancouver.

RES.R05-2791

Carried

5. Letter dated November 10, 2005 from **Gordon Ruth, Chief Financial Officer, Greater Vancouver Water District**, advising that with changes in legislation making most properties within the Greater Vancouver Water District exempt from taxation by the member municipalities; and in order to mitigate the impact on the municipalities from this loss of property tax revenue, the Board of Greater Vancouver Water District adopted a five-year phase-out period providing grants in lieu of taxes under *Section 81(4) of the Greater Vancouver Water Act*, the Board approved a payment for the City of Surrey for 2005 in the amount of \$49,489. In order for payment to be made under *Section 81(4) of the Act*, legislation requires Council pass a resolution to consent to receive this grant prior to obtaining final approval by the Lieutenant-Governor in Council.
File: 1855-01

It was Moved by Councillor Hunt
Seconded by Councillor Higginbotham
That the letter dated November 10, 2005
from Gordon Ruth, Chief Financial Officer, Greater Vancouver Water District be
received and that Council consent to receiving the grant.

RES.R05-2792

Carried

K. NOTICE OF MOTION

L. ANY OTHER BUSINESS

1. Independent Arborists' Report

Councillor Priddy requested the status of the report on independent arborists' reports.

2. Thank You From Councillor Priddy

Councillor Priddy stated that it had been a real privilege to serve as Council member for the City of Surrey. She thanked citizens for supporting her in this initiative and thanked the staff of the City of Surrey. She also thanked her colleagues and noted it is a great time to be a part of Surrey as it continues to grow. She then wished all the incoming Council members the best.

3. Provincial Regulation of Alcohol and Drug Supportive Recovery Homes

Councillor Villeneuve requested that a copy of the November 14, 2005 letter from the Honourable George Abbott, Ministry of Health, relative to provincial regulation of alcohol and drug supportive recovery homes in B.C. be referred to the Social Planner for follow up.

4. EWOS Plant

Councillor Villeneuve requested staff report on emissions from the EWOS plant.

5. King George Highway and No. 10 Highway

Councillor Higginbotham spoke to issues surrounding clearing of area by JJM Construction and requested that a letter be forwarded to the province reiterating the City's position regarding safety aspects of the upgrading of Highway 10 around the B.C. Hydro substation.

6. Thank You from Councillor Higginbotham

Councillor Higginbotham thanked Mayor McCallum, Councillor Priddy and Councillor Tymoschuk for their dedicated service to the residents of the City of Surrey.

7. Thank You from Councillor Tymoschuk

Councillor Tymoschuk wished to express his appreciation to the residents of the City of Surrey for appointing him to Council. He also thanked Mayor McCallum, other members of Council, and staff for their assistance. He welcomed the new Council members.

8. Congratulations from Mayor McCallum

Mayor McCallum congratulated the new members of Council, and thanked the staff of the City of Surrey for their hard work and advice in the face of challenges. He noted that staff is the backbone to the City of Surrey. He then thanked the members of the public for electing him to office and he noted that he had enjoyed and been honoured to serve for twelve years.

M. ADJOURNMENT

It was

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

meeting do now adjourn.

RES.R05-2793

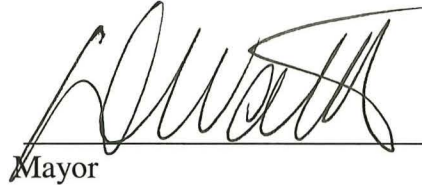
Carried

The Regular Council- Public Hearing adjourned at 10:46 p.m.

Certified correct:



City Clerk



Mayor