

**METRO VANCOUVER REGIONAL DISTRICT
BOARD OF DIRECTORS**

Minutes of the Public Hearing of the Metro Vancouver Regional District (MVRD) Board of Directors held at 7:02 p.m. on Wednesday, June 13, 2018 in the 28th Floor Boardroom, 4730 Kingsway, Burnaby, British Columbia, to consider *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*.

MEMBERS PRESENT:

Port Coquitlam, Chair, Director Greg Moore
Vancouver, Vice Chair, Director Raymond Louie
Anmore, Director John McEwen
Belcarra, Director Ralph Drew
Burnaby, Director Derek Corrigan
Burnaby, Director Sav Dhaliwal
Coquitlam, Director Craig Hodge
Delta, Director Bruce McDonald
Electoral Area A, Director Maria Harris
Langley City, Director Rudy Storteboom
Langley Township, Director Charlie Fox
Maple Ridge, Director Nicole Read (arrived at 7:04 p.m.)
New Westminister, Director Jonathan Coté
North Vancouver City, Director Darrell Mussatto
Pitt Meadows, Alternate Director Janice Elkerton for John Becker

Port Moody, Director Mike Clay
Richmond, Alternate Director Bill McNulty for Malcolm Brodie
Richmond, Director Harold Steves
Surrey, Director Tom Gill
Surrey, Director Bruce Hayne
Surrey, Alternate Director Mike Starchuk for Linda Hepner
Surrey, Director Barbara Steele
Vancouver, Alternate Director Elizabeth Ball for Andrea Reimer
Vancouver, Director Adriane Carr
Vancouver, Director Heather Deal
Vancouver, Director Kerry Jang
Vancouver, Director Tim Stevenson (arrived at 7:02 p.m.)

MEMBERS ABSENT:

Bowen Island, Director Maureen Nicholson
Burnaby, Director Colleen Jordan
Coquitlam, Director Richard Stewart
Delta, Director Lois Jackson
Langley Township, Director Bob Long
Lions Bay, Director Karl Buhr
North Vancouver District, Director Richard Walton

Surrey, Director Judy Villeneuve
Surrey, Director Dave Woods
Tsawwassen, Director Bryce Williams
Vancouver, Director Gregor Robertson
West Vancouver, Director Michael Smith
White Rock, Director Wayne Baldwin

STAFF PRESENT:

Carol Mason, Chief Administrative Officer
Janis Knaupp, Legislative Services Coordinator, Board and Information Services
Klara Kutakova, Deputy Corporate Officer

1. CALL TO ORDER

Chair Moore called the Public Hearing to order and informed those present that the hearing was to:

- consider *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw Number 1263, 2018*; an application to amend the land use designation in the regional growth strategy for the proposed development in the City of Surrey referred to as the Hazelmere site, which seeks to change rural designation to general urban and to extend the Urban Containment Boundary to encompass the new general-urban area to permit a residential development; and
- provide persons who believe their interest in property affected by the proposed amendments a reasonable opportunity to be heard, or to present written submissions.

7:02 p.m. Director Stevenson arrived at the meeting.

The Chair established procedural rules for conduct at the Public Hearing as follows:

- speakers must register in numerical order, state their name and city prior to speaking, limit comments to 5 minutes,
- speakers must focus their comments on the implications of amending the regional land use designation for the site from Rural to General Urban.
- written submissions must be made prior to the close of the Public Hearing and will form part of the public record; and
- those present are to respect the rights of others to express opinions and to refrain from applause and other expressions.

7:04 p.m. Director Read arrived at the meeting.

2. REFERENCE MATERIALS

2.1 Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018

2.2 Notice of Public Hearing

2.3 Context for the *Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment Request from the City of Surrey – Hazelmere Site*

The Board was provided with a staff presentation on the Land Use designation amendment request from the City of Surrey for the Hazelmere site highlighting site location, proposed amendment, current land uses, proposed residential development, and *Metro 2040* land use provisions and considerations.

Presentation material titled “Proposed Metro 2040 Land Use Amendment” is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

2.4 Summary of Comments Receiving During the Notification Period: *Metro Vancouver 2040: Shaping our Future* Land Use Designation Amendment Request for the Hazelmere Site

3. WRITTEN SUBMISSIONS

3.1 Written Submissions Received from Monday, May 28, 2018 to June 11, 2018 at 1:00 p.m.

1. Matt Kuhn, Surrey, BC – June 5, 2018 – Support
2. Gina McMurchy-Barber, Surrey, BC – June 5, 2018 – Oppose
3. Michael Proskow, Surrey, BC – June 6, 2018 – Oppose
4. Lucy Karnik, Surrey, BC – June 6, 2018 – Comments
5. Helen Brown, Coquitlam, BC – June 7, 2018 – Oppose
6. Bryan and Sandra Boorse, Surrey, BC – June 8, 2018 – Support
7. Brian Thompson, Surrey, BC – June 9, 2018 – Support
8. Rita Thompson, Surrey, BC – June 9, 2018 – Support
9. William Baldwin, Parksville, BC – June 9, 2018 – Support
10. Robert Baldwin, Parksville, BC – June 9, 2018 – Support
11. Debbie Breaks, White Rock, BC – June 9, 2018 – Support
12. Janet Thompson, Surrey, BC – June 10, 2018 - Support
13. Helga and Charles Busby, Surrey, BC – June 10, 2018 – Support
14. Helen Kristoff, Surrey, BC – June 10, 2018 – Support
15. Kathryn Chisholm, Surrey, BC – June 10, 2018 – Oppose
16. Richard Landale – Surrey, BC – June 10, 2018 – Oppose
17. Gary Breaks – Quilchena, BC – June 10, 2018 – Support
18. Donald and Suzanne LaPierre – June 10, 2018 – Support
19. Julia Christiansen – June 11, 2018 – Support
20. Kelly and Craig LaPierre – June 11, 2018 – Support

3.2 Submissions Received from Monday, June 11, 2018 at 1:01 p.m. to June 12, 2018 at 4:00 p.m.

21. Kelly Breaks, White Rock, BC – June 11, 2018 – Support
22. Maria Borgford, Surrey, BC – June 11, 2018 – Support
23. Christine LaPierre, Surrey, BC – June 11, 2018 – Support
24. Jim Stevenson, White Rock, BC – June 11, 2018 – Support
25. Sylvia Miller, Maple Ridge, BC – June 11, 2018 – Oppose
26. Ken Breaks, Surrey, BC – June 11, 2018 – Support
27. Wendy Gale, Vancouver, BC – June 11, 2018 – Oppose
28. Elizabeth Haan, Vancouver, BC – June 12, 2018 – Oppose
29. George and Blanche Breaks, Surrey, BC – June 12, 2018 – Support
30. Keryn Denroche, Semiahmoo Animal League Inc., Surrey, BC – June 12, 2018 – Comments
31. Beth Ainslie, Langley, BC – June 12, 2018 – Oppose
32. Dr. S. K. Stepney, Langley, BC – June 12, 2018 – Oppose
33. Robert Puls, Aldergrove, BC – June 12, 2018 – Oppose
34. Michelle and Mike Wright, Langley, BC – June 12, 2018 – Support

35. Linda LaPierre, Surrey, BC – June 12, 2018 – Support
36. Ingrid and Craig Stevenson – June 12, 2018 – Oppose
37. Jessica Horst, Aldergrove, BC – June 12, 2018 – Oppose
38. Mary McArthur and Ralph Clasby, White Rock, BC – June 12, 2018 – Oppose
39. Sue Leyland, Township of Langley, BC – June 12, 2018 – Oppose
40. Sonja Kroecker, Surrey, BC – June 12, 2018 – Oppose
41. Trudy Handel, Langley, BC – June 12, 2018 – Oppose
42. Jen Picker, Orphaned Wildlife Rehabilitation Society (OWL), Delta, BC – June 12, 2018 – Oppose
43. David Rush, Surrey, BC – June 12, 2018 – Oppose
44. Grant Rice, Surrey, BC – June 12, 2018 – Oppose
45. Barbara Chu, Surrey, BC – June 12, 2018 – Oppose
46. Catherine Grey, Langley, BC – June 12, 2018 – Oppose
47. Keith Hammond, Langley, BC – June 12, 2018 – Oppose
48. Hildegard Richter, Coquitlam, BC – June 8, 2018 – Oppose
49. Ruth Hoyem, Port Moody, BC – June 9, 2018 – Oppose
50. Lotte Elias, Fort Langley, BC – June 12, 2018 – Oppose
51. Tracey Povey, Surrey, BC – June 12, 2018 – Oppose
52. Ian Povey, Surrey, BC – June 12, 2018 – Oppose

3.3 Submissions Received at Public Hearing on Wednesday, June 13, 2018 from 6:15 p.m. to 9:28 p.m.

53. Rodger Hundal, Surrey, BC – June 13, 2018 – Support
54. Debra Probery, Vancouver Humane Society, Vancouver, BC – June 13, 2018 – Oppose
55. Deb Taylor, Coquitlam, BC – June 13, 2018 – Oppose
56. Keith Evans and Family, Surrey, BC – June 13, 2018 – Oppose
57. Sarah Rush, Surrey, BC – June 13, 2018 – Oppose
58. Jacqueline O'Brien, Chilliwack, BC – June 13, 2018 – Support
59. Cindy Robinson, Chilliwack, BC – June 13, 2018 – Support
60. Alana White, Chilliwack, BC – June 13, 2018 – Support
61. Ashtyn Martin, Chilliwack, BC – June 13, 2018 – Support
62. Zoran Topisrovic, Abbotsford, BC – June 13, 2018 – Support
63. Tami Collins, Surrey, BC – June 13, 2018 – Support
64. Shaun Miller, Langley, BC – June 13, 2018 – Support
65. Nathan Barner, municipality not provided – June 13, 2018 – Support
66. Brooks Savage, Surrey, BC – June 13, 2018 – Support
67. Spencer Lauriente, municipality not provided – June 13, 2018 – Support
68. Michelle Douse, Langley, BC – June 13, 2018 – Support
69. Mark Haber, Surrey, BC – June 13, 2018 – Support
70. Lyle Mykte, Langley, BC – June 13, 2018 – Support
71. Nic Johnson, Vancouver, BC – June 13, 2018 – Support
72. Geordie Smyth, Langley, BC – June 13, 2018 – Support
73. Karen Brooks, Abbotsford, BC – June 13, 2018 – Support
74. Katee Lyons, Maple Ridge, BC – June 13, 2018 – Support

75. Evan Tsuji, Surrey, BC – June 13, 2018 – Support
76. Steve Chapman, Burnaby, BC – June 13, 2018 – Support
77. Deanna Wright, Surrey, BC – June 13, 2018 – Support
78. Kuldig Sawhota, Langley, BC – June 13, 2018 – Support
79. Scott Baker, municipality not provided – June 13, 2018 – Support
80. Donna Podovinnikoff, municipality not provided – June 13, 2018 – Support
81. Tiffany Brebner, municipality not provided – June 13, 2018 – Support
82. Chantelle McEwan, Aldergrove, BC – June 13, 2018 – Support
83. Katherine Hamilton, Coquitlam, BC – June 13, 2018 – Support
84. Bill Cook, Surrey, BC – June 13, 2018 – Support
85. Willard Cook, Surrey, BC – June 13, 2018 – Support
86. Lynn Cook, Surrey, BC – June 13, 2018 – Support
87. Jordan Matsui, municipality not provided – June 13, 2018 – Support
88. Adia Dos Santos, municipality not provided – June 13, 2018 – Support
89. Lalonni Watt, municipality not provided – June 13, 2018 – Support
90. Gail Vandermey, Abbotsford, BC – June 13, 2018 – Support
91. Maureen Wallack, Surrey, BC – June 13, 2018 – Support
92. Shelley Moon, Langley, BC – June 13, 2018 – Support
93. Cara Harman, Langley, BC – June 13, 2018 – Support
94. Melanie Wright, Aldergrove, BC – June 13, 2018 – Support
95. Elizabeth Bain, Coquitlam, BC – June 13, 2018 – Support
96. Austin Craft, Maple Ridge, BC – June 13, 2018 – Support
97. Tim Craft, Maple Ridge, BC – June 13, 2018 – Support
98. Harry Bydignes, Maple Ridge, BC – June 13, 2018 – Support
99. Simon Craft, Maple Ridge, BC – June 13, 2018 – Support
100. Graham Rudd, Surrey, BC – June 13, 2018 – Support
101. Carrie Durkin, Surrey, BC – June 13, 2018 – Support
102. Wei Tse Yu, Surrey, BC – June 13, 2018 – Support
103. Chloe Dean, Surrey, BC – June 13, 2018 – Support
104. Madisyn Gifford, municipality not provided – June 13, 2018 – Support
105. Jay Sangha, Delta, BC – June 13, 2018 – Support
106. Sarah Kilpatrick, Langley, BC – June 13, 2018 – Support
107. Katherine Rebselj, Surrey, BC – June 13, 2018 – Support
108. Stephen Rodd, Surrey, BC – June 13, 2018 – Support
109. Dale Campbell, municipality not provided – June 13, 2018 – Support
110. Robert Santos, Surrey, BC – June 13, 2018 – Support
111. Sierra Blackwell, municipality not provided – June 13, 2018 – Support
112. Kristen Nestoroff, Surrey, BC – June 13, 2018 – Support
113. Lily Van Nen, White Rock, BC – June 13, 2018 – Support
114. Alyssa Kramer, municipality not provided – June 13, 2018 – Support
115. Kenny Hoogwater, Langley, BC – June 13, 2018 Support
116. Hugh Woolley, Burnaby, BC – June 13, 2018 – Support
117. Li Liu, Vancouver, BC – June 13, 2018 – Support
118. Eric Petit, Langley, BC – June 13, 2018 – Support
119. Dean McHarry, Surrey, BC – June 13, 2018 – Support

120. Owen Poppy, White Rock, BC – June 13, 2018 – Support
121. Dan & Wendy Dodman, Surrey, BC – June 13, 2018 – Support
122. David Jagger, Surrey, BC – June 13, 2018 – Support
123. Judy Wong, Surrey, BC – June 13, 2018 – Support
124. Austin Kao, Surrey, BC – June 13, 2018 – Support
125. Brian Hudy, Surrey, BC – June 13, 2018 – Support
126. Peter Lewis, Vancouver, BC – June 13, 2018 – Support
127. Kristine Gordon, Surrey, BC – June 13, 2018 – Support
128. Mary Ann Hill, Richmond, BC – June 13, 2018 – Support
129. Dawn Beaton, Langley, BC – June 13, 2018 – Support
130. Rene Palsenbarg, White Rock, BC – June 13, 2018 – Support
131. Donald Barnes, White Rock, BC – June 13, 2018 – Support
132. Brian Kelly, Surrey, BC – June 13, 2018 – Support
133. Elizabeth Stuart, White Rock, BC – June 13, 2018 – Support
134. Steve Lee, Surrey, BC – June 13, 2018 – Support
135. Richard Stewart, Coquitlam – June 13, 2018 – Support
136. Scott Jones, Maple Ridge, BC – June 13, 2018 – Support
137. Sonja Jones, Maple Ridge, BC – June 13, 2018 – Support
138. Brenden Jones, Maple Ridge, BC – June 13, 2018 – Support
139. Taylore Jones, Maple Ridge, BC – June 13, 2018 – Support
140. John Colton, municipality not provided – June 13, 2018 – Support
141. Wayne Coates, Surrey, BC – June 13, 2018 – Support
142. Rich Kowalchuk, Surrey, BC – June 13, 2018 – Support
143. Kelly Townemille, Surrey, BC – June 13, 2018 – Support
144. Guy Klassen, Surrey, BC – June 13, 2018 – Support
145. Shane Barnes, Surrey, BC – June 13, 2018 – Support
146. Drew Grainger, Surrey, BC – June 13, 2018 – Support
147. David Matiash, Surrey, BC – June 13, 2018 – Support
148. John Anderson, Vancouver, BC – June 13, 2018 – Support
149. Michael Braun, Surrey, BC – June 13, 2018 – Support
150. Kelly Coulthard, Surrey, BC – June 13, 2018 – Support
151. Geof Glazier, Surrey, BC – June 13, 2018 – Support
152. Alison Abell, Surrey, BC – June 13, 2018 – Support
153. Peter Knispel, Surrey, BC – June 13, 2018 – Support
154. Kang Meng Jin, Richmond, BC – June 13, 2018 – Support
155. Steve Stew, Surrey, BC – June 13, 2018 – Support
156. Justin Pedley, North Vancouver, BC – June 13, 2018 – Support
157. Chelsey Storrings, Surrey, BC – June 13, 2018 – Support
158. Meredith Merwin, municipality not provided – June 13, 2018 – Support
159. Tom Whittle, Coquitlam, BC – June 13, 2018 – Support
160. Stuart Fraser Ross, Coquitlam, BC – June 13, 2018 – Support
161. Joey Herscovitch, Langley, BC – June 13, 2018 – Support
162. Lori Florence, Surrey, BC – June 13, 2018 – Support
163. Steve Knotts, Pitt Meadows, BC – June 13, 2018 – Support
164. Tim Fuchihara, Coquitlam, BC – June 13, 2018 – Support
165. Chris Lee, Maple Ridge, BC – June 13, 2018 – Support

166. Raymond Eng, Coquitlam, BC – June 13, 2018 – Support
167. Alaina Wood, Maple Ridge, BC – June 13, 2018 – Support
168. Danielle Nickel, Maple Ridge, BC – June 13, 2018 – Support
169. Joel Villeneuve, Mission – June 13, 2018 – Support
170. Troy Peverley, White Rock, BC – June 13, 2018 – Support
171. Deanne Schell, Maple Ridge, BC – June 13, 2018 – Support
172. Byron Coulthard, Surrey, BC – June 13, 2018 – Support
173. Grant Gormley, Surrey, BC – June 13, 2018 – Support
174. Jason Kenrett, Langley, BC – June 13, 2018 – Support
175. Ryan Watson, Langley, BC – June 13, 2018 – Support
176. Jack He, Surrey, BC – June 13, 2018 – Support
177. Trish Stew, Surrey, BC – June 13, 2018 – Support
178. Vladimir Sviridov, Burnaby, BC – June 13, 2018 – Support
179. Parmveer Gill, Surrey, BC – June 13, 2018 – Support
180. Shawn Smith, Surrey, BC – June 13, 2018 – Support
181. Danae Harvalias, municipality not provided – June 13, 2018 – Support
182. Chaise LaPierre, Temecula, California, USA – June 13, 2018 – Support
183. Larry LaPierre, Temecula, California, USA – June 13, 2018 – Support
184. Tracy LaPierre, Temecula, California, USA – June 13, 2018 – Support
185. Tate LaPierre, Temecula, California, USA – June 13, 2018 – Support
186. Alee LaPierre, Municipality not provided – June 13, 2018 – Support
187. Bob Markwert, Abbotsford, BC – June 13, 2018 – Support
188. Michael Hoal, municipality not provided – June 13, 2018 – Support
189. Wile Robinson, municipality not provided – June 13, 2018 – Support
190. Jason Burnham, White Rock, BC – June 13, 2018 – Support
191. Jon Burnham, municipality not provided – June 13, 2018 – Support
192. Dan Honeybourne, Surrey, BC – June 13, 2018 – Support
193. Raymond LaPierre, municipality not provided – June 13, 2018 – Support
194. Kevin Cook, Surrey, BC – June 13, 2018 – Support
195. Betty Cook, Surrey, BC – June 13, 2018 – Support
196. Mike Klotz, municipality not provided – June 13, 2018 – Support
197. Carol Dunn, Surrey, BC – June 13, 2018 – Support
198. Yuhan Zhu, Surrey, BC – June 13, 2018 – Support
199. Cheng Xian Peng, Surrey, BC – June 13, 2018 – Support
200. Jianhua Zhao, White Rock, BC – June 13, 2018 – Support
201. Ying Lu, Vancouver, BC – June 13, 2018 – Support
202. Xueyuan Hu, Richmond, BC – June 13, 2018 – Support
203. Ge Wang, Richmond, BC – June 13, 2018 – Support
204. Diana Zhang, Vancouver, BC – June 13, 2018 – Support
205. Canming Xiao, Richmond, BC – June 13, 2018 – Support
206. Ying Zhang, Surrey, BC – June 13, 2018 – Support
207. Christine Du, municipality not provided – June 13, 2018 – Support
208. Li, Surrey, BC – June 13, 2018 – Support
209. Guangyu Shang, Surrey, BC – June 13, 2018 – Support
210. Qi Sun, Richmond, BC – June 13, 2018 – Support
211. Jun He, Surrey, BC – June 13, 2018 – Support

212. Zhirlei Ken, Surrey, BC – June 13, 2018 – Support
213. Danny Wu, Surrey, BC – June 13, 2018 – Support
214. Junwei Zhu, Surrey, BC – June 13, 2018 – Support
215. Tim Zhou, Richmond, BC – June 13, 2018 – Support
216. Sergey Avramenko, Delta, BC – June 13, 2018 – Support
217. Boon Yian Koh, Delta, BC – June 13, 2018 – Support
218. Yi Li, West Vancouver, BC – June 13, 2018 – Support
219. Changshan Li, West Vancouver, BC – June 13, 2018 – Support
220. Xiaopeng Sun, West Vancouver, BC – June 13, 2018 – Support
221. Jie Wang, Richmond, BC – June 13, 2018 – Support
222. Shengjiang Mao, Surrey, BC – June 13, 2018 – Support
223. Qi Chen, Surrey, BC – June 13, 2018 – Support
224. Xing Shen, Richmond, BC – June 13, 2018 – Support
225. Jinghui Xu, Burnaby, BC – June 13, 2018 – Support
226. Helen Cheng, Burnaby, BC – June 13, 2018 – Support
227. Ni Hu, Vancouver, BC – June 13, 2018 – Support
228. Wansheng Geng, Vancouver, BC – June 13, 2018 – Support
229. Zhi Geng, Vancouver, BC – June 13, 2018 – Support
230. Guo Hui Liu, Richmond, BC – June 13, 2018 – Support
231. Gang Zhou, Delta, BC – June 13, 2018 – Support
232. Suping Zhou, Vancouver, BC – June 13, 2018 – Support
233. Sylvia Wong, Richmond, BC – June 13, 2018 – Support
234. Jia Cheng He, Surrey, BC – June 13, 2018 – Support
235. Paul Doornberg, municipality not provided – June 13, 2018 – Support
236. Dylan Niebergal, Cultus Lake, BC – June 13, 2018 – Support
237. Stephen Worobets, Burnaby, BC – June 13, 2018 – Support
238. Jason Yonk, Abbotsford, BC – June 13, 2018 – Support
239. Tristan Brett, municipality not provided – June 13, 2018 – Support
240. Am Lail, Langley, BC – June 13, 2018 – Support
241. Brad Hughes, Surrey, BC – June 13, 2018 – Support
242. Katy Chiu, North Vancouver, BC – June 13, 2018 – Support
243. Nga Man Wong, North Vancouver, BC – June 13, 2018 – Support
244. Tom Miyazaki, Vancouver, BC – June 13, 2018 – Support
245. Bob de Wit, municipality not provided – June 13, 2018 – Support
246. Darryl Langlois, Surrey, BC – June 13, 2018 – Support
247. Lisa Liu, Vancouver, BC – June 13, 2018 – Support
248. Rahel Staeheli, municipality not provided – June 13, 2018 – Support
249. Nathan Hildebrand, Surrey, BC – June 13, 2018 – Support
250. Patrick Grzelak, Vancouver, BC – June 13, 2018 – Support
251. Ivan Staeheli, Vancouver, BC – June 13, 2018 – Support
252. Todd Antifaev, Surrey, BC – June 13, 2018 – Support
253. Tim Grant, Vancouver, BC – June 13, 2018 – Support
254. Jim Law, Richmond, BC – June 13, 2018 – Support
255. Adrien Herberts, Surrey, BC – June 13, 2018 – Support
256. Tawny Verigin, North Vancouver, BC – June 13, 2018 – Support
257. Ryan Shaw, Surrey, BC – June 13, 2018 – Support

258. John McIlvaney, Langley, BC – June 13, 2018 – Support
259. Joshua Konct, Burnaby, BC – June 13, 2018 – Support
260. Tristan Bocchtotti, Mission, BC – June 13, 2018 – Support
261. Nigel Young, Langley, BC – June 13, 2018 – Support
262. Julie Beauregard, Surrey, BC – June 13, 2018 – Support
263. Paul Nahal, Surrey, BC – June 13, 2018 – Support
264. Jacob Salway, Langley, BC – June 13, 2018 – Support
265. Ryan O'Shea, Surrey, BC – June 13, 2018 – Support
266. Ron Enns, Langley, BC – June 13, 2018 – Support
267. Cameron Mitchell, Surrey, BC – June 13, 2018 – Support
268. Andrew Sidhu, Surrey, BC – June 13, 2018 – Support
269. Cheryl Koke, North Vancouver, BC – June 13, 2018 – Support
270. Jeremy McNulty, Surrey, BC – June 13, 2018 – Support
271. Brian Oteyza, Langley, BC – June 13, 2018 – Support
272. David Renwick, municipality not provided – June 13, 2018 – Support
273. Brian Chien, municipality not provided – June 13, 2018 – Support
274. Andrew Orihard, New Westminster, BC – June 13, 2018 – Support
275. Prabh Lail, Vancouver, BC – June 13, 2018 – Support
276. Dalbir Hundal, Surrey, BC – June 13, 2018 – Support
277. Jim Law, Richmond, BC – June 13, 2018 – Support
278. George Richmond, Langley, BC – June 13, 2018 – Support
279. Kyle Drupman, Langley, BC – June 13, 2018 – Support
280. Todd Bohn, Langley, BC – June 13, 2018 – Support
281. Mike Harrison, Surrey, BC – June 13, 2018 – Support
282. Megan Johal, Surrey, BC – June 13, 2018 – Support
283. Justin Mitchell, Vancouver, BC – June 13, 2018 – Support
284. Jeevan Khunkhun, Vancouver, BC – June 13, 2018 – Support
285. Marc Shapiro, Surrey, BC – June 13, 2018 – Support
286. Paul Johnson, Surrey, BC – June 13, 2018 – Support
287. Anastasia Radchenko, Vancouver, BC – June 13, 2018 – Support
288. Pat Bickrton, Langley, BC – June 13, 2018 – Support
289. Border Village Development Ltd., Surrey, BC – June 13, 2018 – Support
290. Border Garden Development Ltd., Surrey, BC – June 13, 2018 – Support
291. New Great Land Developing Ltd., Surrey, BC – June 13, 2018 – Support
292. Yee Investement Ltd., Surrey, BC – June 13, 2018 – Support
293. Amrish, Langley, BC – June 13, 2018 – Support
294. Liam F., municipality not provided – June 13, 2018 – Support
295. Chris Richards, municipality not provided – June 13, 2018 – Support
296. Scott Johnson, municipality not provided – June 13, 2018 – Support
297. P Selbee, municipality not provided – June 13, 2018 – Support
298. M Custodio, Surrey, BC – June 13, 2018 – Support
299. Maggie Koka, municipality not provided – June 13, 2018 – Support
300. Municipality of Residence Petition from residents from various Metro Vancouver municipalities – June 13, 2018 – Support
301. David Tiplady, municipality not provided – June 13, 2018 – Support
302. Mike Proskow, municipality not provided – June 13, 2018 – Oppose

303. Nathan Hildebrand, municipality not provided – June 13, 2018 – Support

4. SPEAKERS

4.1 **Maggie Koka, 58th Street, Delta, BC**

Maggie Koka, Aplin Martin, the agent for the landowner, spoke in favour of the proposal and commented about services available to nearby residents, challenges with septic systems, poor soil conditions, high fecal coliform, and the difference between this proposal and the nearby Douglas neighbourhood development. Ms. Koka informed the Board about proposed activities on lands to be designated Agricultural Land Reserve (ALR), environmental protection, and lot details. She referred to benefits of the proposal including an environmental-agricultural plan, farming and conservation partnership opportunities, and creation of park land, and noted that the Hazelmere Golf & Tennis Club (HGTC) and LaPierre family are long-standing members of the community.

Presentation material is retained with the June 13, 2018 MVRD Public Hearing Board agenda.

4.2 **Stewart Peddemorse, Buena Vista Avenue, White Rock, BC**

Stewart Peddemorse spoke in favour of the proposal and commented about the unique location, lack of similar development in the area, benefits of large lot sizes, opportunities for community growth, and efforts to address community concerns. Mr. Peddemorse noted that changing the land use from rural to urban outweigh any potential impacts the development will have in the area and that the proposal is worthy of support.

4.3 **Helen Brown, Walkin Avenue, Coquitlam, BC**

Helen Brown read a letter from Debra Probert, Executive Director, Vancouver Human Society (VHS), who expressed opposition to the proposal, and commented on the VHS' mandate to protect and advocate for animals. She requested that the Board decline the application and expressed concerns about the proposal being a departure from the intent of the Urban Containment Boundary (UCB), not aligning with *Metro 2040* goals, encroaching on rural and agricultural land, and having negative impacts to wildlife and habitat as the area is prime nesting habitat for raptors.

Ms. Brown expressed her own concerns about similar proposals being considered at other golf courses owned by the proponent, significant changes to wildlife and habitat protection, and implications for food security and commented on the importance of protecting wildlife corridors. Ms. Brown requested that the Board turn down the application.

4.4 **David Rush, P. Eng, 8th Avenue, Surrey, BC**

David Rush spoke in opposition to proposal and requested that the Board reject the application. Mr. Rush commented on the rural character of the area and

expressed concerns about urban sprawl, traffic issues, a lack of services and transit to support the development, and the proposal not aligning with *Metro 2040* or the City of Surrey's Sustainability Charter, agricultural policy, and Official Community Plan (OCP). He noted that the proposal was rejected by the Surrey Agricultural and Food Security Advisory Committee and Metro Vancouver staff, that the proposal is a great plan in the wrong location, and expressed the importance of upholding the UCB, preserving farmland, and discouraging land speculation. He commented that development applications should only be considered within the UCB.

Presentation material titled "Hazelmere Housing Sub Division at 184th & Zero, Hazelmere Valley" is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

4.5 John McLean, 8th Avenue, Surrey, BC

John McLean, spoke in opposition to the proposal, informed the Board he lives next to the golf course, and expressed concerns about location and the importance of balancing environmental needs, affordability, and esthetics in a smart way that benefits everyone and commented that the proposal does not meet any of these criteria.

4.6 Sarah Rush, 8th Avenue, Surrey, BC

Sarah Rush, Dietician and Hazelmere resident, spoke in opposition to the proposal and expressed concerns that it will jeopardize food security and crop diversity in the Lower Mainland, is not consistent with *Metro 2040* goals or Surrey's sustainability and agricultural policies, creates an urban island in a rural-agricultural area, and enables land speculators to rezone the area, setting precedent for future development proposals and placing local agriculture land at further risk.

Ms. Rush further expressed concerns that consideration has not been given to wider implications of the proposal, that the lots sizes are inappropriate, that the land is being considered for farming as a condition of the development being approved, and incorrect comments being made about septic fields, housing, and service availability to support the proposal. She emphasized that farm land is for farming and requested that the Board decline the proposal.

4.7 Grant Rice, 125A Street, Surrey, BC

Grant Rice spoke in opposition to the proposal and commented about Metro Vancouver's policy role, that the lands are designated as agricultural in Surrey's OCP, and that wetland and agricultural components located in the ALR should not be included in the proposal. He referred to comments in the Metro Vancouver staff report, and noted that the Young Agrarians do not support the development and have not signed a Memorandum of Understanding with the HGTC.

Mr. Grant expressed concerns that the proposal will result in a net loss of agricultural land in the ALR, lacks rationale to support the proposed development, includes a wetland intended to protect the golf course from flooding and not to serve the ALR, and noted that cattle grazing is a form of agriculture. Mr. Grant also highlighted concerns expressed by the Agricultural Land Commission in response to the application.

4.8 David Riley, 15A Avenue, Surrey, BC

David Riley, Little Campbell Watershed Society (LCWS), referred to his written submission and commented about the LCWS's mandate to water, fish and wildlife. Mr. Riley spoke about the importance of water base flows and supply in Little Campbell River, how the proposal lacks information about potential wildlife impacts, and about LCWS interest to see the development of a green corridor from the estuary to the headwaters.

Mr. Riley indicated it was unclear to the LCWS if the proposal would impact the LCWS 20-year vision, and commented on the unconfined aquifer, development in the Valley over the past 20 years, and the LCWS having received 22 development proposals for comment within the last 6 months.

4.9 Andrew Baker, Clearwater Way, Coquitlam, BC

Andrew Baker, Professional Engineer, Aplin Martin, spoke in favour of the proposal and commented on his involvement in the proposal related to the sanitary and stormwater management systems, specifically in the Kuhn Creek Catchment, highlighting watershed enhancement, environmental protection, agriculture, and residential considerations.

Mr. Baker also spoke about watershed health including results of water quality monitoring, key features of the proposed storm sewer program, and development of an Integrated Storm Water Management Plan (ISMP) for the sub-catchment area to enhance overall watershed health. He referred to support for the proposal from local groups, and future plans for engage stakeholders through development of the ISMP.

Presentation material is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

4.10 David Tiplady, Hyannis Drive, North Vancouver, BC

David Tiplady, Aplin Martin, spoke in support of the proposal and informed the Board about his professional experience and involvement in the proposal related to surface and groundwater highlighting geological site conditions, efforts to characterize the land for suitability for irrigation and their effects on surface and groundwater, offsite sewage disposal and water supply and drainage, and topography of the Little Campbell River Watershed.

Mr. Tiplady spoke about the confined nature of the aquifer, infiltration of stormwater not having effects on groundwater quality of nearby wells, and the new irrigation well being subject to provincial licencing requirements.

Presentation material is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

4.11 Anita Huberman, 167 Street, Surrey, BC

Anita Huberman, Chief Executive Officer, Surrey Board of Trade (SBOT), spoke in favour of the proposal, requested that the Board approve the proposal, referred to the Hazelmere Golf & Tennis Club (HGTC) being a member of the SBOT, and spoke about how the proposal is key to the continued viability of the HGTC to counter a declining trend in the golf industry.

Ms. Huberman commented on benefits of the proposed land use changes, recognizing HGTC's community contributions, collaboration with Semiahmoo First Nation, and about the SBOT's desire to see housing added in Surrey and to support business and jobs in Surrey. She requested that the Board see benefits of redeveloping land seen as under-utilized real estate and requested that the Board approve the proposal.

4.12 Ian Whyte, Lorraine Avenue, Coquitlam, BC

Ian Whyte, Partner, Enviro West Consultants, spoke in favour of the proposal and informed the Board about his involvement in the proposal as an agriculture consultant along with Dave Melychuk formerly of the BC Ministry of Agriculture. He commented about the inclusion of agriculture and habitat enhancement plans, how agriculture is limited in the area by poor soil and drainage issues, and how the proposal will increase ALR land, improve drainage, enhance fish and wildlife habitat, add dedicated wetland, and include development of a raptor management plan.

Presentation material is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

4.13 Michael Stuart, Columbia Avenue, White Rock, BC

Michael Stuart, President, Hazelmere Golf & Tennis Club (HGTC), spoke in favour of the proposal, commented on the history of the HGTC in the area, and referred to efforts to improve their business and land, corporate citizenship in the community, and about how the viability of the business is important to its employees for jobs. Mr. Stuart commented on HGTC's written commitments related to the proposal, public consultation efforts, stakeholder support, and built-in safeguards being in place to prevent further urban expansion. He requested that the Board consider the ability to make changes to *Metro 2040* to meet changing community needs.

4.14 Willard Cook, 176 Street, Surrey, BC

Willard Cook, Semiahmoo First Nation (SFN), spoke in favour of the proposal and commented about living in the Little Campbell River Watershed for 64 years, how SFN understands the importance of river health having lived on the lands for thousands of years, and about the SFN's confidence in the developer to maintain watershed health.

Mr. Cook informed the Board that he is the former Chief for the SFN and is the current President of the Semiahmoo Development Corporation. He spoke about the importance of partnerships to assist band members with economic and employment opportunities, and his support for the SFN Chief and Council's decision to support the development proposal.

4.15 Wilfred Jeffries, 184 Street, Surrey, BC

Wilfred Jeffries, spoke in opposition to the proposal and informed the Board that he owns a farm across street from the site which is located on a Class B road meant for farming, expressed concern that lands proposed to be put into the ALR are located below an electrical utility which limit farm use, and commented about the importance of preserving agricultural land across Canada, and that the proposal is outside of the Surrey's OCP and was previously rejected by Surrey staff on two separate occasions.

Mr. Jeffries also expressed concerns about Surrey approving the proposal despite opposition by local residents, the proposed retention pond facilitating development and not supporting the ALR, about traffic implications of the proposed development, a lack of services, schools, and transit to support the proposed development, and runoff impacts of activities in the new development to Little Campbell River.

In response to a question, he informed the Board that as a scientist with farming experience he believes the land proposed for development is viable for farming and agricultural use.

4.16 Myles Lamont, 0 Avenue, Surrey, BC

Myles Lamont, professional biologist, spoke in opposition to the proposal and informed the Board that he lives down the street from the site. He spoke about soil conditions of the proposed development being ideal for blueberry farming, that the landowners have never used the land for agricultural purposes, and that a Memorandum of Understanding (MOU) between Hazelmere Golf & Tennis Club (HGTC), A Rocha, and the Little Campbell Watershed Society relates to implementation of commitments made by HGTC and not the development as a whole.

Mr. Lamont spoke about First Nations concerns related to security of the food fishery, commented that the project will not enhance salmonid in Little Campbell River nor increase the food fishery, and suggested that proposal was the right

project in the wrong location. He expressed concerns about the lack of utility services, destroying viable agricultural land to develop outside of the UCB, and traffic and safety and impacts for cyclists and pedestrians. Mr. Lamont noted that it is not within the mandate of Metro Vancouver or vision of *Metro 2040* to support failing business.

4.17 Victoria Blinkhorn, 3rd Avenue, Langley, BC

Victoria Blinkhorn spoke in opposition to the proposal due to the request to extend the UCB and reiterated concerns expressed by the previous speaker related to road conditions, traffic, and safety impacts on cyclists. Ms. Blinkhorn further expressed concerns about the proposal lacking infrastructure to support the development, agricultural land outside of the ALR being undervalued and subject to increasing land speculation pressures, will set a precedent to UCBs expansion across the region, will undermine objectives and principles of the UCB, and benefit only the land owners.

Ms. Blinkhorn commented on Metro Vancouver's decision-making role, the intent of the UCB, and about the need to protect the balance between various land uses for the future. She expressed concerns that extending the UCB would set precedent across the region and requested that the Board deny the application.

4.18 Brian Coote, 0 Avenue, Langley, BC

Brian Coote spoke in opposition to the proposal, requested that the Board deny the proposed development, and commented on his farm located in the ALR near the site, his involvement with the Little Campbell Watershed Society, and the lack of support for the proposal by local residents.

Mr. Coote expressed concerns about properties being held by developers in the area, increasing pressure and land speculation in the ALR, and how the proposal contributes to urban sprawl, lacks services to support development, lacks any rationale to expand the UCB, imposes safety and traffic implications for Zero Avenue, is contrary to the UCB, viability of agricultural land, and protection of natural land features. He further noted the proposal does not encourage transit, is detrimental to walking and cycling, and that the viability of the business is irrelevant to the proposal and he encouraged the Board to send a clear signal to land speculators by denying the application.

4.19 Sofi Hindmarch, 210 Street, Langley, BC

Sofi Hindmarch spoke in opposition to the proposal and informed the Board that A Rocha does not support the proposal and will not farm the land as stated by previous speakers. She expressed concerns about the location of the proposed development, and how the proposal contradicts goals and objectives of *Metro 2040*, promotes land speculation instead of farming opportunities, poses traffic implications, lacks services, impacts neighbouring residents and agricultural land, and is not supported by TransLink.

Ms. Hindmarch spoke about challenges with providing residents in nearby recent development, which is within the UCB, with a livable community, that lands are designated and available for residential development in the UCB as identified in the OCP, there being no need to expand the UCB, and requested that the Board reject the proposal.

4.20 Kim Stepeny, 196A Street, Langley, BC

Kim Stepeny, family physician, spoke in opposition to the proposal and commented about partially-forested land and productive and active farming activities in the area. She referred to Semiahmoo Fish and Game Club efforts to rehabilitate the Little Campbell Watershed and about reliance on well water by local residents.

Ms. Stepeny expressed concerns that the proposal does not conform with *Metro 2040*, lacks utility infrastructure and services to support development, poses traffic implications, is not supported by local employment opportunities, increases car dependency, and sets precedent for the urbanization of rural lands. She expressed concerns that the City of Surrey's support to develop the lands is contrary to the land designation in the OCP and encouraged the Board to uphold *Metro 2040* goals and decline the proposal.

4.21 Annie Kaps, Grove Crescent, Surrey, BC

Annie Kaps, 80-year Hazelmere Valley resident, spoke in opposition to the proposal and commented about her experiences living in the Valley and that the proposal would negatively impact these experiences, and she requested that the Board deny the proposal. She expressed concerns that the proposal would result in costs borne to taxpayers to provide services and infrastructure to the site, and set precedent for further development, and a loss of biomass of current forest cover.

Ms. Kaps commented that support of declining businesses is not part of Metro Vancouver's mandate, outlined inaccuracies being presented about the MOU and she referred the Board to minimum lot sizes identified in Surrey's OCP. Ms. Kaps commented on the City's ability to guide advancement of onsite sewage treatment to ensure watershed health, and to establish limits on house size. She expressed concerns about Surrey's approval of the proposal despite prior rejection by Surrey staff and recommended that the Board consider the Metro Vancouver staff recommendation to reject the proposal.

4.22 Steven Pettigrew, 104th Avenue, Surrey, BC

Steven Pettigrew spoke in opposition to the proposal and commented on references in the staff report related to residential growth and housing opportunities being best in the centre of Surrey. He spoke in support of First Nations consultation and exploring opportunities to provide band members employment, but that he was opposed to expansion of the UCB.

Mr. Pettigrew commented that providing potable water to Semiahmoo First Nation and establishing onsite sewage treatment would better benefit Little Campbell River versus mitigating development impacts, and he expressed concerns regarding the lack of schools and transit to support the development, and how the proposal contributes to the housing shortage, and sets precedent for land speculation of farmland. He requested that consideration be given to the elevating community needs, and approving development in urban areas supported by services, recommended a new approach be taken to protect land for future generations, and requested that the Board reject the proposal.

4.23 Raymond LaPierre, Southmere Crescent, Surrey, BC

Raymond LaPierre, part owner of the development site, spoke in favour of the proposal and commented on his involvement, about his family's farm in the area, about benefits of providing larger lot sizes, and about his family's interest is to provide a development that helps the community.

Presentation material is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

4.24 Michael Proskow, Country Woods Drive, Surrey, BC

The speaker was not present when called upon by the Chair.

4.25 Ian Povey, 2nd Avenue, Surrey, BC

Ian Povey spoke in opposition to the proposal and informed the Board about his farm across from the site, that he supports housing and growth planned through a sustainable community plan or growth strategy, and commented on the purpose of the OCP, regional growth strategy (RGS), and UCB, and that the proposed amendments set precedent for future developments that will nullify the goals and objectives set out by these strategies.

He expressed concerns that the proposal lacks infrastructure to support density, requires road excavation through environmentally-sensitive areas, fish-spawning habitats, and the ALR, contradicts Surrey and Metro Vancouver planning and sewer policies, benefits only the developer, increases land speculation in agricultural areas and promotes development opportunities, lacks a transportation network, and proposed development on viable farmland. Mr. Povey requested that the Board reject the proposal.

4.26 Harley Chappell, Skowkale Avenue, Semiahmoo, BC

Chief Harley Chappell, Semiahmoo First Nation (SFN), spoke in favour of the proposal and commented on how the proposal allows SFN to move forward with economic development and partnerships, SFN's oldest elder being in attendance at the meeting, and the importance of being part of the community discussion during a time of reconciliation.

Chief Chappell informed the Board that his people have lived on the lands for over 10,000 years and are interested in being involved in good development. He spoke about the importance of First Nations, municipalities, and land owners working together to continue the conversation on raising standards within SFN traditional territories and on the progress and evolution of SFN traditional territories and he requested that the Board take his comments into consideration when making a decision on the proposal.

4.27 Naty King, 184 Street, Surrey, BC

Naty King spoke in opposition to the proposal and informed the Board that she has successfully farmed in the Hazelmere Valley for 33 years despite soil conditions being identified as poor. She spoke about grocery stores and restaurants in Metro Vancouver carrying her farm products, about impacts from global climate challenges, and about the need for everyone to be part of the solution.

Ms. King expressed concerns that the proposal will encroach on agricultural land and informed the Board about increasing wildlife impacts she continues to experience on her farm as a result of nearby development in the Campbell Heights area. She requested that the Board reject the proposal and commented that a livable region requires balance which includes agriculture, that the proposal does not meet these needs, and that farmers are important to communities every day.

4.28 Nathan Hildebrand, 16A Street, Surrey, BC

Nathan Hildebrand, Development Manager, Hazelmere Golf & Tennis Club (HGTC), on behalf of the HGTC owner, spoke in support of the proposal, and referred to the 260 letters of support received from various people. He summarized key points made by previous speakers, informed the Board that the LaPierre family has lived in the Hazelmere Valley for over six generations, spoke about support from the Semiahmoo First Nation, and commented on how the proposal has been contemplated for many years and about HGTC efforts to consult with the public.

Mr. Hildebrand commented that the stormwater management system is not located in the ALR, that the intent of the containment pond is to improve drainage in the ALR, and that the intent is to develop the sloped farmland and improve land in the ALR. He noted that HGTC is interested in engaging groups to farm the land and commented that the proposal will not prompt further development in the area, that HGTC has no control over how properties are being advertised, and that the development is a model for future development in Surrey and the region.

Presentation material is retained with the June 13, 2018 MVRD Board Public Hearing agenda.

4.29 Gabriel Jeffries, 184 Street, Surrey, BC

Gabriel Jeffries spoke in opposition to the proposal and informed the Board about his farm being across the street from the site. He spoke about the Hazelmere Valley being a healthy corridor and one of the last functional farming areas in Surrey, that farmland located across the street is A1 classified farmland, about development pressures in the area over the last few years, and he expressed concerns about Surrey approving the proposal despite staff opposition, and that the proposal does not confirm with local policy and will set precedent for land use in rural areas.

Mr. Jeffries commented that the discussion should be focused on land use not land owners, that lands within the ALR are not interchangeable with land use which promotes urban sprawl, and that Surrey should prioritize food security and ensure land is available for farming. He spoke about the proposed development being on land viable for farming and encouraged the Board to support *Metro 2040* goals and farming in Metro Vancouver.

4.30 Wendy Yao, Delson Way, Delta, BC

Wendy Yao, Senior Resource Engineer, Aplin Martin, spoke in favour of the proposal and informed the Board about her involvement in the project, about a scoping study with the City of Surrey and Township of Langley on a tributary of Little Campbell River, and about development of an Integrated Stormwater Management Plan (ISMP) for Kuhn Creek. Ms. Yao spoke of the purpose and benefits of the ISMP, other reviews included as part of comprehensive efforts to improve watershed health, water quality and stream flow monitoring identifying high fecal coliform and poor water quality, a lack of summer base flows in some creek branches, and a lack of fish habitat.

Ms. Yao commented on how the proposed development would contribute to improving water quality and other these issues identified in Little Campbell River, and that Aplin Martin would engage key stakeholders to seek opinions on how to establish goals and plans for overall watershed enhancement.

9:18 p.m. Chair Moore stepped out of the meeting and Vice Chair Louie assumed the Chair.

4.31 Joanne Charles, Beach Road, Surrey, BC

Joanne Charles, Semiahmoo First Nation (SFN), spoke in support of the proposed development, about her mother being in attendance at the meeting, about her involvement with SFN as a small water system and waste systems operator and Fisheries Officer, about her efforts working with food fish for many years, and about the importance of protecting the environment. She informed the Board about a 10,000-year old artifact found approximately 1 mile from the proposed development site, about SFN being a transboundary First Nation, and the family having lived on the site prior to contact and prior to the Canada-United States border separating their people.

Ms. Charles spoke about SFN's engagement in the proposal as part of reconciliation, their traditional village sites being located in the area, collaboration with the proponent on how to enhance Little Campbell River, SFN food security issues, and about sharing of ecological knowledge to ensure there are fish for future generations.

Ms. Charles commented about Surrey recognizing merits of supporting the project and that amendments should be made to *Metro 2040* for sustainable projects supported by local First Nations as part of reconciliation and calls to action put in place by federal and provincial governments.

4.32 John Robbie, Begbie Terrace, Port Coquitlam

John Robbie, Professional Engineer, Aplin Martin, in response to comments made by other speakers about the sewer line, informed the Board that sanitary and water services exist in area and that if the proposed development is approved, the City of Surrey has agreed to work with them to find a sustainable solution that does not include having to construct 10 kilometres of pipes.

9:24 p.m. Chair Moore reassumed the chair.

4.33 Frank Furchalk, 68 Avenue, Surrey, BC

Frank Furchalk informed the Board that he is a 38-year resident of Surrey and spoke in favour of the proposed development.

4.34 Troy Peverley, Johnstone Road, White Rock, BC

Troy Peverley spoke in favour of the proposed development.

4.35 Kenneth Hoogwater, 212 Street, Langley, BC

Kenneth Hoogwater informed the Board that he lives in the region and spoke in favour of the proposed development.

4.36 Kristine Gordon, 140 Street, Surrey, BC

Kristine Gordon informed the Board she is a life-long Surrey resident and spoke in favour of the proposed development.

4.37 Jamie Muter, Sheraton Road, Richmond, BC

Jamie Muter spoke in favour of the proposal and commented that the proposed development provides an opportunity for affordable farm land for young farmers.

4.38 Patrick Giesbrecht, Farina Road, Abbotsford, BC

Patrick Giesbrecht spoke in favour of the proposed development and informed the Board about his involvement related to public engagement on behalf of the landowners. Mr. Giesbrecht quoted David Anderson, Brooksdale Centre Director, A Rocha Canada, as being exciting to explore the opportunity to farm the Agricultural Land Reserve portion of the site, should the proposal be approved.

Chair Moore asked three times if there were further speakers wishing to speak in connection with *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1263, 2018*. There were no speakers wishing to speak to the Bylaw.

The Chair reminded members that no new information may be received in relation to the matter.

5. ADJOURNMENT/CONCLUSION

The Chair declared the Public Hearing concluded at 9:28 p.m.

CERTIFIED CORRECT

Klara Kutakova, Deputy Corporate Officer

Greg Moore, Chair