

December 2009

Fall Edition




WEST PANORAMA RIDGE
RATEPAYERS ASSOCIATION

Website www.panoramaridge.org

Email panoramaridge@shaw.ca

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ABOUT OUR ASSOCIATION

The purpose of the West Panorama Ridge Ratepayers Association is to promote and assure the well being of the residents of the West Panorama Ridge area by protecting the semi-rural character and quality of life of the area.

Volunteer Directors are elected by its members at the Annual General Meeting held each Spring.

We're on the Web!

See us at:

www.panoramaridge.org

2010 MEMBERSHIP FEES DUE!

Your membership fees make it possible for us to continue to provide you with these informative newsletters and maintain our website.

For a small fee of \$10 per year, you are also demonstrating your support for the issues we share in our community. The larger the membership, the greater the influence we carry in our message and in our actions.

We welcome our new members and wish to thank all of those who continue to support our Association.

Remittance form on Page 11



PRESIDENT'S MESSAGE

Thank you for providing your feedback and responding to our survey about the new format of the Spring Newsletter. At your request, we will continue to publish the newsletter using this new lay-out.

This has been another busy year with no shortage of issues of interest to our community. To help us tackle some of these challenges, please join me in welcoming our newest members to the Board of Directors; Ken Martin is our returning Director. Mike Glas is a recently retired RCMP officer who has taken on the task of implementing a Citizens Patrol program on the Ridge (Read more about this initiative in this newsletter.)

In this edition, you will read about all the activities and issues your Directors have been working on since our last Newsletter. Let me start by providing you with the following:

❖ We have continued to play an active role in assisting SCAANS to work with the Federal Government and Nav Canada to review their decision to arbitrarily re-route planes over our community. Several Members of Parliament, (including Sukh Dhaliwal, who lives in our community), have taken this issue to heart and have become involved to help find solutions. The WPRRA attended a session organized by Sukh Dhaliwal and Marlene Jennings (an Ontario MP) on this issue.

❖ With the urging of the WPRRA, the City of Surrey hired a contractor to cut back the unsightly and overgrown bushes and grass which impeded the full use of the sidewalk along 56th and New McLellan Road. The walkway is in much better shape today.

❖ The Board of Directors received an invitation this summer to meet with our neighbouring community association, the East Panorama Ridge Ratepayers Association. Through discussion, we learned they share similar issues with us such as; commercial and residential development, train issues and similar crime patterns.



***Welcome to
Panorama Ridge***



PRESIDENT'S MESSAGE CONTINUED

While we discussed the benefits of amalgamation, it was mutually decided to remain independent at this point in time. Any decisions about amalgamating the two Associations would need to be brought to the membership for a vote at a future AGM. We agreed to work cooperatively by keeping each other posted on issues and projects. We will also provide our Newsletter to nearly 100 homes in their community.

❖ The issue of 'Monster' homes on "RF" zoned properties has been in the local news lately. The WPRRA is concerned that a relatively small group of Surrey residents, (1700 properties) are seeking a change in the current policy that will impact 64,500 properties in the City. 15 "RF" zone properties exist on the Ridge. The types of changes proposed include additional off-street parking; automatic approval of secondary suites; and changes to the size of a home that can be constructed on a lot.

We are respectful of the desires of other Surrey residents; however, we believe that the majority of Ridge residents still value our existing zoning densities, disapprove of mortgage-helper suites other than those for immediate family members and support preservation of our trees and liveable green space. We will continue to work hard to protect these values and will follow this issue closely.

Thank you for your continued support and we look forward to your future comments. I hope you enjoy our Newsletter.

Arnie van Hattem
President, WRPPA



SAFE HOMES, SAFE COMMUNITY

Mike Glas, our newest Board Member, has spearheaded a new program that will address resident concerns about the safety of our neighbourhood. Working closely with the Surrey Crime-Prevention Society, the WPRRA has formed the **Panorama Ridge Citizens Patrol**.

The first meeting was held September 23rd for introduction and recruitment of local resident volunteers. We had a great turnout and signed up 20 volunteers. Following a Driver's license history and Criminal Record check, training has begun. To date we have 8 persons fully trained and qualified to patrol. Each patrol requires a minimum of 4 people. The other 12 volunteers are at various stages of qualification and training.

On October 7th and November 25th, "Tactical Repositioning Training" (Verbal Judo) was held at the Colebrook Church Hall with Citizen Patrol members from all over Surrey. More training will follow.

To ensure the success of this program, we need more volunteers. Join us and become an active participant in keeping our neighborhood safe. For more information, or volunteer, please contact the coordinator Mike Glas at (604) 591-6598.

EUGENE CREEK DIVERSION PROJECT

Construction of the dyked channel is now complete, and provides flood control to the lowland farms as well as new fish habitat and a safe trail from Colebrook Road up to Joe Brown Park. For details on this project, please visit www.panoramamaridge.org



BLUEBERRY CANNON UPDATE

This summer proved to be a noisy one for many residents on the Ridge, particularly those of us who live further west and are closer to the source of the cannons. Beginning early July, residents were treated to 3 loud 'shots' every 5 minutes from 7:00 am to 8:00 pm daily until we requested the Blueberry Council to intervene on our behalf. The farmers were told to decrease blasting. This eventually resulted in a quiet period between noon and approximately 3:00pm but was mostly unappreciated by residents as many of us are away from home during these hours.



In mid-July, there was a demonstration in an effort to create awareness that had some limited success. The blasting on the west side ceased in mid-August, but this was due to a shortage of pickers, an oversupply of blueberries, a lack of birds, and very warm weather, and not necessarily because of our concerns.

The Blueberry Council held a recent hearing and will consider the request to limit the use of propane cannons to when there is a significant presence of birds. The results will be posted on our website.

JOE BROWN PARK

As reported in the last newsletter, the WPRRA and the Panorama Ridge riding club joined forces to make recommendations to Parks and City Council about the future development of Joe Brown Park.

Good news! The City Staff accepted and presented our proposal to Council resulting in the approval of the development plan for our park.

Not-so-good news. Reduced City budgets due to the recession means that there are no funds to proceed with the project at this time. The City would like to bring in a bit more fill to support the contouring plan, and then contour and shape the area. They believe the existing soils need organics to support strong plant and tree growth and are working on a plan to obtain soils or compost of this nature. As funds emerge, the City would like to develop the park from west to east; however, with current budget constraints, it may be some time before we see changes.



TRAINS

There is a major proposal to allow the creation of an uninterrupted dual track beside Colebrook Road. This will eliminate the controlled crossings at 127A and 131A Street. The northern portion of Colebrook Road would be extended and travel through what is now Colebrook Park to the King George highway overpass. The only access to Mud Bay Park will be from the east, near King George Highway.

The upside of these changes are that train whistles could be finally eliminated. The downside is that residents who frequent Mud Bay Park or residents who live on the south side of Colebrook Road may have to drive further to access their destinations. In addition, we lose park space in Colebrook Park as a result of the road extension.

Why undertake such a costly effort? (Estimates of cost have been up to \$40M) The rail companies would like a much longer, uninterrupted section of dual track to allow longer trains to pass each other without stopping or blocking crossings.

Is this proposal good or bad for the Ridge? It is not clear yet but the community association will be carefully monitoring this situation if and when the proposal moves forward.



RECYCLING – DO IT RIGHT!

This summer, the City switched to a "single stream" recycling system that uses a single blue box. The City contractor then uses fairly sophisticated machinery to separate the items at a plant in Newton. A recent tour of this plant revealed that their biggest single problem is the amount of inappropriate material deposited in recycling boxes.

Here are some simple rules to help ensure your recycling is easily converted to new products:

1. Check your recycling guide as to what is allowed (www.surrey.ca).
Not sure? Don't put in the blue box!
2. Don't bag your recyclables. These bags cannot be opened during processing and in most cases the entire content of the bag becomes garbage.
3. Remove tops off of plastic jars, cans etc and throw them in your garbage. In most cases the jar and the top are made of different plastics and the tops are not recyclable. Rinse jars and cans! Remember #1, #2, #4 and #5 plastics are the only ones that you can recycle.
4. Separate! Anything that has any combination of paper, plastic and metal is garbage unless you can separate the items! A plastic bag with a metal zipper is garbage unless you cut the zipper out. Plastic packages with cardboard inserts must be separated. Plastic windows attached to cardboard should be removed.
5. Paper and cardboard items that have plastic, foil, or wax coatings or that are covered with food waste are garbage!
6. Plastic bags and Styrofoam are not accepted!!
7. Use the Encorp facilities at Save-On-Foods and elsewhere when possible. These facilities produce the highest quality recyclables.



Please take a little extra time to ensure that your recyclables become a usable product in the future!



RESIDENTIAL DEVELOPMENTS

56th near Coulthard

Development on the ridge has slowed. Unsold lots have seemed to discourage new subdivision applications. That being said, we have recently received information regarding a fairly large new subdivision (approx. 15+ lots) to be located north of 56th near Coulthard Road. A public meeting regarding this application was recently held at Colebrook Elementary. This is an early stage application and to-date, the WPRRA has pointed out a number of potential issues to the City and the developer. So far the developer seems willing to consider the community's concerns.



53rd west of 125A

The WPRRA has spent quite a bit of time working with residents regarding this panhandle application. It is the opinion of the WPRRA and the majority of the residents that this application is inappropriate for the targeted lot.

It has been the experience of the WPRRA that when one panhandle application is approved on a street, many more follow. On behalf of the residents, the WPRRA wrote to Mayor and Council asking that the application be denied. Council, received this letter at the November 16th Public Hearing meeting. At this time the application is still pending and the Planning and Development Department are writing a report to Council asking that it consider the WPRRA letter and provide guidance.

City-Wide "RF" zoning

The WPRRA has been involved in the very well publicized RF zoning "monster home" issue. The residents who attended City sponsored information sessions, and sent letters and/or surveys have made a difference.

The City has just announced that it will not proceed with the proposed Surrey wide RF zoning changes. Instead, Council requested that policy and procedures be outlined that will allow any well-defined neighbourhood within the City to initiate a rezoning process for that neighbourhood. Other communities have protected or enhanced their current zoning status by applying for "CD" zoning.

COLEBROOK UNITED CHURCH

Christmas Art and Craft Fair will be held on **Saturday, November 28th** from 10am to 4pm. "Professor Klunk" will lead story time at 11am and 2pm. Coffee, tea and lunch will be served in the Tea Room.

Saturday, December 5th - mark your calendar and attend an old-fashioned Christmas concert – 7:00pm

Ongoing programs include youth groups, pickelball, and "Take a Break" for parents and tots. Yoga classes will resume in January. For information on any of these programs, please contact the church, weekday mornings at (604) 596-2412.

Watch the outdoor bulletin board for upcoming events. Everyone welcome!



Colebrook United Church

COLEBROOK ELEMENTARY SCHOOL

Annual Christmas Concerts will be held on Tuesday, December 15th at 1:00pm and 7:00pm. The school will be closed for Winter break from December 21st and will reopen January 4th

PANORAMA RIDGE CLASSICAL MUSIC SOCIETY

The 2010 season opens on **Saturday, March 13th**. This evening of music, art and refreshments will feature Gene Ramsbottom and Friends.

The event will be held at 7 p.m. in St. Michael's Church hall, 12996 – 60 Ave. Tickets are \$18 and are available by calling Bob Cannon (604) 594-5829, Karen Enns (604) 590-1157, Maggie Hanson (604) 594-4465 or Angela Smith (604) 594-5271.

Mark your calendars and plan to attend with friends and family.

Did you know?

Colebrook Elementary School currently has 265 students in K- 7 including 29 who are in Grade 6 & 7 French Immersion.

You can contact the Colebrook PAC at:
colebrookelementary@gmail.com

Your Directors

Arnie van Hattem	President 604-572-8302 Fax 604-595-7785	Tammy Ritchie	Chairperson, Keep Clean/Neighbourhood Safety 604-596-6237
David Ho	Vice President; Chairperson, Communication Committee 604-543-8789	Mike Glas	Coordinator, Panorama Ridge Citizens Patrol 604-591-6598
Bob Campbell	Immediate Past President; Chairperson, Development Committee 604-596-6578	Tom Dent Bob Dhaliwal	604 617-7763 604-594-4200
Susan Williams	Treasurer 604-594-7510	Travis Endersby Bruce Fraser	604-594-4200
Joan Mayhew	Secretary 604-597-5002	Ken Martin	604-543-0039
John Poley	Chairperson, Constitutions and Elections 604-596-3980		



