



Development Approval Process Improvement Task Force - Minutes

2E – Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
THURSDAY, OCTOBER 31, 2024
Time: 9:00 a.m.

Present:

Councillor Kooner, Chair
Councillor Hepner, Vice-Chair
S. Neuman, General Manager,
Engineering
R. Gill, Acting General Manager,
Planning & Development
R. Blackwell
J. Gaglardi
A. Johl

Absent:

Staff Present:

R. Costanzo, City Manager
L. Blake, Legislative Services Manager
J. Searle, Assistant City Clerk

A. INTRODUCTIONS

Task force members introduced themselves. The purpose of the Development Approval Process Improvement Task Force was discussed, and the following comments were noted:

- Streamlining the development process is a key initiative from Council.
- The Task Force will identify process improvements to transition the City from development regulation to development facilitation.
- The Task Force will meet on a weekly basis until recommendations are brought forward to Council.
- An additional development industry representative member will be appointed to the Task Force.

B. DISCUSSION ITEMS

1. Review Terms of Reference

The Task Force reviewed the Terms of Reference and there were no changes requested.

2. Workplan - Key Areas of Focus

The Task Force discussed the creation of a Work Plan. The Task Force requested that staff provide past corporate reports that address the Task Force and include a draft Work Plan.

The Task Force requested that staff provide the development approvals process flow maps.

Members were requested to provide their top five to ten recommendations for the Work Plan prior to the next meeting. The Work Plan will be built out at a subsequent meeting.

The following items were discussed for the Work Plan:

1. Review processes leading up to Council introduction; and
2. Review process of moving from third reading to final adoption.

C. STAFF PRESENTATION

1. Streamside Setback – Verbal Update

The Acting General Manager, Planning & Development provided a verbal update on Streamside Setbacks and highlighted the following information

- The intent of the new setback is to harmonize the City's Part 7a setbacks to the Provincial setbacks.
- The proposed changes will eliminate the requirement for applicants to apply for a development variation permit.
- The Province has overarching authority of the Riparian Areas Protection Regulation (RAPR) and Water Sustainability Act.
- Applicant's Qualified Environmental Professional (QEP) determines the classification of watercourses and must follow Provincial legislation.
- The proposed changes do not eliminate City parkland. Riparian areas are protected areas that are not intended for public use.
- The proposed changes do not necessitate that the City submit reports to the Province for approval.
- Watercourse maps were distributed on table at the meeting.

D. ROUNDTABLE

A roundtable discussion was held.

E. NEXT MEETING

The next meeting of the Development Approval Process Improvement Task Force is scheduled for 9:00 a.m. on November 7, 2024 in 2E - Community Room B.

F. ADJOURNMENT

The meeting was adjourned at 10:05 a.m.