

Present:

Mayor Watts
Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
Acting General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Land Development Engineer
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. **7914-0123-00**
17650 - 66A Avenue
Jordan Desrochers, Priority Permits Ltd. / KDM Holdings Inc.
Development Permit / Development Variance Permit
in order to permit two fascia signs located above the first storey on the north façade of the existing industrial office building.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council approve the applicant's request to vary Sign By-law No. 13656, as described in Appendix II of Planning Application No. 7914-0123-00.
2. Council approve Development Permit No. 7914-0123-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R14-1046

Carried

2. **7914-0129-00**
18682 - Fraser Hwy
 Trademark Ventures Ltd., Trademark Property Group Ltd.
Amend CD By-law No. 14711
in order to permit a private liquor store in Hillcrest Village Shopping Centre.

The Planning & Development Department were recommending that a Bylaw be introduced.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2002, No. 14711, Amendment Bylaw, 2014, No. 18245" pass its
 first reading.

RES.R14-1047 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2002, No. 14711, Amendment Bylaw, 2014, No. 18245" pass its
 second reading.

RES.R14-1048 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2002, No. 14711, Amendment Bylaw,
 2014, No. 18245" be held at the City Hall on Monday, July 7, 2014, at 7:00 p.m.

RES.R14-1049 Carried

FLEETWOOD/GUILDFORD

3. **7914-0131-00**
14476 - 104 Avenue
Jordan Desrochers, Priority Permits Ltd. / McDonald's Restaurants of
Canada Ltd.
 Development Variance Permit / Development Permit
to permit one (1) additional fascia sign for an existing drive-through restaurant.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That:

1. Council approve the applicant's request to vary the Sign By-law, as described in Appendix II of Planning Application No. 7914-0131-00.
2. Council approve Development Permit No. 7914-0131-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R14-1050

Carried

4. **7914-0100-00**
10833 - 160 Street
Trudy Haigh, Trudy's Little Friends Learning Centres Inc. /
10833 Fraser Heights 3 Holdings Ltd.
 Development Variance Permit
in order to allow the open space and play area associated with a child care centre to be located off-site.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance Permit No. 7914-0100-00 (Appendix II) to proceed to Public Notification to vary the Special Regulations of CD By-law No. 13102 to allow the open space and play area associated with a child care centre to be located off-site.

RES.R14-1051

CarriedNEWTON

5. **7914-0133-00**
12565 - 88 Avenue
Nav Bains, Triton Ventures (Surrey West) Corp. /
Triton Ventures (Surrey West) Corp.
 Development Variance Permit
in order to vary the minimum 400 metre separation requirement between a small-scale drug store and an existing drug store.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Council approve Development Variance
 Permit No. 7914-0133-00 (Appendix III) varying the following, to proceed to Public
 Notification:

- (a) In Section E.28 of Part 4, General Provisions, the minimum separation
 requirement between a small-scale drug store and existing drug store is
 varied from 400 metres (1,312 ft.) to 0 metre (0 ft.).

RES.R14-1052

Carried**SOUTH SURREY**

6. **7914-0108-00**
3104 - King George Boulevard
Jordan Desrochers, Priority Permits Ltd. / 384451 BC Ltd. /
Director Information: Bernard Rosenblatt /
Officer Information as at March 23, 2014: Bernard Rosenblatt (President,
Secretary)
 Development Variance Permit
in order to allow two signs on the same façade on the premise.

The General Manager, Planning & Development was recommending approval of
 the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Hepner
 That Council approve Development Variance
 Permit No. 7914-0108-00 (Appendix II) varying the following provisions of the Sign
 By-Law, 1999, to proceed to Public Notification:

- (a) to allow two fascia signs on the same façade on the premises
 [Section 27 (2)(a) of Part 5 Signs in Commercial/Industrial Zones]

RES.R14-1053

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

7. **7913-0141-00**
17030 - Friesian Drive
Roger Jawanda, Citiwest Consulting Ltd. / Jaswinder S. Pabla /
Surinder P. Gill / Jasbir K. Pabla / Paramjit S. Pabla
 Rezoning a portion from A-1 and RA to RF / Development Variance Permit /
 Development Permit
*in order to allow subdivision into 6 single family lots and a remainder A-1 lot, which
 will remain in the ALR.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. a By-law be introduced to rezone a portion (Block A, as shown on the Survey Plan attached as Appendix I) of the subject site in Planning Application No. 7913-0141-00 from "General Agriculture Zone (A-1)" and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0141-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14 metres (46 ft.) for proposed Lots 1, 2, 4, 5 and 6; and
 - (b) to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 0.7 hectare (1.8 acres) for proposed Lot 7.
3. Council authorize staff to draft Development Permit No. 7913-0141-00 generally in accordance with the attached drawing (Appendix X).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to prohibit development and for the installation and maintenance of the 3-metre (10 ft.) wide landscape buffer along the ALR boundary, and to require building setbacks to be measured from the northern edge of the landscape buffer on proposed Lots 4 to 6;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 6 advising future homeowners of the potential farm operations on the adjacent agricultural lands;
- (i) approval from the Ministry of Transportation and Infrastructure (MOTI); and
- (j) the applicant satisfy the deficiency in tree replacement on the site by providing a cash-in-lieu payment of \$300 to the Green City Fund, to the satisfaction of the Planning and Development Department.

RES.R14-1054

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18246" pass its first reading.

RES.R14-1055

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18246" pass its second reading.

RES.R14-1056

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18246" be held at the City Hall on Monday, July 7, 2014, at 7:00 p.m.

RES.R14-1057

Carried**FLEETWOOD/GUILDFORD****8. 7914-0165-00****9989 - Barnston Drive East****Joe Dhaliwal, 0794043 BC Ltd / 0794043 BC Ltd / Director Information:****Joginder Dhaliwal / Officer Information as at June 13, 2013:****Joginder Dhaliwal (President, Secretary)****Development Variance Permit**

in order to permit one parking space in a tandem parking arrangement to be unenclosed for six townhouse units.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7914-0165-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary CD By-law No. 17881 to permit one parking space in a tandem parking arrangement to be unenclosed for six townhouse units.

RES.R14-1058

Carried

NEWTON

9. **7913-0175-00**
14034 - 58A Avenue
14056 - 58A Avenue
Mike Kompter, Hub Engineering Inc. / 0949866 BC Ltd /
Director Information: Kevin Singh Dhesa /
No Officer Information Filed As At September 11, 2013
 Partial NCP Amendment from Single Family Residential to Single Family Small Lots, and modification of the NCP road pattern / Rezoning from RA to RF and RF-12 *in order to allow subdivision into 16 Lots.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone Block A of the subject site in Planning Application No. 7913-0175-00, on the attached Survey Plan (Appendix VIII) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) registration of a Section 219 Restrictive Covenant for tree preservation;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department;
- (h) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu of park contribution as volunteered to by the applicant.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate the land (Block B - Appendix VIII) from Single Family Residential to Single Family Small Lots and modify the proposed road pattern when the project is considered for final adoption.

RES.R14-1059

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18247" pass its first reading.

RES.R14-1060

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18247" pass its second reading.

RES.R14-1061

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18247" be held at the City
 Hall on Monday, July 7, 2014, at 7:00 p.m.

RES.R14-1062

Carried

SOUTH SURREY

10. 7914-0047-00
3420 - 189 Street
John Kristianson, CTA Design Group Architecture and Engineering /
City Of Surrey
Development Permit
in order to permit the development of an 3,653 sq.m. (39,322 sq.ft.) industrial building.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That Council approve Development Permit
No. 7914-0047-00 and authorize the Mayor and Clerk to execute the Permit.
RES.R14-1063 Carried

11. 7914-0024-00
2964 - 151 Street / 2953 - 151 Street
2971 - 151 Street / 2936 - 151 Street
2944 - 151 Street / 2946 - 151 Street
Marc MacCaull, Streetside Developments (BC) Ltd. / 0745028 BC Ltd. /
Director Information: Jake Friesen / Gloria Gonzales / Gary Mertens /
Guy Young / No Officer Information Filed
LAP Amendment for a portion of the site from Garden Apartments (30 upa) to
Apartments (55 upa) / Rezoning from RF and RM-D to CD (based on RM-30 and
RM-45) / Development Permit
in order to permit the development of 30 townhouse units and 76 apartment units in a four storey building with underground parking.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0024-00 from "Single Family Residential Zone (RF) " (By-law No. 12000) and "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 318 square metres (3,423 square feet) to 274 square metres (2,949 square feet).

3. Council authorize staff to draft Development Permit No. 7914-0024-00 generally in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout (lot consolidation) to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey, arborist report, landscape plans and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of an access easement for the residents on the West side of 151 Street in Block B to access the indoor and outdoor amenity space on the East side of 151 Street in Block A;
 - (i) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and

(m) the applicant adequately address the impact of reduced indoor amenity space.

5. Council pass a resolution to amend King George Highway Corridor Land Use Plan, 1995, as amended, to redesignate the land from Garden Apartments (30 upa) to Apartment (55 upa) when the project is considered for final adoption.

RES.R14-1064 Carried

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18248" pass its first reading.

RES.R14-1065 Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18248" pass its second reading.

RES.R14-1066 Carried

It was then Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18248" be held at the City
Hall on Monday, July 7, 2014, at 7:00 p.m.

RES.R14-1067 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

12. **7914-0061-00**
19388 - 92 Avenue
Trevor Cumming, c/o Super Save Group of Companies / Super Save Disposal Inc.
OCP Text Amendment / Temporary Industrial Use Permit
in order to allow for the temporary storage of construction waste bins and related goods for a period not to exceed three years.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. an OCP Text Amendment by-law be introduced to declare the site in Planning Application No. 7914-0061-00 a Temporary Industrial Use Permit Area and a date for Public Hearing be set (Appendix II).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Industrial Use Permit No. 7914-0061-00 (Appendix III) to proceed to Public Notification.

RES.R14-1068

Carried

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, Text No. 131, Amendment Bylaw, 2014, No. 18249" pass its first
reading.

RES.R14-1069

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, Text No. 131, Amendment Bylaw, 2014, No. 18249" pass its second
reading.

RES.R14-1070

Carried

It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, Text No. 131, Amendment Bylaw, 2014,
No. 18249" be held at the City Hall on Monday, July 7, 2014, at 7:00 p.m.

RES.R14-1071

Carried

SURREY CITY CENTRE/WHALLEY

13. **7913-0217-00**
Portion of 10566 - Scott Road
David Kirby, Groundworks Construction Supply Ltd. / Angelo Testa
OCP Text Amendment / Temporary Commercial Use Permit
*in order to permit the operation of a temporary landscape supply business for a
period not to exceed three years.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. a By-law be introduced to amend the OCP by declaring a portion of the subject lot in Planning Application No. 7913-0217-00 (Block A as shown on the Survey Plan) a Temporary Commercial Use Permit Area and a date for Public Hearing be set (Appendix IV).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7913-0217-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) completion of Pre-Servicing Requirements identified for the proposed landscaping supply business as described in Appendix VI.
5. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. second Council meeting in December 2014) for consideration of filing, if the Pre-Servicing Requirements (Appendix VI) have not been adequately fulfilled by the applicant.

RES.R14-1072

Carried

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 132, Amendment Bylaw, 2014, No. 18250" pass its first reading.

RES.R14-1073

Carried

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

- It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, Text No. 132, Amendment Bylaw, 2014, No. 18250" pass its second
reading.
- RES.R14-1074 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, Text No. 132, Amendment Bylaw, 2014,
No. 18250" be held at the City Hall on Monday, July 7, 2014, at 7:00 p.m.
- RES.R14-1075 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

14. **7914-0033-00**
16488 - 64 Avenue
Avtar Johl, Platinum Enterprises Ltd. / 0948184 BC Ltd. / Director Information:
Avtar Johl / No Officer Information Filed as at August 17, 2013
Heritage Revitalization Agreement Amendment / Development Permit /
Development Variance Permit
*in order to permit the development of approximately 222-unit townhouse
development and reuse of 2 heritage buildings in West Cloverdale.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

- It was Moved by Councillor Gill
Seconded by Councillor Steele
That:
1. a By-law be introduced to amend Heritage Revitalization Agreement (HRA) By-law, 2013, No. 17885 and a date be set for Public Hearing.
 2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 666 square metres (7,169 sq. ft.) to 126 square metres (1,356 sq. ft.).
 3. Council authorize staff to draft Development Permit No. 7914-0033-00 generally in accordance with the attached drawings (Appendix II).
 4. Council pass a resolution authorizing staff to remove the Calf Barn, Emma Churchland House, Horse Barn, and Storage Shed from the City's Heritage Registry prior to Final Approval.

- 5. Council approve Development Variance Permit No. 7914-0033-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback (north) of the RM-30 Zone, from 7.5 metres (25 ft.) to 4.4 metres (14 ft.) to the building face and to 2.9 metres (10 ft.) to the porch;
 - (b) to reduce the minimum rear yard setback (south) of the RM-30 Zone, from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
 - (c) to reduce the minimum side yard setback (west) of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 3.4 (11 ft.) to the deck; and
 - (d) to reduce the minimum side yard setback (east) of the RM-30 Zone from 7.5 metres (25 ft.) to 4.1 metres (14 f.t) for Building 1 and to 6.5 metres (21 ft.) to the building face and to 4.9 metres (16 ft.) to the deck for Building's 3, 4, 6, 8 and 10.

- 6. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) discharge of No Build Restrictive Covenant No. CA3297385;
 - (c) demolition of all existing buildings and structures, with the exception of the Henry Bose Farmhouse and the Milk Cooling Shed, to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; and

RES.R14-1076

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "City of Surrey Heritage Revitalization

Agreement Bylaw, 2013, No. 17885, Amendment Bylaw, 2014, No. 18251." pass its first reading.

RES.R14-1077

Carried

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

- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 17885, Amendment Bylaw, 2014, No. 18251." pass its second reading.
- RES.R14-1078 Carried
- It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 17885, Amendment Bylaw, 2014, No. 18251." be held at the City Hall on Monday, July 7, 2014, at 7:00 p.m.
- RES.R14-1079 Carried

SURREY CITY CENTRE/WHALLEY

15. **7913-0202-00**
10032 - 120 Street
Dexter Hirabe, Hunter Laird Engineering Ltd. / Hansraj Chahal
Rezoning from RF to RF-12
in order to allow subdivision into 7 single family small lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0202-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) construction of a 4.5-metre (15 ft.) wide walkway on the adjacent City-owned lot to the east at 10029 – 120A Street;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) the applicant address the shortfall in replacement trees, to the satisfaction of the Planning and Development Department.

RES.R14-1080

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18252" pass its first reading.

RES.R14-1081

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18252" pass its second reading.

RES.R14-1082

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18252" be held at the City Hall on Monday, July 7, 2014, at 7:00 p.m.

RES.R14-1083

Carried**16. 7913-0140-00****13453 - 111A Avenue****Robert Isaac-Renton, Isaac-Renton Architect Inc. /****Cherington Intercare Inc., Inc. No. 284719**

Development Permit / Development Variance Permit

in order to permit the development of a 94-bed expansion to an existing 75-bed residential care facility and to vary setback and parking requirements.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill
Seconded by Councillor Hayne
That:

1. Council authorize staff to draft Development Permit No. 7913-0140-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0140-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north front yard setback (112 Avenue) of the RMS-2 Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.);
 - (b) to reduce the minimum west side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.7 metres (5.6 ft.) to the raised, secured patio and 5.15 metres (17 ft.) to the bay window;
 - (c) to reduce the minimum east side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and
 - (d) to reduce the minimum number of parking spaces from 102 parking spaces to 77 parking spaces.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-1084

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

1. **7913-0226-00**
2652 - 164 Street / 2672 - 164 Street
2684 - 164 Street / 2696 - 164 Street
2716 - 164 Street / 2738 - 164 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Clare Martin /
Lily A Chee /Benedict S Chee / Nenad Vancic / Zoran Knezevic /
Merja H Tammi / Kevin N Hadden / Shirley A Samples / Gregory Samples /
Rosemary J McLaren / Donald McLaren
 OCP amendment from Suburban to Urban / Amendment to Surrey Zoning By-law No. 12000 to add the subject site as an infill area / Rezoning from RA to CD, RF and RF-12 / GLUP amendment from "Suburban 1-2 upa" to "Transitional Density (2-4 upa)" and "Urban Residential (4 to 15 upa)"
in order to allow subdivision into 36 single family lots.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That:

1. Council consider third reading of Bylaw No. 18204, to amend the OCP by redesignating the subject site in Development Application No. 7913-0226-00 from Suburban to Urban.
2. Council consider third reading of Text Amendment Bylaw No. 18205, to amend Surrey Zoning By-law, 1993, No. 12000 by replacing the Schedule F Area XXVI map with a map that includes the subject site as an Infill Area.
3. Council consider third reading of Bylaw No. 18206, to rezone the portion of the property shown as Block A on Enclosure I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000).
4. Council consider third reading of Bylaw No. 18207, to rezone the portion of the property shown as Block B on Enclosure I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and the portion of the property shown as Block C on Enclosure I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000).
5. Council pass a resolution to amend the Grandview Heights General Land Use Plan to redesignate the one-acre properties on 26 Avenue and 165 Street, to the south and east of the subject site, from "Suburban Residential

(1 to 2 upa)" to "Suburban Residential (1 upa max.)", as illustrated in Enclosure IV, when the project is considered for final adoption.

RES.R14-1085

Carried

with Councillor Rasode opposed

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

1996, No. 12900, No. 383, Amendment Bylaw, 2014, No. 18204" pass its third reading.

RES.R14-1086

Carried

with Councillor Rasode opposed

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Text Amendment Bylaw, 2014, No. 18205" pass its third reading.

RES.R14-1087

Carried

with Councillor Rasode opposed

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment By-law, 2014, No. 18206" pass its third reading.

RES.R14-1088

Carried

with Councillor Rasode opposed

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2014, No. 18207" pass its third reading.

RES.R14-1089

Carried

with Councillor Rasode opposed

Councillor Hayne noted that there are two opposing sides to this issue and it is one of the more difficult applications with a number of residents requesting a Neighbourhood Concept Plan (NCP) before the development occurs. Waiting on an NCP puts the individuals with the small lots in a situation of not being able to develop the lots. The residents with 1-acre lots want assurances from the City the neighbourhood context will not be negatively impacted. Councillor Hayne would like the City to be able to provide assurances that the acreages are maintained in the medium to long-term; while recognizing that the small narrow lots need to be consolidated.

Councillor Rasode noted that she will not support the application due to the fact there is not an NCP.

Councillor Gill thanked staff for the work done on a very challenging site and that being practical and economical of what can be done with the site, staff has done tremendous work. It is easy to state that this application is not within an NCP

however many of the applications that come before Council are in-fills therefore he will be supporting the application.

Councillor Hepner commended staff for making the application look better by the removing a few lots and retaining more trees. In terms of an NCP with this area, going through that process will run the risk of developers injecting themselves in the planning process and activating a greater density for those very acreages that want the protection; Councilor Hepner is supportive of the application moving forward.

Councillor Steele noted that the application is difficult, that avoiding an NCP is the correct move, and protection is needed for larger acreages.

Councillor Villeneuve noted that sometimes NCP's can destabilize the neighborhoods, if there was a big desire for some large development, an NCP would be warranted.

SURREY CITY CENTRE/WHALLEY

2. **7913-0207-00**
7911-0320-00
12215 and 12217 – 96 Avenue
12229 - 96 Avenue / 12239 - 96 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Gurwinder K Sarai /
Tarsem S Sarai / Harjit K Randhawa / Inderjit S Randhawa /
Gurpreet Purewal / Harminder S Chahal / Narinder Aujla /
Satvir Kaur Nijjar / Manu Manraj Singh Nijjar / Monica Manveer Kaur Nijjar
 Rezoning portions from RM-D and RF to CD (based on RM-D) and RF-12 /
 Development Variance Permit / Development Permit
in order to retain an existing duplex and to allow subdivision into 10 small single family lots under two separate applications.

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council:

1. Consider Third Reading of Rezoning By-law Nos. 18176, 18177 and 18178.
2. Consider support of Development Variance Permit No. 7911-0320-00 to:
 - (a) reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.6 metres (15 ft.) for proposed Lot 5; and
 - (b) reduce the minimum rear yard setback of the proposed CD Zone from 15 metres (50 ft.) to 7.3 metres (24 ft.) for proposed Lot 6.

3. Consider support of Development Variance Permit No. 7913-0207-00 to:
 - (a) reduce the minimum lot width of the RF-12 Zone from 12 metres (40 ft.) to 11.9 metres (39 ft.) for proposed Lots 1 to 4 inclusive.

4. Instruct staff to resolve all conditions of approval endorsed by Council on February 24, 2014 [RES.R14-216 and RES.R14-223], as documented in initial Planning Report Nos. 7911-0320-00 and 7913-0207-00 (Appendices G and H), prior to consideration of final adoption, and instruct staff to resolve the following additional issue prior to final adoption:
 - (a) provide the City cash-in-lieu for 50% of the construction cost of the 6-metre (20 ft.) wide north/south rear lane, proposed off-site to the east on 12249 and 12261 - 96 Avenue.

RES.R14-1090

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18176" pass its third reading.

RES.R14-1091

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18177" pass its third reading.

RES.R14-1092

Carried

It was

Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18178" pass its third reading.

RES.R14-1093

Carried

Staff in response to a question from Council regarding the application noted that at the Public Hearing in March 2014, a layout was discussed and the neighbor expressed concerns about the lane and the north extension of the lane. The neighbor referred to an earlier concept of the lane where the day-lighting was further to the west. Following the March 2014 Public Hearing, Council referred the application back to staff to review the lane.

Council asked for clarification regarding how the daylight leg could be completed without the cooperation of the other owners. Staff noted that the lane would not daylight until the other owners paid their 50%.

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTION

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18074"
7913-0173-00 – Eagle North Ventures Ltd. c/o Chuck Lawson
CHI to C-8 - 6329 King George Boulevard - to permit office and commercial use in
the existing building.

Approved by Council: September 23, 2013

Note: See Development Variance Permit No. 7913-0173-00 under Section I.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18074" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-1094

Carried

- 2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 356 Amendment
By-law, 2013, No. 17952"
7910-0248-00 – Miracon 160 Development Inc.
c/o Focus Architecture Inc. (Colin Hogan)
To redesignate the properties located at 3087 and 3107 – 160 Street from Suburban
(SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17953

Approved by Council: May 27, 2013

Note: Change in ownership and agent

Note: See Development Permit No. 7910-0248-00 under Section I.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 356 Amendment By law, 2013, No. 17952" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
RES.R14-1095 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17953"
7910-0248-00 - RA to CD - 3087 and 3107 - 160 Street - to permit the development
of 28 townhouse units.

This By-law is proceeding in conjunction with By-law No. 17952

Approved by Council: May 27, 2013

Planning and Development advise (see memorandum dated June 18, 2014 in back
up) that after third reading a new architect was retained. Improvements to the
design and appearance of the townhouse clusters have been made and the quality
of the building materials has increased. As a result of this review an amendment
to the lot coverage is required from 37% to 40%.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council rescind Resolution R13-1215 of
the June 17, 2013 Regular Council-Public Hearing passing Third Reading of "Surrey
Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17953".
RES.R14-1096 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend "Surrey Zoning By-law,
1993, No. 12000, Amendment By-law, 2013, No. 17953" in Section E. by replacing the
section with: "The lot coverage shall not exceed 40%."
RES.R14-1097 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17953" pass its third reading, as amended.
RES.R14-1098 Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17953" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R14-1099 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17859"
7912-0134-00 – SDS Enterprises Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA and CD to RF-12 - 12775 – 66 Avenue and Portion of 6629 - 127A Street - to
permit subdivision into 9 lots.

Approved by Council: January 14, 2013

Note: See Development Variance Permit No. 7912-0134-00 under Section I.

Planning and Development advise (see memorandum dated June 18, 2014 in back-up) that it is in order for Council to pass a resolution amending the West Newton North Local Area Plan to redesignate the site from Single Family Small Lots to Compact Housing.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend the West Newton North
Local Area Plan to redesignate the site from Single Family Small Lots to Compact
Housing.

RES.R14-1100

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17859" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-1101

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17624"
7911-0204-00 - Jasvir S. and Manjit K. Hayer
c/o CitiWest Consulting Ltd. (Roger Jawanda)
RA to RF-12 - 6087 - 140 Street - to permit the development of 8 single family lots.

Approved by Council: April 2, 2012

Planning and Development advise (see memorandum dated June 18, 2014 in back up) that concerns raised during the Public Hearing have been addressed as follows:

The concern regarding the proposed storm drainage servicing and the need for a statutory right-of-way on proposed Lots 3 and 4, and the steep gradient of 139 Street if it is made into a through-road, as is shown in the conceptual layout for the two properties directly west of the subject site. Transportation Engineering supports a road pattern in the area with a north-south street (139 Street) between 60 Avenue and 61 Avenue. The applicant has provided a concept plan and detailed design for storm drainage servicing along 139 Street and 61 Avenue demonstrating that a servicing corridor through their site is not required. The Engineering Department is satisfied with the proposed site servicing, and the detailed servicing design has been approved.

As part of the review process for the Plan Surrey 2013 OCP, a shirtsleeve session with Council on October 7, 2013 identified areas along the King George Highway Corridor where future land use plans should be considered in order to determine appropriate land uses and densities along this Frequent Transit Corridor. The subject site falls outside of that area, and the proposed density is considered appropriate.

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17624" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-1102 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17801"
 7907-0213-00 - Harjinder S. and Shavinder K. Sandhu
 c/o McElhanney Consulting Services Ltd. (James Pernu)
 RA to RF-12 - 6555 - 142 Street - to permit subdivision into 4 single family small
 lots and open space.

Approved by Council: November 5, 2012

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17801" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R14-1103 Carried

I. CLERK'S REPORT

1. 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. 7913-0173-00**
Eagle North Ventures Ltd.
 6329 King George Boulevard

Note: See Bylaw No. 18074 in Section H.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (i) Part 36 Community Commercial Zone, Section F Yards and
 Setbacks, the southside yard setback is reduced from 7.5 metres
 (25 feet) to 0.0 metres (0.0 feet).

To support retention of the existing building in its current location.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Development Variance Permit

No. 7913-0173-00 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.R14-1104

Carried

(b) **Development Variance Permit No. 7910-0120-00**
B.C. Pole Cartage Ltd. and Hardwood Milling 21 Co Ltd.
14747 Upland Road

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (i) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 1.21 metres (4 ft.) on proposed Lot A;
- (ii) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum west yard setback is reduced from 7.5 metres (25 ft.) to 2 metres (6.57 ft.) on proposed Lot A;
- (iii) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum south yard setback is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) on proposed Lot C;
- (iv) In Section F of Part 48 "Light Impact Industrial Zone (IL)", the minimum north yard setback is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) on proposed Lot C;
- (v) In Section K of Part 48 "Light Impact Industrial Zone (IL)", the lot depth is reduced from 30 metres (100 ft.) to 17 metres (56 ft.) on proposed Lot C.

To vary the yard setbacks of two industrial buildings proposed near Hyland Creek.

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Development Variance Permit

No. 7910-0120-00 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.R14-1105

Carried

- (c) **Development Variance Permit No. 7912-0134-00**
SDS Enterprises Inc.
 12775 - 66 Avenue and Portion of 6629 - 127A Street

Note: See Bylaw No. 17859 in Section H.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (i) In Section F of Part 17A "Single Family Residential (12) Zone" the minimum front yard setback for a garage on Lots 2, 3, and 5 is varied from 6.0 metres (19.69 ft.) to 5.5 metres (18.0 ft.).
- (ii) In Section F of Part 17A "Single Family Residential (12) Zone" the minimum rear yard setback for Lot 5 is varied from 7.5 metres (25 ft.) to 5.0 metres for 50% of the building width, and from 7.5 metres (25 ft.) to 6.0 metres for the remaining 50% of the building width.
- (iii) In Section F of Part 17A "Single Family Residential (12) Zone" the minimum rear yard setback on Lot 2 for the shared property line between Lots 1 and 2 only is varied from 7.5 metres (25 ft.) to 1.2 metres (4 ft.).

To permit subdivision into 9 lots.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7912-0134-00 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.R14-1106

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0248-00**
Miracon 160 Development Inc.
 3087 and 3107 - 160 Street

Note: See By-law Nos. 17952 and 17953 in Section H.

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

