

Present:

Acting Chair - Councillor
Steele
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Starchuk
Councillor Woods

Absent:

Mayor Hepner
Councillor Martin
Councillor Villeneuve

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Assistant City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****SOUTH SURREY**

1. **7917-0479-00**
3757 - 190 Street
Braden Smith, Integrated Construction / Ross Power Properties Inc.
Development Permit
to permit the development of a multi-tenant 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 Woods
That:

1. Council authorize staff to draft Development Permit No. 7917-0479-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (b) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
- (c) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R18-3

Carried

2. **7917-0108-00**
19130 - 36 Avenue
Christian Hamm, Integrated Construction / Hayer Business Center Ltd.
 Development Permit
to permit the development of an 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 Woods
 That:

1. Council authorize staff to draft Development Permit No. 7917-0108-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
 - (e) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R18-4

Carried

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

3. 7915-0424-00
13026 and 13028 - 15A Avenue
Roger Jawanda, CitiWest Consulting Ltd. / B. Sergo
Rezoning from RM-D to RF-12C
to allow subdivision into two single family lots with coach houses.

Prior to the start of the meeting, the Planning and Development Department advised that the applicant has requested that Application 7915-0424-00 be withdrawn from the January 8, 2018 Regular Council - Land Use agenda and be deferred to the January 22, 2018 Regular Council - Land Use agenda.

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

4. 7917-0488-00
15615 - 104 Avenue
Michael Burton-Brown, ABBARCH Architecture Inc. / 673168 B.C. Ltd.
Director Information: Ryan Barrington-Foote, David Bell, Nick Desmarais
Officer Information as at July 10, 2017: Ryan Barrington-Foote (President), David Bell (Vice President), Nick Desmarais (Secretary), Michael Lee (Vice President)
Development Permit
to allow for proposed design changes to a previously approved commercial development including a comprehensive sign design package.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7917-0488-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix III).

3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and securities to the specifications and satisfaction of the Planning and Development Department; and
 - (b) registration of a Section 219 Restrictive Covenant prohibiting the development or construction of any freestanding signs on the subject site.

RES.R18-5

Carried**NEWTON**

5. **7917-0211-00**
14838 - 60 Avenue
Jessie Arora, DF Architecture Inc. / 1127024 B.C. Ltd.
Director Information: Jatinderpal Singh Gill, Jagdip Singh Sivia
No Officer Information Filed
 OCP Amendment from Urban to Multiple Residential
 NCP Amendment from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments)
 Rezoning from RH to CD (based on RM-45 and C-5) / Development Permit
to permit the development of a three-storey mixed building with a commercial floor area of approximately 765 square metres (8,234 sq.ft.) and 27 apartment 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 Woods
That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0211-00 from Urban to Multiple Residential and a date for Public Hearing be set.
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 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

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) approval from the Ministry of Transportation & Infrastructure;
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (h) the applicant adequately address the impact of reduced indoor and outdoor amenity space.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments) when the project is considered for final adoption.

RES.R18-6

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19481" pass its first reading.

RES.R18-7

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19481" pass its second reading.

RES.R18-8

Carried

It was

Moved by Councillor Gill
Seconded by Councillor Woods
That:

1. a Bylaw be introduced to amend the OCP by redesignating the subject site in Development Application No. 7917-0242-00 from Urban to Multiple Residential and a date for Public Hearing be set.
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 475 of the Local Government Act.
3. a Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
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) approval from the Ministry of Transportation & Infrastructure;
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) 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.

5. Council pass a resolution to amend the South Newton NCP to redesignate the land from Mixed Commercial-Residential (Townhouses) to Mixed Commercial-Residential (Apartments) when the project is considered for final adoption.

RES.R18-13

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2018, No. 19483" pass its first reading.

RES.R18-14

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2018, No. 19483" pass its second reading.

RES.R18-15

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19483" be held at the City Hall on January 22, 2018, at 7:00 p.m.

RES.R18-16

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2018, No. 19484" pass its first reading.

RES.R18-17

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Woods

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

Amendment Bylaw, 2018, No. 19484" pass its second reading.

RES.R18-18

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Woods

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484" be held at the City Hall on January 22, 2018, at 7:00 p.m.

RES.R18-19

Carried

RESIDENTIAL/INSTITUTIONALSURREY CITY CENTRE/WHALLEY

7. **7917-0515-00**
14074 - 92 Avenue
J. Gill / P. Gill, B. Gill
 Development Variance Permit
to reduce the front yard setback requirement for a proposed single family dwelling on a lot located along an arterial road (92 Avenue).

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Council approve Development Variance Permit No. 7917-0515-00, to reduce the minimum front yard setback of the RF-9 Zone from 3.5 metres (11.5 ft.) to the principal building and 2.0 metres (6.5 ft.) to the porch/veranda, to 2.0 metres (6.5 ft.) to the principal building and 0.5 metres (1.5 ft.) to the porch/veranda, to proceed to Public Notification.

RES.R18-20

Carried

8. **7915-0428-00**
14365 - 115 Avenue
Dexter Hirabe, WSP Canada Inc. / GJBH Home Developments Ltd.
 Rezoning a portion from RM-D to RF-13
 Development Permit / Development Variance Permit
to allow subdivision into 3 single family small lots and 1 remnant duplex lot.

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

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

1. a Bylaw be introduced to rezone the portion of the subject site shown as 'Block A' on the Survey Plan attached in Appendix II from "Duplex Residential Zone" (RM-D) to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council authorize staff to draft Hazard Lands and Sensitive Ecosystems Development Permit No. 7915-0428-00 in accordance with the Geotechnical Report by Western Geotechnical Consultants Ltd. dated November 5, 2015 and the Environmental Report by Envirowest Consultants Inc. dated September 28, 2017.

3. Council approve Development Variance Permit No. 7915-0428-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement for a Type II Interior Lot in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
 - (b) to reduce the minimum lot width requirement for a double garage (two vehicles parked side-by-side) in the RF-13 Zone from 13.4 metres (44 ft.) to 13.1 metres (43 ft.) for proposed Lot 2.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a P-15 agreement for the monitoring and maintenance of the replantings in the riparian area;
 - (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) the applicant to obtain Water Act approval for the reconstruction of the watercourse within the adjacent road allowance;
 - (h) registration of a Section 219 Restrictive Covenant that requires the Owner to develop the site in accordance with the Geotechnical Assessment Report;
 - (i) registration of a Section 219 restrictive covenant for the purpose of tree retention on proposed Lot 1;
 - (j) Submission of a finalized geotechnical report responding to comments outlined in the previously conducted peer review; and

(k) Submission of a landscaping plan and bonding for the installation of cedar hedges and deciduous trees at the rear of proposed lots 2 to 4.
 RES.R18-21 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19486" pass its first reading.
 RES.R18-22 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19486" pass its second reading.
 RES.R18-23 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19486" be held at the City
 Hall on January 22, 2018, at 7:00 p.m.
 RES.R18-24 Carried

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

1. 7917-0422-00
 10512 - 135A Street
 Clayton J. Campbell, Campbell Redmond Barristers and Solicitors
 T.Kang Investments Inc., Happy Queen Holding Ltd.
 Temporary Use Permit
*to permit automotive service uses of vehicles less than 5,000 kilograms (11,023 lbs.)
 G.V.W. not to exceed 3 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 Woods
 That:

1. Council approve Temporary Use Permit No. 7917-0422-00 to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to issuance:
 - (a) Ensure that all engineering requirements and issues, including restrictive covenants, are addressed to the satisfaction of the General Manager, Engineering.

RES.R18-25

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

2. **7915-0268-00**
17505 and 17515 - 64 Avenue ; 6455 - 176 Street (Highway 15)
Kyle Stewart, Concost Management Inc. / Progressive Inter-Cultural Community Services Society, H. Visscher, H. Visscher
 OCP Text Amendment to allow a higher density in the Multiple Residential designation
 OCP Amendment from Urban and Mixed Employment to Multiple Residential
 Rezoning of portions of the site from RA and IL to CD (based on RMS-2) and IL
 Development Permit / Development Variance Permit
to permit the development of a 5-storey, seniors care facility and creation of a remnant IL-zoned parcel.

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

Council noted that the Agriculture and Food Security Advisory Committee had suggested that the prospective buyers of the property be advised of the active farming operations on the neighbouring properties given the proximity of the proposed development to adjacent farms.

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

1. an OCP Text Amendment By-law be introduced to permit a higher density of 1.86 FAR on portions of the subject site under the "Multiple Residential" designation, and a date be set for Public Hearing.

2. a Bylaw be introduced to amend the OCP by redesignating portions of the subject site in Development Application No. 7915-0268-00 from "Urban" to "Multiple Residential", and from "Mixed Employment" to "Multiple Residential" (Appendix VII), and a date be set for Public Hearing.
3. 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 475 of the Local Government Act.
4. a Bylaw be introduced to rezone the properties at 17505 and 17515 – 64 Avenue from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and the portion of the property at 6455 – 176 Street shown as Block B on the Survey Plan attached in Appendix II from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. a Bylaw be introduced to rezone the portion of the property at 6455 – 176 Street shown as Block A on the Survey Plan attached in Appendix II from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.
6. Council authorize staff to draft Development Permit No. 7915-0268-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7915-0268-00, to reduce the minimum west front yard setback of the IL Zone from 7.5 metres (25ft.) to 3.0 metres (10 ft.) for an existing building to be retained on the proposed remnant industrial lot, to proceed to Public Notification.
8. 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) approval from the Ministry of Environment;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R18-26

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19487" pass its first reading.

RES.R18-27

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19487" pass its second reading.

RES.R18-28

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19487" be held at the City Hall on January 22, 2018, at 7:00 p.m.

RES.R18-29

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19488" pass its first reading.

RES.R18-30

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19488" pass its second reading.

RES.R18-31

Carried

- RES.R18-32 It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19488" be held at the City
Hall on January 22, 2018, at 7:00 p.m.
Carried
- RES.R18-33 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19489" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R18-34 It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19489" pass its second reading.
Carried
- RES.R18-35 It was then Moved by Councillor Gill
Seconded by Councillor Woods
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19489" be held at the City
Hall on January 22, 2018, at 7:00 p.m.
Carried

D. LAND USE APPLICATIONS**E. CORPORATE REPORTS****F. CORRESPONDENCE****G. NOTICE OF MOTION****H. BYLAWS AND PERMITS****BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19458"
7917-0428-00 – Prado Holdings Ltd. (c/o Eric Schurch)
IB-3 to CD – 15288 – 54A Avenue - to allow an indoor recreational facility as a
permitted accessory use on the site.

Approved by Council: December 4, 2017

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19458" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R18-36 Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18799"
 7915-0126-00 – Kulbir and Surinder Athwal
 c/o Douglas R. Johnson Architect Ltd. (Douglas Johnson)
 RA to RM-30 - 12088 - 76 Avenue (formerly 12084 – 76 Avenue) - to develop
 9 ground-oriented townhouse units.

Approved by Council: July 11, 2016

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2016, No. 18799" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R18-37 Carried

Development Variance Permit No. 7915-0126-00

12088 - 76 Avenue (formerly 12084 – 76 Avenue)

To reduce the front, rear and side yard setbacks in order to achieve a more urban
 and pedestrian streetscape. The applicant is also proposing 1 visitor parking space
 within the minimum side setback (west).

Supported by Council: July 25, 2016

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

- (a) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the
 minimum front yard (north) setback is reduced from 7.5 metres (25 ft.) to
 2.7 metres (9 ft.).
- (b) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the
 minimum rear yard (south) setback is reduced from 7.5 metres (25 ft.) to
 2.5 metres (8 ft.).
- (c) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the
 minimum side yard (east) setback is reduced from 7.5 metres (25 ft.) to
 2.2 metres (7 ft.).

- (d) In Section F. of Part 22, Multiple Residential (30) Zone (RM-30), the minimum side yard (west) setback is reduced from 7.5 metres (25 ft.) to 1.9 metres (6 ft.).
- (e) In Section H.3 of Part 22, Multiple Residential (30) Zone (RM-30), one visitor parking space is permitted within the minimum required side yard (west) setback.

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit No. 7915-0126-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R18-38

Carried

Development Permit No. 7915-0126-00

12088 - 76 Avenue (formerly 12084 - 76 Avenue)

To permit the development of nine ground-oriented townhouse units

Authorized to draft: July 11, 2016

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

It was Moved by Councillor Gill
 Seconded by Councillor Woods
 That the Mayor and Clerk be authorized to execute Development Permit No. 7915-0126-00.

RES.R18-39

Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19259"
 7916-0375-00 - 1074285 BC Ltd. (Director Information: Ross Elliott and Martina Rempel)
 c/o RDG Management Ltd. (John Rempel)
 RF to RM-30 - 5940 - 176 Street - to develop 59 townhouse units.

Note: Change in Owner

Approved by Council: May 8, 2017

At the May 29, 2017, Regular Council – Public Hearing meeting, Council requested that staff review the traffic patterns pursuant to concerns raised at the Public Hearing. The General Manager, Engineering provided an on-table memorandum advising that measures are in place and that the traffic will be monitored to determine if further improvement, including restricting northbound left-turns, will be required in the future.

- * Planning and Development advise (see memorandum dated January 2, 2018, in back-up) that it is in order for Council to pass a resolution amending the Cloverdale Town Centre Plan to redesignate the site from "Town Centre Commercial" to "Townhouses".

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Council amend the Cloverdale Town
Centre Plan to redesignate the site from "Town Centre Commercial" to
"Townhouses"

RES.R18-40

Carried

It was Moved by Councillor Gill
Seconded by Councillor Woods
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19259" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R18-41

Carried

Development Variance Permit No. 7916-0375-00

5940 – 176 Street

To reduce the setbacks along the east, west and south property lines in order to achieve a more efficient site layout.

Supported by Council: May 29, 2017

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

- (a) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum front yard (west) setback is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.);
- (b) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum rear yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.); and
- (c) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum south side yard setback is reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit

No. 7916-0375-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R18-42

Carried

Development Variance Permit No. 7916-0375-01

5940 – 176 Street (5890, 5898 – 176 Street and 5889, 5893, 5901 – 176A Street)
 To reduce the side yard (north) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) in order to accommodate the proposed townhouse project.

Supported by Council: October 2, 2017

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

- (a) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

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

It was
 Moved by Councillor Gill
 Seconded by Councillor Woods
 That Development Variance Permit

No. 7916-0375-01 be approved; that the Mayor and Clerk be authorized to sign the 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.R18-43

Carried

Development Permit No. 7916-0375-00

5940 – 176 Street
 To permit the development of 59 townhouse units

Authorized to draft: May 8, 2017

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

It was Moved by Councillor Gill
Seconded by Councillor Woods
That Development Variance Permit
No. 7916-0369-00 be approved; that the Mayor and Clerk be authorized to sign the 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.R18-46 Carried

I. CLERKS REPORT

J. OTHER BUSINESS

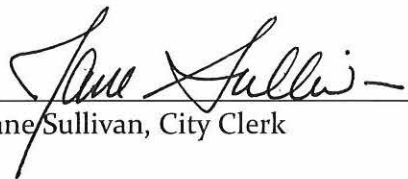
K. ADJOURNMENT

It was Moved by Councillor Gill
Seconded by Councillor Woods
That the January 8, 2018 Regular Council -

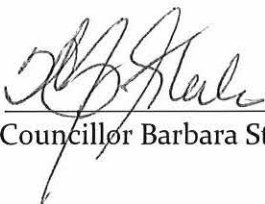
Land Use meeting be adjourned.
RES.R18-47 Carried

The Regular Council - Land Use meeting adjourned at 5:37 p.m.

Certified correct:



Jane Sullivan, City Clerk



Councillor Barbara Steele, Acting Mayor