

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
Acting City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Deputy 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****FLEETWOOD/GUILDFORD**

1. **7917-0369-00**
18087 - 96 Avenue
Oleg Verbenkov, Pacific Land Resources Group Inc. / City of Surrey
Development Permit / Development Variance Permit
*to allow a free-standing, two-sided electronic message board sign along
Highway No. 1.*

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

In response to a question from Council, staff advised that a similar style and size of sign has been implemented near the Port Mann Bridge.

Council expressed concerns and noted that the sign could distract drivers and the preparation of the site could have negative environmental impacts on trees and birds.

- It was
- Moved by Councillor Guerra
Seconded by Councillor Nagra
That:
1. Council authorize staff to draft Development Permit No. 7917-0369-00, for Form and Character and Sensitive Ecosystems (streamside and green infrastructure), generally in accordance with the attached drawings and Sensitive Ecosystem Development Plan (Appendix II).
 2. Council approve Development Variance Permit No. 7917-0369-00, varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to allow a free-standing, electronic message board sign to be installed on a City-owned property (18087 – 96 Avenue) adjacent to Highway No. 1;
 - (b) to allow a free-standing, electronic message board sign to be located within 60 metres (200 ft.) of Highway No. 1;
 - (c) to reduce the minimum required setback from the northern property line for the proposed free-standing electronic message board sign from 2.0 metres (6.5 ft.) to 0.0 metre (0 ft.);
 - (d) to allow third party advertising to exceed 30% of the allowable copy area on the proposed free-standing, two-sided electronic message board sign;
 - (e) to increase the maximum permitted sign area for the proposed two-sided free-standing, electronic message board sign from 28 square metres (300 sq. ft.) to 125 square metres (1,345 sq. ft.);
 - (f) to allow the maximum permitted copy area of the proposed free-standing, two-sided, electronic message board sign to exceed 50% of the sign area; and
 - (g) to increase the maximum permitted height of the proposed free-standing, two-sided, electronic message board sign from 4.5 metres (15 ft.) to 19.5 metres (64 ft.).
 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the proposed

vehicle and pedestrian crossing over a portion of the ditch along the south property line.

RES.R19-3

Defeated.

With Mayor McCallum and Councillors Annis, Guerra, Locke, Nagra, Patton and Pettigrew opposed.

NEWTON

2. 7918-0360-00

12101 - 72 Avenue and 7350 - 120 Street

Michael Mortensen, Liveable City Planning / Riokim Holdings (Strawberry Hill) Inc.

Rezoning from C-15 to CD (based on C-15)

to allow for more than six arcade machines in an existing Cineplex arcade.

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

In response to a question from Council, staff advised that through the proposed CD amendment, the use of arcade machines would be limited to 20 machines and only permitted at the theatre.

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

That:

1. A Bylaw be introduced to rezone the subject site from "Town Centre Commercial Zone" (C-15) to "Comprehensive Development Zone (CD)" 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.

RES.R19-4

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Nagra

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

Amendment Bylaw, 2019, No. 19761" pass its first reading.

RES.R19-5

Carried

The said Bylaw was then read for the second time.

- RES.R19-6 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19761" pass its second reading.
Carried
- RES.R19-7 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19761" be held at the City Hall
on February 11, 2019, at 7:00 p.m.
Carried
3. **7918-0296-00**
7380 King George Boulevard
Shaun Creaney, Priority Permits Ltd. / 372363 British Columbia Ltd.
Director Information: Christopher Andison, Arnold Silber
Officer Information as at September 11, 2017: Arnold Silber (President,
Secretary)
Development Permit
*for a Comprehensive Sign Design Package to permit an oversized free-standing sign
for a commercial complex.*
- The General Manager, Planning & Development was recommending that the
application be denied.
- Council noted the importance of good signage to local businesses.
- RES.R19-8 It was Moved by Councillor Locke
Seconded by Councillor Guerra
That Application 7918-0296-00 be denied.
Defeated.
With Councillors Annis, Elford, Guerra,
Hundial, Nagra, Patton and Pettigrew
opposed.
- RES.R19-9 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Application 7918-0296-00 be referred
back to staff.
Carried

SURREY CITY CENTRE/WHALLEY

4. 7918-0417-00
 9645 - 137 Street
 Lorna Kroll, Kroll's Surrey Pharmacy Ltd. / 624733 B.C. Ltd.
Director Information: Parmjit Nagra, Malkit Nagra
Officer Information as at March 22, 2017: Parmjit Nagra (President),
 Malkit Nagra (Secretary)
 Development Variance Permit
*to vary the minimum 400-metre (1,300 ft.) separation requirement between a
 proposed relocated small-scale drug store and other existing small-scale drug stores.*

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

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council approve Development Variance
 Permit No. 7918-0417-00, varying Section E.28 of Part 4 General Provisions of the
 Zoning By-law No. 12000, the minimum separation requirement between a
 proposed relocated small scale drug store and other existing small-scale drugstores
 is reduced from 400 metres (1,300 ft.) to a minimum of 20 metres (66 ft.) to
 accommodate relocation of a small-scale drug store to the subject site, to proceed
 to Public Notification.

RES.R19-10

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

5. 7918-0381-00
 18572 - 58 Avenue
 Mike Kompter, Hub Engineering Inc. / S. Lilly
 Rezoning from RA to RF
*to allow subdivision, with the adjoining lot to the east (18609 - 57 Avenue), into
 ten (10) single family lots.*

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

In response to a question from Council, staff confirmed that the Cloverdale Community Association has expressed conditional support for the proposed application.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That:

1. A Bylaw be introduced to rezone the subject property from "One-Acre Residential Zone (RA)" 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) final 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) 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) discharge of Section 219 Restrictive Covenant (CA6582092) registered against 18609 – 57 Avenue for No-Build/Consolidation with 18572 – 58 Avenue;
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 2, 3, 8, 9 and 10;
 - (j) registration of a Section 219 Restrictive Covenant to require minimum double (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior face of the side walls of the garage, on proposed Lots 1-10 and an additional gravel or paver parking pad on proposed Lots 1-8; and
 - (k) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R19-11

Carried

With Councillor Pettigrew opposed.

- RES.R19-12
- It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19762" pass its first reading.
Carried
With Councillor Pettigrew opposed.
- The said Bylaw was then read for the second time.
- RES.R19-13
- It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19762" pass its second reading.
Carried
With Councillor Pettigrew opposed.
- RES.R19-14
- It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19762" be held at the City
Hall on February 11, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

NEWTON

6. **7918-0094-00**
8388 - 133 Street
J. Sanchez
Restrictive Covenant Amendment / Development Variance Permit
to permit the construction of a single family dwelling on the eastern portion of an existing lot.

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

In response to a question from Council, staff advised that the 80/20 rule addresses the articulation of a dwelling, requires the second storey be no more than 80% of the floor area of the first floor and is typically applied to the front and side of the home. The applicant is proposing to reduce the minimum required offset to 9.7% at the rear of the home. No feedback regarding the proposal has been received from neighbouring property owners.

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That:

1. Council approve Development Variance Permit No. 7918-0094-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
 - (b) to reduce the minimum offset for the second floor of a single family dwelling of the "Single Family Residential Zone (RF)" from 20% to 9.7%.
2. Council approve a Restrictive Covenant amendment to allow construction of a single family dwelling on the east portion of the subject site.
 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (c) release of the existing "no build" Restrictive Covenant from title of the subject lot, and registration of an amended Section 219 Restrictive Covenant: (1) for "no build" over the west portion of the subject lot; and (2) to ensure the proposed residence is constructed in accordance with the design plans shown in Appendix II.

RES.R19-15

Carried

With Councillor Pettigrew opposed.

7. **7916-0258-00**
13941 - 64 Avenue
Mike Kompter, Hub Engineering Inc. / 1069455 B.C. Ltd.
Director Information: Sanjot Cheema, Pritam Dhaliwal, Tarlochan Paul, Kamaljit Rai
No Officer Information Filed as at March 22, 2018
 NCP Amendment from Townhouses (15 upa max) and Buffers to Single Family Small Lots (8-10 upa), Row Housing and Creeks and Riparian Setbacks / Rezoning from RA to RF-13, RF-SD, and RM-23
 Development Permit / Development Variance Permit
to allow subdivision into 4 single family small lots, 10 semi-detached residential units, and 3 row housing units.

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

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone the subject site as shown on the Survey Plan attached as Appendix II as follows:

- (a) The RM-23 area comprised of 635 square metres (6,835 sq. ft.) from "One-Acre Residential Zone (RA)" to "Multiple Residential 23 Zone (RM-23)";
- (b) The RF-SD area comprised of 2,988 square metres (32,163 sq. ft.) from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)";
- (c) The RF-13 area comprised of 2,430 square metres (26,156 sq. ft.) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)";

and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7916-0258-00 for Form and Character and for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix III) and the Environmental Report prepared by Enkon Environmental Ltd., dated June 8, 2018.
- 3. Council approve Development Variance Permit No. 7916-0258-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the "Multiple Residential 23 Zone (RM-23)" from 28 metres (90 ft.) to 27 metres (88 ft.) for proposed Lot 6 and to 26.5 metres (87 ft.) for proposed Lot 7;
 - (b) to reduce the minimum separation distance between the principal dwelling and an accessory building of the "Multiple Residential 23 Zone (RM-23)" from 6 metres (20 ft.) to 5.5 metres (18 ft.) for proposed Lot 7;
 - (c) to vary the Off-Street Parking requirement of the RF-13 Zone to allow a double garage at the front of the dwelling on lots less than 13.4 metres (44 ft.) in width for proposed Lots 15-17; and
 - (d) to reduce the minimum rear yard setback for a principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 14 for the entire width of the building.
- 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) demolition of existing buildings and structures 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) registration of access easements and Section 219 Restrictive Covenants to secure building maintenance and party wall agreements for Lots 1 to 13;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 13 for structural independence; and
- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 13 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code.

5. Council pass a resolution to amend the South Newton NCP to redesignate portions of the site from Townhouses (15 upa max) to Single Family Small Lots, and from Townhouses (15 upa max) to Row Housing, and for a portion to be designated as Creeks and Riparian Setbacks when the project is considered for final adoption.

RES.R19-16

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19763" pass its first reading.

RES.R19-17

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2019, No. 19763" pass its second reading.

RES.R19-18

Carried

It was then
 Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19763" be held at the City
 Hall on February 11, 2019, at 7:00 p.m.

RES.R19-19 Carried

WHALLEY

8. **7917-0400-00**
13292 - 114 Avenue
G. Kalar / G. Kalar, S. Kalar, K. Kalar
 Development Permit / Development Variance Permit
to reduce the minimum streamside setback area for a Class A Natural Stream (Bolivar Creek), as measured from top-of-bank, as well as the front and rear setbacks, to facilitate the construction of a single family dwelling on the lot.

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

Council noted that the subject site is located near three ecologically sensitive areas.

It was
 Moved by Councillor Pettigrew
 Seconded by Councillor Locke
 That Application 7917-0400-00 be referred to
 the Environmental and Sustainability Advisory Committee for feedback.

RES.R19-20 Carried
 With Councillor Guerra opposed.

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

9. **7918-0337-00**
3425 - 189 Street
Stephen Watts, Mainland Whisky Ltd. / Owners of Strata Plan EPS04155
 Rezoning from CD Zone (By-law No. 17146) to CD Zone
 Liquor License Application
to allow ancillary retail sales and the on-site purchase and consumption of alcoholic products manufactured on the premises, within a proposed lounge area associated with a craft distillery.

The Planning & Development Department recommended that a Bylaw be introduced to rezone the subject site from "CD Zone (By-law No. 17146)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing to solicit resident opinions on the proposed rezoning and the lounge area endorsement.

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

RES.R19-21 It was Moved by Councillor Guerra
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19764" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-22 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19764" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-23 It was then Moved by Councillor Guerra
Seconded by Councillor Nagra
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19764" be held at the City
Hall on February 11, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R19-24 It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That a Public Hearing to solicit comments
from the neighbourhood regarding the liquor license application be set for
Monday, February 11, 2019 at the City Hall at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19459"
7917-0199-00 – I., S. and K. Kaushal and K. Sharma
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
RA to RF-10 and RF-13 – 15865 – 28 Avenue - to subdivide into 2 single family small lots.

Approved by Council: December 4, 2017

- * Planning and Development advise (see memorandum dated January 9, 2019, in back-up) that it is in order for Council to pass a resolution amending the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Cluster Housing (6-8 u.p.a)" to "Single Family Lots".

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Council amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Cluster Housing (6-8 u.p.a)" to "Single Family Lots".

RES.R19-25

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19459" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-26

Carried

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19547"
7917-0305-00 – Qualico Developments (Vancouver) Inc.
c/o Citiwest Consulting Ltd. (Roger Jawanda)
To redesignate the property 17423 – 100 Avenue from Suburban to Urban.

Approved by Council: March 12, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19547" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-27

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19548"
RA to RF – 17423 – 100 Avenue - to subdivide into 5 single family lots.

Approved by Council: March 12, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19548" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-28 Carried

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018,
No. 19578"
7917-0478-00 – Qualico Developments (Vancouver) Inc.
c/o Citiwest Consulting Ltd. (Roger Jawanda)
To redesignate the property 17353 – 100 Avenue from Suburban to Urban.

Approved by Council: April 23, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2018, No. 19578" be finally adopted, signed by
the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-29 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19579"
RA to RF – 17353 – 100 Avenue - to subdivide into 5 single family lots.

Approved by Council: April 23, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19579" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-30 Carried

BYLAWS WITH PERMITS

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19211"
7916-0071-00 – Akash Sablok and 1021846 B.C. Ltd.
(Director Information: Tarlok and Shabnam Sablok)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-12 and RF-13 – 5912 – 140 Street and Portion of 5928 – 140 Street
To subdivide into 30 single family small lots.

Approved by Council: April 3, 2017

- * Planning and Development advise (see memorandum dated January 9, 2019) that it is in order for Council to pass a resolution amending South Newton Neighbourhood Concept Plan to redesignate the south portion of the site from "Single Family Residential" to "Single Family Small Lots" and for changes to the road network.

In response to a question from Council, staff advised that funding has been secured for a 700 seat addition to Sullivan Heights Elementary School and an addition was recently completed at Woodward Hill Elementary School.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Council amend the South Newton Neighbourhood Concept Plan to redesignate the south portion of the site from "Single Family Residential" to "Single Family Small Lots" and for changes to the road network.

RES.R19-31

Carried
 With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19211" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-32

Carried
 With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19212" RA to CD – Portion of 5928 – 140 Street - to subdivide into 6 single family small lots.

Approved by Council: April 3, 2017

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19212" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-33

Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7916-0071-00

5912 and 5928 – 140 Street

To reduce the minimum lot depth from 24 metres (79 ft.) to 23.8 metres (78 ft.) for the proposed RF-13 lots in order to accommodate the required road dedication.

Supported by Council: April 24, 2017

Note: Planning and Development advise (see memorandum dated January 9, 2019) that subsequent to receiving support for this DVP, the previously proposed east-west road south of proposed lots 18, 19, 30 and 31 is no longer required. Schedule A to the Development Variance Permit has been replaced to reflect the amended lot layout. It is now in order for Council to issue Development Variance Permit No. 7916-0071-00.

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

- (a) In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot depth is reduced from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lot 2-11, 14-23, and 28-30.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Development Variance Permit
 No. 7916-0071-00 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.R19-34

Carried
 With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19536" 7917-0341-00 – 36 Ave General Partner Ltd.
 c/o Integrated Construction (Braden Smith)
 A-1 to IB-1 – 19370 – 36 Avenue - to develop a multi-tenant industrial building for up to 8 units.

Approved by Council: March 12, 2018

In response to a question from Council, staff advised that Metro Vancouver is responsible for air quality in the region. The proposed Restrictive Covenant is intended to restrict businesses that would require a Metro Vancouver air quality permit and prohibit them from locating at the site.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19536" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R19-35

Carried
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7917-0341-00

19370 – 36 Avenue

To reduce the front yard setback due to additional road dedication required to accommodate tree retention along 36 Avenue.

Supported by Council: April 9,2018

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

- (a) In Subsection F. Yards and Setbacks of Part 47A Business Park 1 Zone, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.) if the area between the front face of any building or structure and a highway is not used for parking and is landscaped.

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

It was Moved by Councillor Guerra
Seconded by Councillor Nagra
That Development Variance Permit
 No. 7917-0341-00 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.R19-36

Carried

Development Variance Permit No. 7917-0341-01

19370 – 36 Avenue

To reduce the minimum width of a drive aisle for one-way movement to allow retention of trees in a proposed industrial development.

Supported by Council: September 17,2018

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

- (a) In Part 5 Parking and Loading/Unloading Section E Sub-section 2(b), the minimum width for a maneuvering aisle is varied from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the drive aisle on the south side of proposed building.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That Development Variance Permit
 No. 7917-0341-01 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.R19-37

Carried**Development Permit No. 7917-0341-00**

19370 – 36 Avenue

To permit the development of an 11,655 square metres (125,460 sq. ft.) multi-tenant
 industrial building

Authorized to draft: March 12, 2018

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

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7917-0341-00.

RES.R19-38

Carried

PERMIT APPROVALS

6. Development Variance Permit No. 7918-0280-00

M. and X. Zeng

c/o Wideuse Construction & Design (Yan Cheung)

12744 - 114B Avenue

To reduce the minimum west side yard on a flanking street setback from
 3.6 metres (12 ft.) to 1.8 metres (6 ft.) in order to allow for the construction of a
 deck/carport for an existing house.

Supported by Council: December 3, 2018

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

- (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum
 west side yard on a flanking street setback is reduced from 3.6 metres
 (12 ft.) to 1.8 metres (6 ft.) for construction of a deck/carport, as measured
 from the support posts of the deck to the west side lot line.

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

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Development Variance Permit
 No. 7918-0280-00 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.R19-39

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Guerra
 Seconded by Councillor Nagra
 That the January 14, 2019 Regular Council –

Land Use meeting be adjourned.

RES.R19-40

Carried

The Regular Council - Land Use meeting adjourned at 6:13 p.m.

Certified correct:



 Kelly Rayter, Acting City Clerk



 Mayor Doug McCallum