

Present:

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

Absent:

Councillor Guerra

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
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****RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON****1. 7917-0296-00
19110 – 67A Avenue; 19065 and 19109 – 67 Avenue**

Agent: Sandra Shanoada, McElhanney Consulting Services Ltd.
Owners: S. Gadhri, J. Gadhri, K. Lee, G. Lee and 0741210 B.C. Ltd.
Director Information: Gurpreet Gill, Manmohan Gill
Officer Information as at November 23, 2017:
Manmohan Gill (President), Gurpreet Gill (Secretary)

Development Variance Permit

to reduce the lot depth and to reduce the separation between the principal building and accessory building for proposed Lot B, to permit a subdivision from 3 lots into 5 lots.

It was Moved by Councillor Hundial
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7917-0296-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the RF-9S Zone from 28 metres (90 ft.) to 19.5 metres (64 ft.) for proposed Lot B; and

- (b) to reduce the minimum separation between the principal building and an accessory building/coach house of the RF-9S Zone from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot B.

RES.R19-305

Carried**FLEETWOOD/GUILDFORD**

2. **7917-0194-00**
16361 - 90 Avenue

Agent: Roger Jawanda, Citiwest Consulting Ltd.

Owners: B. Hothi, K. Hothi

Rezoning from RA to RH / Development Permit

to permit subdivision into two (2) half-acre residential lots and retain the existing dwelling on proposed Lot 1.

It was

Moved by Councillor Hundial
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Sensitive Ecosystem (Streamside Areas) and Farm Protection Development Permit No. 7917-0194-00 generally in accordance with the attached drawings (Appendix VIII) and the Ecosystem Development Plan prepared by Envirowest Consultants Ltd., dated February 13, 2019.
3. 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 Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes in and about the eastern Class B (yellow-coded) watercourse;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized Ecosystem Development Plan by the project QEP, including a finalized landscaping plan and cost estimate, to the specifications and satisfaction of the Planning and Development Department;
- (g) registration of a combined Statutory Right-of-Way/Restrictive Covenant over the combination Streamside Protection and Farm Protection buffer area;
- (h) registration of a Section 219 Restrictive Covenant for a minimum side yard on a flanking street setback of approximately 17.5 metres (57 ft.) for the principal building on proposed Lot 2, to ensure a minimum 37.5 metre (123 ft.) setback from the ALR boundary, and to inform current and/or future owners of farm practices in the area that may produce noise, odour and dust; and
- (i) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 2.

RES.R19-306

Carried

It was

Moved by Councillor Hundial
 Seconded by Councillor Locke
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19791" pass its first reading.

RES.R19-307

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hundial
 Seconded by Councillor Locke
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19791" pass its second reading.

RES.R19-308

Carried

It was then

Moved by Councillor Patton
 Seconded by Councillor Nagra
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19791" be held at the City Hall
 on March 11, 2019, at 7:00 p.m.

RES.R19-309

Carried

3. 7917-0241-00
14655 - 84 Avenue

Agent: Pawan Gill, Terra-Nobis Consulting Inc.
Owners: K. Mattoo, J. Brar and B. Rana

Rezoning from RF to RF-13

to allow subdivision into two (2) single family small lots.

It was Moved by Councillor Hundial
Seconded by Councillor Locke
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) registration of a Section 219 Restrictive Covenant to require driveway access from the rear lane only for proposed Lots 1 and 2;
 - (h) registration of a Section 219 Restrictive Covenant to increase the west side yard setback of proposed Lot 1 and the east side yard setback of proposed Lot 2 from 1.2 metres (4 ft.) to 1.5 metres (5 ft.) and setback a portion of the upper floor a minimum of 3.0 metres (10 ft.) from the front face of the floor level below; and

- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 to require a minimum front (south) yard setback of 6.0 metres (20 ft.) for a principal building and 4.0 metres (16.5 ft.) for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.

RES.R19-310

Carried

It was

Moved by Councillor Locke

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19792" pass its first reading.

RES.R19-311

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Locke

Seconded by Councillor Patton

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

Amendment Bylaw, 2019, No. 19792" pass its second reading.

RES.R19-312

Carried

It was then

Moved by Councillor Locke

Seconded by Councillor Patton

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19792" be held at the City Hall on March 11, 2019, at 7:00 p.m.

RES.R19-313

Carried**SOUTH SURREY**

4. **7918-0461-00**
2155 - 166A Street

Agent: Alyson Shave, Qualico Developments (Vancouver) Inc.

Owner: 1065845 BC Ltd.

Director Information: Gloria Gonzales, Gary MertensOfficer Information as at February 23, 2018:

Gloria Gonzales (Assistant Secretary), Ryan Jones (Vice President),

Andy Lee (Secretary), Gary Mertens (President)

Development Variance Permit

to reduce the rear yard setback and to allow front access to a garage that can accommodate two vehicles parked side by side.

It was Moved by Councillor Hundial
 Seconded by Councillor Locke
 That Council approve Development Variance
 Permit No. 7918-0461-00, varying the following, to proceed to Public Notification:

- (a) to allow a front-accessed double car garage on a RF-12 Type I corner lot; and
- (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

RES.R19-314

Carried

**5. 7918-0462-00
 2191 – 166A Street**

Agent: Alyson Shave, Qualico Developments (Vancouver) Inc.
 Owner: Edgewood Properties Inc.

Development Variance Permit

to reduce the rear yard setback and to allow front access to a garage that can accommodate two vehicles parked side by side.

It was Moved by Councillor Hundial
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7918-0462-00, varying the following, to proceed to Public Notification:

- (a) to allow a front-accessed double car garage on Single Family Residential (12) Zone Type I corner lot; and
- (b) to reduce the minimum rear yard setback that is required under the Single Family Residential (12) Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

RES.R19-315

Carried

SOUTH SURREY

6. 7918-0457-00
2185 - 166A Street

Agent: Alyson Shave, Qualico Developments (Vancouver) Inc.

Owner: 1065845 BC Ltd.

Director Information: Gloria Gonzales, Gary Mertens

Officer Information as at February 23, 2018:

Gloria Gonzales (Assistant Secretary), Ryan Jones (Vice President)

Andy Lee (Secretary), Gary Mertens (President)

Development Variance Permit

to reduce the rear yard setback.

It was

Moved by Councillor Patton

Seconded by Councillor Locke

That Council approve Development Variance

Permit No. 7918-0457-00 (Appendix II), to reduce the minimum rear yard setback of the Single Family Residential (12) Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to proceed to Public Notification.

RES.R19-316

Carried

7. 7918-0380-00
16359 - 8 Avenue

Agent: Mike Kompter, Hub Engineering Inc.

Owner: Riverport Construction Ltd.

Rezoning from RF to RF-13 / Development Variance Permit

to allow subdivision into 8 single family small lots

It was

Moved by Councillor Hundial

Seconded by Councillor Locke

That:

1. A Bylaw be introduced to rezone the subject site from " Single Family Residential Zone (RF)" to " Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0380-00, varying the following, to proceed to Public Notification:
 - (a) to permit double garages on proposed Type I Lots 1, 2, 3, 4 and 5 of the 'Single Family Residential Zone (13);

- (b) To reduce the minimum lot depth of the 'Single Family Residential (13) Zone", from 28 metres (92 ft.) to 24.2 metres (79 ft.) for proposed Lot 4 and Lot 5; and
 - (c) To reduce the minimum rear yard setback of the 'Single Family Residential Zone (13)" from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 4 and Lot 5.
3. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, 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 Department; and
 - (g) 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.R19-317

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Patton

Seconded by Councillor Hundial

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

Amendment Bylaw, 2019, No. 19793" pass its first reading.

RES.R19-318

Carried

With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R19-319 It was Moved by Councillor Patton
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19793" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R19-320 It was then Moved by Councillor Nagra
Seconded by Councillor Hundial
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19793" be held at the City
Hall on March 11, 2019, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

**8. 7918-0207-00
1881 - 152 Street**

Agent: Louis Kwan, Porte Communities
Owner: 538699 B.C. Ltd.
Director Information: Arnold Gill, David Porte
Officer Information as at March 14, 2018: David Porte (President)

**Rezoning from CD (By-law No. 15642) to CD / Amend CD By-law No. 15642
Development Permit**

to permit the development of a six-storey mixed-use building.

It was Moved by Councillor Hundial
Seconded by Councillor Locke
That:

1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone" (CD Bylaw No. 15642) to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to amend the existing Comprehensive Development By-law No. 15642 and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 354 square metres (3,810 square feet) to 196 square metres (2,110 square feet).
4. Council authorize staff to draft Development Permit No. 7918-0207-00 generally in accordance with the attached drawings (Appendix II).
5. 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 road dedication plan 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 finalized 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 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) 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;
- (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;
- (i) registration of a Section 219 Restrictive Covenant to 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;
- (j) registration of a Section 219 Restrictive Covenant to ensure that where parking stalls are arranged in a tandem configuration, both stalls are assigned to the same residential unit;
- (k) the applicant adequately address the impact of reduced indoor amenity space; and
- (l) the applicant provide a density bonus amenity contribution in support of the requested increased density to 2.56 FAR (gross), to the satisfaction of the General Manager, Planning and Development Department.

RES.R19-321

Carried

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2005, No. 15642, Amendment Bylaw, 2019, No. 19794" pass its
first reading.

RES.R19-322 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2005, No. 15642, Amendment Bylaw, 2019, No. 19794" pass its
second reading.

RES.R19-323 Carried

It was then Moved by Councillor Locke
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2005, No. 15642, Amendment Bylaw,
2019, No. 19794" be held at the City Hall on March 11, 2019, at 7:00 p.m.

RES.R19-324 Carried

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19795" pass its first reading.

RES.R19-325 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Locke
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19795" pass its second reading.

RES.R19-326 Carried

It was then Moved by Councillor Locke
Seconded by Councillor Hundial
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19795" be held at the City
Hall on March 11, 2019, at 7:00 p.m.

RES.R19-327 Carried

C. ADDITIONAL PLANNING COMMENTS

D. ITEMS REFERRED BACK

E. CORPORATE REPORTS

F. CORRESPONDENCE

G. NOTICE OF MOTIONS

H. BYLAWS AND PERMITS

BYLAWS WITH PERMITS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18680"
7915-0057-00 – Paramjit and Baljeet Chahal
c/o Mainland Engineering Consultants Corporation (Rajeev Mangla)
RA to RH – 2747 – 140 Street - to subdivide into 2 single family suburban lots.

It was Moved by Councillor Patton
Seconded by Councillor Locke
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2016, No. 18680" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R19-328

Carried**Development Variance Permit No. 7915-0057-00**

2747 – 140 Street

To reduce the rear yard setback for proposed lot 2 in order to retain the existing
house.

It was Moved by Councillor Hundial
Seconded by Councillor Nagra
That Development Variance Permit No.
7915-0057-00 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.R19-329

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19445"
7916-0070-00 – P. and B. Chan, H. Tran, L. Heng and Pragati Holdings Ltd.
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
RF-12 and RA to RF-10 and RF-13 – 9714 and Portion of 9698 – 160 Street and
Portion of 9695 – 160A Street - to subdivide into 8 single family small lots
(4 RF-10 and 4 RF-13).

It was Moved by Councillor Locke
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2017, No. 19445" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R19-330

Carried

Development Variance Permit No. 7916-0070-00

9714, 9698 – 160 Street and 9695 – 160A Street
 To reduce the minimum width of proposed Lot 9 from 12 metres (40 ft.) to
 11.5 metres (38 ft.).

It was Moved by Councillor Hundial
 Seconded by Councillor Patton
 That Development Variance Permit No.
 7916-0070-00 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.R19-331

Carried

- 3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19508"
 7916-0232-00 – Fraser View Property Holdings Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF – 2918 Semiahmoo Trail - to subdivide into 4 single family lots.

It was Moved by Councillor Locke
 Seconded by Councillor Patton
 That Council amend the King George
 Highway Corridor Local Area Plan to redesignate a portion of the site from
 Clustering at Suburban Single Family Density (2 upa) to Clustering at Urban Single
 Family Density (8 upa).

RES.R19-332

Carried

It was Moved by Councillor Locke
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2018, No. 19508" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R19-333

Carried

Development Permit No. 7916-0232-00

2918 Semiahmoo Trail
 For Sensitive Ecosystems (Green Infrastructure Area)

RES.R19-334 It was Moved by Councillor Nagra
Seconded by Councillor Locke
That the Mayor and Clerk be authorized to
execute Development Permit No. 7916-0232-00.
Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19764"
7918-0337-00 – Owners of Strata Plan EPS04155
c/o Mainland Whisky Ltd. (Stephen Watts)
CD (By-law No. 17146) to CD - 3425 – 189 Street - to allow retail sales and
consumption of liquor products manufactured on the site, within a tasting lounge
at an existing distillery.

RES.R19-335 It was Moved by Councillor Locke
Seconded by Councillor Hundial
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19764" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried
With Councillor Pettigrew opposed.

Liquor Primary License Application No. 7918-0337-00
3425 – 189 Street
For a lounge endorsement for Mainland Whisky Ltd.

It was Moved by Councillor Patton
Seconded by Councillor Hundial
That, after taking into account the following
criteria outlined in the Planning Report dated January 14, 2019:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location;
- (e) the impact of noise on the community if the application is approved; and

After holding a Public Hearing on February 11, 2019, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed lounge endorsement at Mainland Whisky Ltd.; and

After hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. the maximum floor area for the licensed lounge of 100 square metres (1,075 sq. ft.); and
2. the hours of operation for the lounge are from 4:00 p.m. to 9:00 p.m. Monday through Sunday."

RES.R19-336

Carried

With Councillor Pettigrew opposed.

PERMIT APPROVALS

5. **Development Variance Permit No. 7917-0495-00**
1108190 BC Ltd. (Director Information: Nirmal and Mansukh Takhar),
City of Surrey
c/o Gradual Architecture Inc. (Ian Guan)
17656 and 17690 – 66A Avenue
To reduce the rear yard (east) and the north side yard setback for Building 200 and reduce the south side yard setback for Buildings 100 and 200.

It was

Moved by Councillor Nagra

Seconded by Councillor Locke

That Development Variance Permit No.

7917-0495-00 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.R19-337

Carried

- Development Permit No. 7917-0495-00**
17656 and 17690 – 66A Avenue
To permit the development of two industrial warehouse

It was

Moved by Councillor Nagra

Seconded by Councillor Locke

That the Mayor and Clerk be authorized to

execute Development Permit No. 7917-0495-00.

RES.R19-338

Carried

6. **Development Variance Permit No. 7918-0094-00**
J. Sanchez
8388 - 133 Street
To reduce the minimum rear yard setback and reduce the minimum required second storey offset from 20% to 9.7% in order to maximize the buildable floor area for a single family dwelling.

It was Moved by Councillor Nagra
 Seconded by Councillor Hundial
 That Development Variance Permit No.
 7918-0094-00 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.R19-339

Carried
 With Councillor Pettigrew opposed.

7. **Development Permit No. 7914-0221-00**
 0794275 BC Ltd. (Director Information: Ralph Berezan)
 c/o Berezan (Juniper) Enterprises Ltd. (Ray Spence)
 17670 James Hill Drive (formerly 17676 James Hill Drive)
 To permit the development of five industrial buildings and their associated yards.

Note: Subsequent to drafting Development Permit No. 7914-0221-00, the
 applicant sold the property located at 17677 James Hill Drive (Lot 1) and
 amended the application to remove this property from the application.
 As such, the property at 17677 James Hill Drive has been removed from the
 Development Permit drawings.

It was Moved by Councillor Hundial
 Seconded by Councillor Locke
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7914-0221-00.

RES.R19-340

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19205"
 7916-0257-00 – M. Massod and S. Jafri
 RF to CD – 14794 – 58 Avenue - to allow a child care centre with a maximum of
 15 children within a single family dwelling.

It was Moved by Councillor Nagra
 Seconded by Councillor Patton
 That application No. 7916-0257-00 be closed
 and "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19205" be
 filed.

RES.R19-341

Carried

I. CLERKS REPORT

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Nagra
Seconded by Councillor Patton
That the February 25, 2019 Regular Council –

Land Use meeting be adjourned.

RES.R19-342

Carried

The Regular Council - Land Use meeting adjourned at 5:40 p.m.

Certified correct:



Jennifer Ficocelli, City Clerk



Mayor Doug McCallum