



Surrey Board of Variance Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
TUESDAY, JULY 9, 2024
Time: 9:14 a.m.

Present:

I. Dhillon, Chair
J. Dharampal
P. Sran
B. Sidhu

Absent:

J. Vinepal

Staff Present:

E. MacGregor, Planner, Planning & Development
R. Ordelheide, Planner, Planning & Development
J. Wonfor, Plan Checker, Planning & Development
L. Blake, Assistant City Clerk, Legislative Services
G. Yeung, Legislative Services Coordinator
J. Sung, Legislative Services Coordinator

A. ADOPTIONS

1. Adoption of the Minutes

It was

Moved by J. Dharampal

Seconded by P. Sran

That the minutes of the Board of Variance

meeting of May 14, 2024 be approved as circulated.

Carried

B. NEW APPEALS

1. Appeal No. 24-06 – Dhillon

The Board acknowledged J. Sarwal, the Agent of Applicant, to speak to the application.

There was one piece correspondence received in opposition to the proposal.

The Agent advised that the applicant originally built the structure as an accessory building for storage but later converted it to a suite. As per the newly adopted Urban Residential Zone R3, the applicant would be permitted to three suites on the property; however, should the applicant be permitted to retain the accessory building, it would be used for storage.

In response to questions from the Board, the Agent advised that should the applicant not be permitted to retain the accessory structure, there would be financial hardship from the construction, land assessment report, and demolition costs if the appeal was denied. The original intention was to help students, and students are not able to rent with the stop work order. The applicant is lacking in storage space if the accessory building is not utilized.

In response to a question from the Board, staff advised that the original plan of the accessory building included a washroom; however, as there is an active stop work order for the structure, staff was unable to verify the current design.

The Board noted that the accessory structure was illegally constructed without the necessary permits, and it could set a precedent to allow the structure to remain. There could also be alternative storage solutions that do not require the accessory structure. The Board advised that undue hardship was not demonstrated.

It was Moved by P. Sran
Seconded by B. Sidhu
That Appeal 24-06, for permission to vary the west rear yard setback of the "Single Family Residential (RF) Zone" to permit the retention of an existing, unpermitted 46 sq. m. accessory structure located at 14939 - 94 Avenue, as presented to the Board, be denied.
Carried

D. OTHER BUSINESS

This section had no items to consider.

E. NEXT MEETING

The next meeting of the Board of Variance is scheduled for September 3, 2024.


F. ADJOURNMENT

It was Moved by P. Sran
Seconded by B. Sidhu
That the Board of Variance meeting be adjourned.
Carried

The Board of Variance meeting adjourned at 9:26 a.m.



Jimmy Sung, Secretary



Inderjit Dhillon - Chairperson
Beesinder Sidhu - Co-Chairperson