



Surrey Board of Variance Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
TUESDAY, SEPTEMBER 3, 2024
Time: 9:12 a.m.

Present:

J. Dharampal
P. Sran
B. Sidhu, Vice-Chair

Absent:

I. Dhillon, Chair
J. Vinepal

Staff Present:

E. MacGregor, Planner, Planning & Development
R. Ordelleide, Planner, Planning & Development
J. Wonfor, Plan Checker, Planning & Development
J. Sung, Legislative Services Coordinator

B. Sidhu assumed the role of the chair.

A. ADOPTIONS

1. Adoption of the Minutes

It was

Moved by P. Sran
Seconded by J. Dharampal
That the minutes of the Board of Variance

meeting of July 9, 2024 be approved as circulated.

Carried

B. NEW APPEALS

1. Appeal No. 24-07 – Bhatti

The Board acknowledged M. Bhatti, Applicant, in attendance to speak to the application.

There were two pieces of correspondence received in support of the proposal.

The Chair then called on the Applicant to present their appeal.

The Applicant advised that they have two sheds in the back of the main building. The first shed was a permanent construction, built in 2018 on solid foundation. The Applicant's lot is at an angle, which made them believe that the minimum required setback was maintained when it was in fact over the permitted setback. The second shed is a temporary construction on blocks, which is also over the permitted setback, as the Applicant believed that temporary structures do not follow the same setback requirement. Both sheds are used for woodworking equipment and are operating as a not-for-profit hobby.

The Applicant spoke to six neighbours and none of them expressed concern to the proposal. Prior to this meeting, the Applicant had already reached out to City staff to obtain permits for the two sheds, and they were advised to obtain a setback variance before the building permit can be granted. Both sheds are built to code as they are designed by an engineer. The first shed was built on foundation and would be difficult to move. The shed would have to be demolished if appeal was denied, resulting in financial hardship for the Applicant.

In response to a question from the Board, the Applicant stated that they had already assessed the possibility of moving the second shed, which will cost approximately \$4,500. The Applicant lives with their spouse, and they are both over the age of 70, so moving the second shed is not only costly but a disruption to their lives.

The Board noted that the Applicant had explored different options to bring both sheds into compliance. The Board recognized that there is financial hardship for the Applicant to demolish and move the sheds.

It was Moved by P. Sran
Seconded by B. Sidhu
That Appeal 24-07, for permission to vary the rear (east) yard and side (north) yard setbacks of the "Single Family Residential (RF) Zone" to permit the retention of two existing, unpermitted accessory structures located at 6174 - 187A Street, be allowed.

Carried

2. **Appeal No. 24-08 – Sim**

The Board acknowledged S. Sim, the Agent of Applicant, to speak to the application.

There was one piece of correspondence received in support of the proposal.

The Chair then called on the Agent to present their appeal.

The Agent stated that her mother got a stop work order on the covered deck approximately a year ago. In the process of obtaining building permit after the stop work order, the owner discovered that the deck was built without a building permit and over the permitted setback. The house was purchased in 2004 with the unpermitted deck already built. The Applicant built a roof over the deck in 2004 due to her slipping and falling on the wet deck floor. The deck was enclosed in 2016 due to raccoons trespassing. The Agent has already hired engineer to design the structural work necessary to bring the deck to building code. The Applicant would like to sell the property once she passes and would like the property to be legal for the sale.

City staff informed the Applicant that there were two greenhouses and two shelves on the property that are considered accessory buildings. The property covenant only permits one accessory structure on the lot. The accessory structures were built by the owner's late husband and hold significant sentimental value. The Agent proposed to remove one of the greenhouses and both shelves in order to keep the one greenhouse with the most sentimental value.

The Board recognized that the Applicant is actively trying to meet building code requirements, and that building permit had been submitted prior to attending the appeal. The Board found that there is financial hardship in the removal of the covered deck for the Applicant.

It was Moved by J. Dharampal
Seconded by P. Sran
That Appeal 24-08, for permission to vary the west rear yard setback of the "Comprehensive Development Zone (CD)" (By-law No. 12973) to permit the retention of an existing, unpermitted 7.5 sq. m. covered deck and a 5.3 sq. m. accessory greenhouse structure at 18483 - 66A Avenue, be allowed.

Carried

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next meeting of the Board of Variance is scheduled for October 8, 2024.

E. ADJOURNMENT

It was Moved by P. Sran
Seconded by J. Dharampal
That the Board of Variance meeting be adjourned.

Carried

The Board of Variance meeting adjourned at 9:33 a.m.



Jimmy Sung, Secretary



~~Inderjit Dhillon - Chairperson~~

Beerinder Sidhu - Vice-Chair