



# Surrey Board of Variance Minutes

1E - Committee Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
TUESDAY, NOVEMBER 14, 2023  
Time: 9:01 a.m.

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**Present:**

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

**Absent:**

**Staff Present:**

D. Nip, Planner, Planning & Development  
R. Ordelheide, Planner, Planning & Development  
N. Gojevic, Plan Checker, Planning & Development  
J. Welkhu, Plan Checker, Planning & Development  
L. Blake, Assistant City Clerk, Legislative Services

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**A. ADOPTIONS**

**1. Adoption of the Minutes**

In response to a question from the Board Secretary, the Board confirmed that a cross section was requested for Appeal 23-07 that was considered at the October 10, 2023 meeting. A cross section is required to show any potential encroachment onto the neighbouring property.

It was

Moved by B. Sidhu

Seconded by J. Vinepal

That the minutes of the Board of Variance

hearing held on October 10, 2023, be received and adopted as circulated.

Carried

**B. DEFERRED APPEALS**

This section had no items to consider.

**C. NEW APPEALS**

**1. Appeal No. 23-09 – Husain**

The Board acknowledged W. Husain, Applicant, in attendance to speak to the application.

The Chair confirmed that there were no persons present to speak to the application and that no correspondence had been received in opposition to the proposal.

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

The Applicant provided the following information:

- The Applicant and his wife are currently in the process of obtaining a license for a daycare facility that will operate out of their home. The licensing process requires that the property meets the City's zoning regulations; however, during the application process, it was discovered that the rear sundeck encroaches on the rear and side yard setbacks.
- The Applicant had expanded the rear sundeck to provide a safe play space for the daycare.
- The Applicant has been supporting his family on a single income since the COVID pandemic in 2020, as more families were seeking licensed daycare facilities. The inability to move forward with the daycare license is causing a financial hardship on the Applicant.

In response to questions from the Board, the Applicant advised that there was an existing deck that was expanded by the Applicant. The deck is approximately four feet off from the ground.

The Board noted that the site plan that was submitted is not completed as it does not include the stairs down to the backyard. The site plan also does not properly demonstrate the necessary variance for the rear yard (south) setback, as the variance measurement is perpendicular to the property line. Using COSMOS, the Board and staff estimated that the necessary rear yard (south) setback is about 3.5 metres.

The Chair advised that all application submissions should be reviewed by the Chair prior to an appeal being scheduled on an agenda.

It was Moved by P. Sran  
Seconded by B. Sidhu  
That the requested rear yard (south) setback of the  
RF Zone for Appeal No. 23-09 be amended from 5.79 metres to 3.5 metres.  
Carried

The Board noted the financial hardship due to the non-conforming sundeck.

It was Moved by P. Sran  
Seconded by B. Sidhu  
That Appeal No. 23-09, for permission to vary  
the rear yard (south) setback of the RF Zone from 7.5 metres to 3.5 metres and  
side yard (west) setback of the RF Zone from 3.6 metres to 1.22 metres to allow  
retention of a sundeck at the rear of the property located at 6445 189A Street, as  
presented to the Board, be allowed.  
Carried

**D. OTHER BUSINESS**

**1. 2024 Meeting Schedule**

It was  
  
meeting schedule as presented.

Moved by B. Sidhu  
Seconded by J. Vinepal  
That the Board adopt the 2024 Board of Variance

Carried

**E. NEXT MEETING**

The next meeting of the Board of Variance is scheduled for January 16, 2024.

**F. ADJOURNMENT**

The Board of Variance meeting adjourned at 9:39 a.m.

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Lauren Blake, Secretary

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Inderjit Dhillon - Chairperson