

**City of Surrey
Board of Variance**

2E Community Room A
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, FEBRUARY 11, 2015
Time: 9:34 a.m.
File: 0360-20

Minutes

Present:

Gil Mervyn, Chair
Puneet Sandhar
Audrey Pease
Inderjit Dhillon

Absent:

Melissa Rook-Green

Staff Present:

K. Shangari, Planner, Planning & Dev.
K. Broersma, Planner, Planning & Dev.
L. Luaifoa, Secretary

A. ADOPTION OF MINUTES

Minutes of the Board of Variance meeting held on January 14, 2015.

Moved by P. Sandhar
Seconded by A. Pease

THAT the Minutes of the Board of Variance meeting held on January 14, 2015 be received and adopted as circulated.

CARRIED UNANIMOUSLY

B. DEFERRED APPEALS

No deferred appeals for this meeting.

C. NEW APPEALS

1. Appeal No. 15-002- Randy Bishop

For permission to relax the Farm House Plate setback requirements to allow for construction of a single family dwelling that will not exceed 1800 m² excluding the driveway or, be located more than 435 m from the front lot line at 1122 184 Street, Surrey, BC.

Randy Bishop provided the following comments concerning the application to the Board:

- The infrastructure for the property at 1122 184 Street was put in place a couple years prior and the appellant is wanting to change the design of the house to accommodate the potential sale of the property. Subsequent

to the appellant receiving his original building permit, the by-law changed requiring a maximum set-back of 60 meters from the front property line.

- It would be a financial hardship to remove the infrastructure and replace it, in order to comply with the new set-back requirement.
- An agreement is in place with Joseph Hayley to purchase the property subject to him being able to change the design of the house. A change in design would require a new building permit, which would further require adherence to the amended bylaw requirements.

In response to questions from the Board the appellant advised as follows:

- Permission had been granted from the City to develop the property under the previous bylaw and the house would have to be designed accordingly if the Board does not approve the application. The proposed design would be equal or less to the original plan. The home footprint is 1800 m² and the proposed variance would not change. The driveway will not be extended.
- He is the owner and Joseph Haley is the potential buyer of the property.
- It is not necessary to preload the site as it is higher and solid clay based.
- The land is currently used to produce hay.

The Chair questioned if there were any other persons present to speak to the application and confirmed there had been no correspondence received in response to notification regarding the appeal.

Members of the Board made the following concluding comment regarding the requested variance:

This appeal should be supported as a building permit had previously been issued for this site and the appellant would experience a significant hardship if the existing infrastructure had to be replaced in order to comply with the current bylaw.

Therefore, it was

Moved by P. Sandhar
Seconded by A. Pease

THAT Appeal No. 15-002 be **ALLOWED**, thereby permitting the relaxation of the Farm Home Plate set back requirements to allow the construction of a single family dwelling that will not exceed 1800 m², excluding the driveway, or be located more than 435 m from the front lot line at 1122 184 Street.

CARRIED UNANIMOUSLY

2. Appeal No. 15-003- Peter Neliba

For permission to:

- Relax the south side of the front yard setback requirement of 7.5 m to 4.9 m;
- Relax the north side of the front yard setback requirement of 7.5 m to 6.0 m;
- Relax the north side yard setback requirement from 1.8 m to 1.2 m; and
- Relax the 2nd floor area from 80% to 90% including any portion of the 2nd storey structure within 7.5 m of the front line

to allow for construction of a single family dwelling at 9370 – 138A, Surrey, BC.

Peter Neliba provided the following comments concerning the application to the Board:

- The appellant thanked the Board for their time and thanked staff for their assistance with the application. The appellant noted that there were some minor changes to the application that was submitted to the Board, including a relaxation for the 2nd storey from 80% to 90%.
- The Chair commented that minimal information was provided to the Board for consideration and recommended the application be deferred. The application did not contain elevation drawings or any plans and questioned the appellant why this information was not provided. The appellant replied that he had the required information but did not realize that it was required for consideration by the Board.

Members of the Board made the following comments regarding the requested variance:

- visual representation of what is being applied for is necessary as well as elevation plans.
- future applications must include sufficient details that outline what the hardship is and what the applicant is requesting.

Therefore it was,

Moved by I. Dhillon
Second by P. Sandhar

THAT Appeal 15-003 be DEFERRED pending submission of the minimum information required by the Board including, but not limited to, detailed plans sufficient to illustrate the size, location and design of the proposed single family dwelling; and further the revised application be submitted with comments provided by the City of Surrey Planning Department.

CARRIED UNANIMOUSLY

The Board made the following additional comments:

- Requested staff to provide the appellant with additional support to complete the application, as required by the Board.
- The Chair noted that the option to proceed with a Development Variance Permit is available, however, the Board of Variance is the appropriate venue.

D. OTHER BUSINESS

There was no other business.

E. NEXT MEETING

The next scheduled meeting of the Board of Variance will be held on Wednesday, March 11, 2015 at 9:30 am.

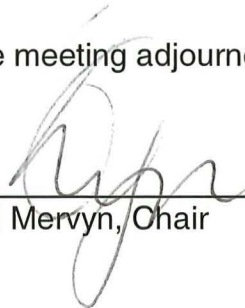
F. ADJOURNMENT

Moved by A. Pease
Second by P. Sandhar


THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:00 am.



Gil Mervyn, Chair



Losa Luaifoa, Secretary