

**City of Surrey  
Board of Variance  
Minutes**

2E - Community Room A  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**WEDNESDAY, APRIL 8, 2015**  
Time: 9:30 AM  
File: 0360-20

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**Present:**

Gil Mervyn, Chair  
Inderjit Dhillon  
Puneet Sandhar  
Melissa Rook-Green

**Absent:**

Audrey Pease

**Staff Present:**

K. Shangari, Residential Plan Checker, Building  
K. Broersma, Planner, Planning & Development  
L. Luaifoa, Secretary

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**A. ADOPTION OF MINUTES**

Minutes of the Board of Variance meeting held March 11, 2015.

Moved by M. Rook-Green  
Seconded by P. Sandhar

THAT the Minutes of the Board of Variance meeting held on March 11, 2015 be received and adopted as circulated.

CARRIED UNANIMOUSLY

**B. DEFERRED APPEALS**

No items for this meeting.

**C. NEW APPEALS**

**1. Appeal No. 15-005 – 0882090 B.C. Ltd.**

*For permission to relax the south rear yard setback from 6.0m to 4.5m for 15776 Mountain View Drive (Lot 8) and relax the south rear yard setback from 5.5m to 4.0m for 15758 Mountain View Drive (Lot 10) to allow the retention of built covered patio roofs at 15776 and 15758 Mountain View Drive, Surrey, BC.*

John Carpendale, Foxridge Homes, provided the following comments concerning the application to the Board:

- Due to the restrictive nature of these lots in the subdivision and existence of protected trees in the front yard, a Development Variance Permit (DVP) was granted by the City of Surrey for the two sites.

- The appellant did not realize that anything was incorrect, until inspectors noted a 1.5m infringement of the covered patio posts.
- The houses were designed with the belief that the RF-12 bylaw applied with a 1.5m reduction to 50% of the width of the building. This was not the case and the 50% rule did not apply. The appellant felt the DVP was not clear and had misinterpreted the requirements.
- Both lots have potential purchasers and the appellant is requesting a variance of 1.5m on both lots.

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

- The building permit was issued based on the approval of the drawings submitted by the appellant.
- The building designs for the subdivision are set designs. The houses were designed independently then it is determined where they will best fit on the subdivision.

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 the buildings are essentially complete and have been constructed in accordance with the permits issued by the City of Surrey. The errors should have been noticed and addressed by City staff during the review of the plans. If the appellant were to remove the projections, it would have significant impacts to the appearance and enjoyment of the buildings by the prospectus buyers, as well as result in additional costs.

Therefore, it was

Moved by I. Dhillon  
Seconded by P. Sandhar

THAT Appeal No. 15-005 be **ALLOWED**, thereby permitting the relaxation of the rear yard setback from 6.0m to 4.5m at 15776 Mountain View Drive and 5.5m to 4.0m at 15758 Mountain View Drive.

CARRIED UNANIMOUSLY

**D. OTHER BUSINESS**

**Election of Chair for 2015**

In accordance with Section 7 of the Surrey Board of Variance Establishment Bylaw, the Clerk called for nominations for the Chair of the Board for 2015.

Following due process, Gil Mervyn was elected Chair of the Board of Variance for 2015 by acclamation.

**E. NEXT MEETING**

The next scheduled meeting of the Board of Variance will be held on Wednesday, May 13, 2015 at 9:30 am.


**F. ADJOURNMENT**

Moved by I. Dhillon  
Second by P. Sandhar

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:45 am.

  
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Gil Mervyn, Chair  
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Losa Luaifoa, Secretary