

**City of Surrey
Board of Variance
Minutes**

2E – Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, APRIL 12, 2017
Time: 10:21 AM
File: 0360-20

Present:

Gil Mervyn, Chair
Mike Bola
Inderjit Dhillon

Absent:

Puneet Sandhar

Staff Present:

K. Broersma, Planning & Development
S. Chand, Plan Review Supervisor, Building
M. Legge, Residential Plan Checker, Building
L. Luaifoa, Secretary

Condolences

On behalf of the Surrey Board of Variance, the Chair paid tribute to board member, Don Maciver who passed away unexpectedly. Although Don was the most recently appointed member, his contribution to the Board was greatly appreciated. Don was very keen and took his role on the Board very seriously, as expressed through his thoughtful questions and considerations.

The Board expressed its sincere condolences to Don's wife and family. He will be missed.

A. ADOPTION OF MINUTES

Minutes of the Board of Variance meeting held March 8, 2017.

Moved by M. Bola
Seconded by I. Dhillon

THAT the Minutes of the Board of Variance meeting held on March 8, 2017, be received and adopted as circulated.

CARRIED UNANIMOUSLY

B. DEFERRED APPEALS

C. NEW APPEALS**1. Appeal No. 17-07 – Dhaliwal**

For permission to extend the effective termination date of Land Use Contract No. 376 for two years (January 16, 2020), to permit the construction of a new residential dwelling at 6240 – 129A Street.

The Board acknowledged Sarbjit Dhaliwal, the Appellant and his daughter, Harpreet Dhaliwal, in attendance to speak to the application.

The Chair confirmed there were no persons present to speak to the application and noted that there was correspondence in response to the notification regarding the appeal from the neighbour at 6257 130 Street.

The Appellant advised that two children of the family are in school and the long term plan is to re-build the house to accommodate the family after the children complete their schooling.

In response to questions from the Board, the Agent made the following comments:

- The property has been owned for two years;
- The property is currently being rented out and the plan is to occupy the new dwelling once it is built; and
- A 3-level house is the plan to build.

The correspondence was introduced to the Board from M. and V. Pommer, 6257 130 Street which expressed concerns with the application noting that if a large house is built, it will block the sun on neighbours backyard and also that the property taxes will increase due to the increase in the value of the property. The letter also stated that the larger houses built are designed to accommodate several suites.

In response to the letter, the Appellant advised they will do their best not to build an oversized house and confirmed there will only be one suite in the house.

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

- The hardship for the appellant is the financial costs of having to pay university fees for their children at the moment, and therefore not being able to afford to build a new home at this time
- There is an existing pattern already established in this neighbourhood to build new housing as permitted under the provisions of the Land Use

Contract. The new house proposed to be built by the appellant will be similar to other existing new housing in the area.

Therefore, it was

Moved by I. Dhillon
Seconded by M. Bola

THAT Appeal No. 17-07, to extend the effective termination date of Land Use Contract No. 376 for two years, to January 16, 2020, to permit the construction of a new residential dwelling at 6240 – 129A Street, in accordance with the provisions of Land Use Contract No. 376, be **ALLOWED**.

CARRIED UNANIMOUSLY

In the ensuing discussion of this item the Board requested that the appeal, and ultimate resolution of the Board resulting from the appeal, include the specific termination date of the requested extension.

D. OTHER BUSINESS

E. NEXT MEETING

The next Board of Variance meeting is scheduled to be held on Wednesday, May 10, 2017 at 9:30 am, in Meeting Room 2E – Community Room A, City Hall.

F. ADJOURNMENT

Moved by M. Bola
Second by I. Dhillon


THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 10:43 am.



Gil Mervyn, Chair



Losa Luaifoa, Secretary