

**City of Surrey
Board of Variance
Minutes**

2E – Community Room A
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 10, 2018
Time: 9:06 a.m.
File: 0360-20

Present:

Gil Mervyn, Chair
Mike Bola
Inderjit Dhillon
Puneet Sandhar

Absent:

Jennifer Rahiman

Staff Present:

K. Broersma, Planner
L. Anderson, Secretary

A. ADOPTION OF MINUTES

1. Minutes of the Board of Variance hearing held September 12, 2018.

Moved by I. Dhillon
Seconded by P. Sandhar

THAT the Minutes of the Board of Variance hearing held on
September 12, 2018, be received and adopted as circulated.

CARRIED UNANIMOUSLY

B. DEFERRED APPEALS

C. NEW APPEALS

1. **Appeal No. 18-62 – Pairus Holdings Ltd.**

For permission to reduce the rear (east) yeard setback from 7.5m to 0m, to permit an addition to an existing industrial building at 9274 – 194 Street.

The Board acknowledged Allan Austin, RKTG Associates Ltd., Agent for the Appellant Pairus Holdings Ltd., in attendance to speak to the application.

Mr. Austin provided an overview of the property noting that the original building was constructed in the late 1980's under the previous zoning, which allowed construction of the building and adjacent building with a 0m rear yard setback from the lot line. Since then, the zoning has been revised to Light Impact Industrial, requiring a 7.5m rear yard setback. Compliance with the new zoning for the proposed addition would result in the loss of to the 7.5m setback area, leaving the space empty and not available for use. The required setback would also impact parking as well as access to the existing building.

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

- The addition would be in line with the existing building and consistent with the adjacent area.
- The new standalone building is needed for storage and material used for constructing cabinet doors, currently taking up considerable space in the existing building. The addition will not house any personnel space.
- The hard surface required already exists, no additional hard surface will be required for the addition, and there will be no change in any of the landscaping.
- No issues or any impact has been identified in terms of location to any other buildings. The addition will be free standing, not attached to the existing building.
- Due to the size of the existing building, it is fully sprinkled and monitored. A fire safety plan has been applied for.

The Chair confirmed there were no persons present to speak to the application and no correspondence received in response to the notification regarding the appeal.

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

- The existing building is a non-conforming building as permitted under the previous zoning.
- Undue hardship has been determined. A 7.5m setback area would leave the area without any access for use by the Appellant and would impact the parking and access to the existing building. Furthermore, the addition, with a 0m setback, will not affect any other buildings in the area.

Therefore, it was

Moved by I. Dhillon
Seconded by P. Sandhar

THAT the Board finds that undue hardship would be caused to the Appellant by compliance with the Zoning Bylaw and orders that Appeal No. 18-62, to reduce the rear (east) yard setback from 7.5m to 0m, to permit an addition to an existing, non-conforming industrial building, at 9274 – 194 Street, as constructed under the previous zoning and as presented to the Board, be **ALLOWED**.

CARRIED UNANIMOUSLY

D. OTHER BUSINESS

1. Proposed 2019 Board of Variance Meeting Schedule
File No. 0540-20

The memo from the City Clerk, dated October 2, 2018, regarding the proposed 2019 Board of Variance meeting dates, was reviewed.

Therefore, it was

Moved by M. Bola
Seconded by P. Sandhar

THAT the proposed 2019 Board of Variance meeting schedule, as outlined in the memo from the City Clerk, dated October 2, 2018, be adopted.

CARRIED UNANIMOUSLY

E. NEXT MEETING

The next Board of Variance hearing is scheduled for Wednesday, November 14, 2018 at 9:00 a.m.

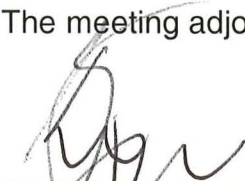
F. ADJOURNMENT

Moved by P. Sandhar
Second by M. Bola

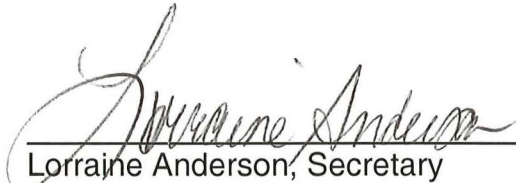
THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:21 a.m.



Gil Mervyn, Chair



Lorraine Anderson, Secretary