

**City of Surrey
Board of Variance
Minutes**

**Virtual Meeting
WEDNESDAY, APRIL 14, 2021
Time: 9:02 a.m.
File: 0360-20**

Present:

Gil Mervyn, Chair
Inderjit Dhillon
Dave Hans
Hossam Meawad
Beerinder Sidhu

Absent:

Staff Present:

K. Broersma, Planner, Planning & Development
J. Wonfor, Plan Review, Building
L. Anderson, Secretary

A. ADOPTION OF MINUTES

1. The minutes of the Board of Variance hearing held on February 3, 2021 to be adopted.

Moved by B. Sidhu
Second by D. Hans

THAT the Minutes of the Board of Variance hearing held on February 3, 2021, be received and adopted as circulated.

CARRIED UNANIMOUSLY

B. DEFERRED APPEALS

C. NEW APPEALS

1. **Appeal No. 21-03 – Chandi**

For permission to reduce the north side yard setback from 1.2m to 1.03m, to permit an addition to the existing dwelling at 8527 – 120A Avenue.

I. Dhillon and B. Sidhu declared a conflict of interest regarding Appeal No. 21-03 and left the meeting at 9:04 a.m.

The Board acknowledged Risham Chandi, Appellant, in attendance to speak to the application.

Mr. Chandi informed the house has three bedrooms, currently suitable for his parents, wife, three-year old daughter and himself. He reported that a second child is planned soon and that his sister will also be returning to live in the home and more space is required to comfortably accommodate the growing extended family. Originally Mr. Chandi considered purchasing a larger home, but the market price for a larger home is not affordable, which is why the decision to increase the liveable space in the home by adding an addition to

the back of the house is the ideal solution. However, when the house was originally built, the zoning bylaw allowed a smaller setback, but the zoning bylaw has since changed, requiring an increased setback. Since the house is now nonconforming, permission for a relaxation of the north side yard setback for 0.17m (6.69 inches), in order to build the addition in the manner at which the house was originally built, is being sought. An addition to the home, will allow the family to remain in the quiet neighbourhood they love, located next to a park, offering plenty of safe areas for walking and perfect for raising their children.

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

- The addition will be built with the same consistency and symmetry as the house was originally built. The small relaxation of the setback will provide more space and structure to the home.

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

- The north side yard setback is the only issue to be addressed for the addition to the home.

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

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

- Since construction of the home, the zoning bylaw was amended to require a minimum 1.2m side yard setback. The Appellants are proposing to relax the side yard setback slightly to 1.03m, which is well within the permitted setback in place when the house was originally constructed.
- The home is in a nice community with well maintained homes, all built under the previous zoning bylaw. If any other homes were wanting an addition, they would fall under the same hardship.
- Undue hardship has been demonstrated. If the addition was built at the same time the home was built, it would have been permitted. The Appellant has a growing extended family that requires more space. It is a very small variance that allows the growing extended family to live together instead of having to provide three different homes.

Therefore, it was

Moved by D. Hans
Second by H. Meawad

THAT the Board finds that undue hardship would be caused to the Appellants by compliance with the Zoning Bylaw and orders that Appeal No. 21-03, to reduce the north side yard setback from 1.2m to 1.03m, to permit an addition to the existing dwelling at 8527 – 120A Avenue, as presented to the Board, be **ALLOWED**.

CARRIED UNANIMOUSLY

I. Dhillon and B. Sidhu rejoined the meeting at 9:18 a.m.

D. OTHER BUSINESS

1. Appointment of Vice Chair for 2021

The Chair advised his selection for Vice Chair for the Board of Variance for the 2021 calendar year is Inderjit Dhillon, the longest serving member of the Board. Prior to proceeding on that basis, discussion was requested to ensure any concerns of the Board could be heard. Mr. Dhillon reported the possibility of a conflict from time to time due to his profession. Board members noted Mr. Dhillon's valuable experience, especially with the majority of the members being fairly new and expressed their support of the Vice Chair selection.

E. NEXT MEETING

The next Board of Variance hearing is scheduled to be held on Wednesday, May 12, 2021, at 9:00 a.m.

F. ADJOURNMENT

Moved by H. Meawad
Second by D. Hans

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The meeting adjourned at 9:25 a.m.

Gil Mervyn, Chair

Lorraine Anderson, Secretary