

Present:

G. Mervyn, Chair
I. Dhillon
D. Hans
B. Sidhu

Absent:

H. Meawad

Staff Present:

K. Broersma, Planner, Planning & Development
M. Medurecan, Plan Checker, Building
L. Blake, Assistant City Clerk, Legislative Services

A. ADOPTIONS**1. Adoption of the Minutes**

It was

Moved by I. Dhillon

Seconded by B. Sidhu

That the Minutes of the Board of Variance
hearing held on May 10, 2022, be received and adopted as circulated.

Carried

B. DEFERRED APPEALS

This section had no items to consider.

C. NEW APPEALS**1. Appeal No. 22-09 – Bains**

To increase the building height from 9.0 metres to 9.95 metres to permit the construction of a new single family dwelling located at 12869 113B Avenue.

I. Dhillon declared a conflict of interest and left the meeting at 9:07 a.m.

The Board acknowledged M. Bains, the Appellant, in attendance to speak to the application.

The Chair confirmed that there were no persons present to speak to the application and that no correspondence had been received in opposition to the proposal.

The Chair then called on the Appellant to present their appeal.

The Appellant advised that they are seeking a variance in order to construct a new single family home in Bridgeview as it is not possible to meet the Zoning Bylaw height requirements for a two-storey home due to flood plane constraints..

In reviewing photographs of the site and the floorplans, Members of the Board noted that properties located in Bridgeview are impacted by floodplain restrictions and the proposed ceiling heights are fairly standard.

It was Moved by B. Sidhu
Seconded by D. Hans

That the Board finds that undue hardship would be caused to the Appellant by compliance with the Zoning Bylaw and orders that Appeal No. 22-09, permission to increase the building height from 9.0 metres to 9.95 metres to permit the construction of a new single family dwelling located at 12869 113B Avenue, as presented to the Board, be allowed.

Carried

I. Dhillon rejoined the meeting at 9:10 am.

In response to a question from the Board, Keith Broersma, Planner, advised that the term "Single Family Dwelling" is a term that is defined in the Zoning Bylaw and other associated bylaws.

The Board discussed the use of the term "Single Family Dwelling" and how it is applied to properties that also include a secondary suite. The Board noted that it does not have the authority to approve or deny secondary suites, and that applicants can apply to construct a secondary suite after their Board of Variance application is considered.

D. OTHER BUSINESS

1. Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000

Keith Broersma, Planner, advised that Corporate Report R124 regarding proposed text amendments to Surrey Zoning By-law, 1993, No. 12000, including the 80/20 Rule and Bridgeview Building Height, was approved by Council at the June 27, 2022, Regular Council – Public Hearing meeting, and the proposed Bylaw amendments received first and second reading. A Public Hearing was held on July 11, 2022, and the Bylaws are anticipated to receive final adoption at the July 25, 2022, Regular Council – Public Hearing meeting.

The Chair thanked the Board and staff for their efforts to bring the matter forward to Council.

E. NEXT MEETING

The next meeting of the Board of Variance is scheduled to be held on Wednesday, September 14, 2022, at 9:00 a.m. in 1E – Community Room B.

F. ADJOURNMENT

It was

Moved by I. Dhillon

Seconded by B. Sidhu

That the July 13, 2022 Board of Variance meeting

be adjourned.

Carried

The Board of Variance meeting adjourned at 9:22 a.m.

Certified correct:

Lauren Blake, Secretary

Gil Mervyn, Chair