



# *Surrey Board of Variance Minutes*

2E - Community Room B  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
WEDNESDAY, JANUARY 18, 2023  
Time: 11:00 a.m.

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**Present:**

I. Dhillon, Chair  
J. Dharampal  
H. Meawad  
B. Sidhu  
J. Vinepal

**Absent:****Staff Present:**

K. Broersma, Planner, Planning & Development  
L. Blake, Assistant City Clerk, Legislative Services

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**ELECTIONS and APPOINTMENTS**

The Board Secretary called for nominations for the Chair of the Board for the 2023 calendar year.

It was

Moved by B. Sidhu

Seconded by J. Vinepal

That I. Dhillon be nominated for Chair of the

Board of Variance for the 2022 calendar year.

Carried

Following due process, I. Dhillon was elected Chair of the Board of Variance for the 2023 calendar year.

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

It was

Moved by B. Sidhu

Seconded by J. Vinepal

That the minutes of the Board of Variance  
hearing held on December 16, 2022, be received and adopted as circulated.

Carried

**B. DEFERRED APPEALS**

This section had no items to consider.

**C. NEW APPEALS****1. Appeal No. 23-01 – Clifford**

*To vary the RA Zone to allow a basement well in the north front yard for the property located at 16921 - o Avenue.*

The Board acknowledged R. Clifford, Applicant, 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 Agent to present their appeal.

The Applicant provided the following information:

- The lot faces two streets, o Avenue and oA Avenue, and both yards are considered as frontages.
- A new home will be built and front o Avenue. This yard will be used as the front yard.
- There is no access to oA Avenue due to trees and overgrowth.
- The home will be built to RF zone standards but is located on an RA zoned lot.
- The Applicant is proposing to build a sunken patio in the space that they will use as their backyard; however, as both yards are considered as front yards, a variance is required.

It was

Moved by B. Sidhu

Seconded by J Vinepal

That the Board finds that undue hardship would be caused to the Appellant by compliance with the Zoning Bylaw and orders that Appeal No. 23-01, permission to vary the RA Zone to allow a basement well in the north front yard for the property located at 16921 - o Avenue, as presented to the Board, be allowed.

Carried

**2. Appeal No. 23-02 – Minhas**

*To vary the south side yard setback from 2.4m to 1.5m to permit construction of a new single family dwelling located at 10123 – 173 Street.*

The Board acknowledged A. Minhas, Applicant, 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 Applicant to present their appeal.

The Applicant advised that the building envelope of their new home will impact protected trees located on an adjacent lot (10135 173 Street). To retain the trees, the Applicant is proposing to shift the home into the south setback.

In response to questions from the Board, J. Welkhu, Plan Checker, advised that the proposed sunken patio is considered as being in the rear yard as it faces the rear yard. If the sunken patio faced the side yard, it would not be permitted.

Members of the Board noted that the requested variance is required in order for the Applicant to comply with retaining the protected trees.

It was

Moved by J. Vinepal

Seconded by B. Sidhu

That the Board finds that undue hardship would be caused to the Appellant by compliance with the Zoning Bylaw and orders that Appeal No. 23-02, permission to vary the south side yard setback from 2.4m to 1.5m to permit construction of a new single family dwelling located at 10123 – 173 Street, as presented to the Board, be allowed.

Carried

#### **D. OTHER BUSINESS**

##### **1. 2023 Meeting Schedule**

The Board was requested to provide feedback regarding the 2023 meeting schedule.

The Board requested that the meeting date be set for the second Tuesday of each month, with meetings scheduled to start at 9:00 a.m. It was also requested that meetings be held in person.

#### **E. NEXT MEETING**

The next meeting of the Board of Variance is to be determined.

#### **F. ADJOURNMENT**

It was

Moved by B. Sidhu

Seconded by J. Vinepal

That the January 18, 2023 Board of Variance meeting be adjourned.

Carried

The Board of Variance meeting adjourned at 11:18 a.m.

Certified correct:

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Lauren Blake, Secretary

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Inderjit Dhillon, Chair