



Surrey Board of Variance Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
TUESDAY, MARCH 14, 2023
Time: 9:00 a.m.

Present:

I. Dhillon, Chair
B. Sidhu
J. Vinepal

Absent:

J. Dharampal

Staff Present:

K. Broersma, Planner, Planning & Development
D. Nip, Planner, Planning & Development
E. MacGregor, Planner, Planning & Development
J. Welkhu, Plan Checker, Planning & Development
N. Gojevic, Plan Checker, Planning & Development
L. Blake, Assistant City Clerk, Legislative Services
N. Samut, Assistant City Clerk, Legislative Services

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 January 18, 2023, be received and adopted as circulated.

Carried

B. DEFERRED APPEALS

This section had no items to consider.

C. NEW APPEALS**1. Appeal No. 23-03 – Welder**

The Board acknowledged B. Welder, Applicant, in attendance to speak to the application.

The Chair confirmed that there were no persons present to speak to the application.

Two pieces of correspondence were received expressing no opposition to the proposal.

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

The Applicant provided the following information:

- The Applicant had started the process to build a pool in his backyard, but as he was not familiar with the construction requirements, he hired a professional

pool builder. After paying a deposit, the builder began digging a hole in the yard for the pool, advising the Applicant that a permit was not required at that time to begin digging.

- In March 2022, the Applicant received a phone call advising that a stop-work order was issued for his property as the proper permits had not been obtained for the pool. Once the stop-work order was issued, the pool builder ceased contact with the Applicant.
- The existing hole for the pool has now become a hazard of the Applicant's family, and there would be a financial burden to relocate the pool at this point. The Applicant has now hired a reputable pool builder to finish the project, but requires a variance in order to move forward.

In response to questions from the Board, the Applicant provided the following information:

- The gazebo has been on the property since about 2015 to 2016, is well-kept and has not been the subject of complaints from any neighbours. It currently houses a propane BBQ.
- The Applicant reconstructed their fence with approval from the City for safety reasons and implemented proper tree protection.
- The Applicant obtained three quotes for the pool. The Applicant selected the original pool builder because they would allow the Applicant to be more hands on with the project to save money.

In response to questions from the Board, Keith Broersma, Planner, and Jazzy Welkhu, Plan Checker, provided the following information:

- There is a watermain located approximately 2.5 metres from the south property line. If the requested variance is approved and the Applicant proceeds with a building permit for the pool, Planning staff can work with Engineering staff to ensure there are no concerns related to the watermain.
- As the gazebo is located about a metre from the house, it is not considered as part of the principal building and would not require a building permit; however, property owners are expected to do their due diligence when constructing structures such as gazebos to ensure they comply with all setback requirements.

The Board provided the following comments:

- The Applicant should have done more due diligence prior to starting construction on such a large project.
- As construction is well underway for the pool and the gazebo has already been built, there would be financial hardship for the Applicant to remove both structures.

- The pool should not impact the watermain or other utilities.
- No concerns have been expressed by neighbouring property owners.

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. 23-03, permission to reduce the south flanking street (62 Avenue) setback from 7.5m to 0.92m for an existing pool and 0.39m for an existing gazebo structure for the property located at 6210 171 Street, as presented to the Board, be allowed.

Carried

D. OTHER BUSINESS

1. 2023 Meeting Schedule

The Board was requested to adopt the proposed 2023 Board of Variance meeting schedule. Meetings are proposed to be held on the second Tuesday of each month at 9:00 a.m. All meetings will be held in person unless otherwise noted.

It was

Moved by B. Sidhu

Seconded by J. Vinepal

That the Board of Variance approve the 2023 meeting schedule as presented.

Carried

2. Election of Vice-Chair

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

It was

Moved by J. Vinepal

Seconded by I. Dhillon

That B. Sidhu be nominated for Vice-Chair of the Board of Variance for the 2023 calendar year.

Carried

Following due process, B. Sidhu was elected Vice-Chair of the Board of Variance for the 2023 calendar year.

E. NEXT MEETING

The next meeting of the Board of Variance is scheduled for April 11, 2023 at 9:00 a.m. in 2E - Community Room B.

F. ADJOURNMENT

The Board of Variance meeting adjourned at 9:20 a.m.

Lauren Blake, Secretary

Inderjit Dhillon - Chairperson