

To: Board of Variance

File number: BV 2025-001541

BV 2025-001541, 11546 239A Street

Board of Variance Application

BACKGROUND:

Applicants: Pavanveer Singh Lehal;
Gurpal Singh Lehal;
Devo Kaur Lehal

Property Owners: Pavanveer Singh Lehal;
Gurpal Singh Lehal;
Devo Kaur Lehal

Legal Description: Lot 14 Section 16 Township 12 New Westminster District Plan
LMP44521

OCP Designation: [Urban Residential](#)

Zoning: [CD-1-93](#)

ANALYSIS:

Site Characteristics:

The subject property is located on 239A Street and has a total site area of 372 m² (4004.2 ft²) (Attachments B, C, and D). The site, which is relatively flat, has a single detached residence on it. It is bounded by single detached residences to the north and south. To the west is 239A Avenue with single detached residences across the road. To the east is a lane with single detached residences across the road.

Project Description:

The proposed development involves constructing a larger deck in the rear yard of the existing single detached residence. Information regarding the proposed development can be found on the BOV Application Form (Attachment A), Proposed Site Plan (Attachment F), Proposed Floor Plan (Attachment G), and Proposed Building Elevation Plan (Attachment H).

Proposed Variance:

The Board of Variance application requests the variances summarized in the table below. Information regarding the applicants' claimed undue hardship in terms of complying with the relevant Zoning Bylaw requirements can be found on the BOV Application Form (Attachment A).

Minimum Rear Lot Line Principal Structure Setback Variance	
Variance Zoning Bylaw No. 7600-2019, Part 10, Section 1018.7 (1) (b) <ul style="list-style-type: none">To reduce the minimum rear lot line principal structure setback from 14.5 m to 8.4 m, to accommodate a proposed deck in the rear yard of the existing single detached residence.	Staff Comment The following rationale for the variance is relevant: <ul style="list-style-type: none"><u>Insufficient Deck Size</u> The applicants' claimed undue hardship is that the existing deck in the rear yard of the existing single detached residence is not large enough for their family and that a larger deck is necessary.
Maximum Lot Coverage Variances	
Variance Zoning Bylaw No. 7600-2019, Part 10, Section 1018.6 (1) <ul style="list-style-type: none">To increase the maximum lot coverage for principal structures from 40% to 50%.	Staff Comment The following rationale for the variance is relevant: <ul style="list-style-type: none"><u>Insufficient Deck Size</u> The applicants' claimed undue hardship is that the existing deck in the rear yard of the existing single detached residence is not large enough for their family and that a larger deck is necessary.
Variance Zoning Bylaw No. 7600-2019, Part 10, Section 1018.6 (3) <ul style="list-style-type: none">To increase the maximum lot coverage for all structures from 45% to 50%.	

CONCLUSION:

It is recommended that the Board of Variance application be considered in relation to the requirements of Section 542 of the *Local Government Act*.

“Daniel Rajasooriar”

Prepared by: Daniel Rajasooriar, Planner 2

Attachments:

- (A) BOV Application Form
- (B) Location Map
- (C) Aerial Photo Map
- (D) OCP and Zoning Map
- (E) Title Search
- (F) Proposed Site Plan
- (G) Proposed Floor and Building Elevation Plans
- (H) Existing Floor and Building Elevation Plans