



BOARD OF VARIANCE MEETING MINUTES

March 3, 2025, 9:00 a.m.
Blaney Room
City Hall, 11995 Haney Place

Present: D. Nouri, *Chair*
B. Domaas, *Vice Chair*
C. Jacobsohn
J. Bissky
R. Naimi

Staff Present: D. Rajasooriar, Planner 2 – Staff Liaison
D. Mahnic, Planning Assistant
E. Davies, Committee Clerk
A. Vukovic, Committee Clerk

1. CALL TO ORDER – 9:00 a.m.

Board of Variance Chair, D. Nouri, called the meeting to order and provided the territory acknowledgement. Board of Variance members and staff introduced themselves.

2. ADOPTION OF MINUTES

R/2025-BOV-001

THAT the minutes of the November 5, 2024, Board of Variance meeting be adopted as circulated.

CARRIED

3. NEW AND UNFINISHED BUSINESS

3.1 Introductions to the Board of Variance

3.2 2025 Chair and Vice Chair Elections

R/2025-BOV-002

THAT Daoud Nouri be appointed as Chair of the Board of Variance for 2025

CARRIED

R/2025-BOV-003

That Brad Domaas be appointed as Vice Chair of the Board of Variance for 2025

CARRIED

4. APPEALS

4.1 Pavanveer Singh Lehal, Gurpal Singh Lehal & Devo Kaur Lehal - File no: BV 2025-001541

Property Location: 11546 239A Street

The property is currently zoned CD-1-93 (Amenity Residential District). The applicant is seeking a variance to reduce the minimum rear lot line principal structure setback from 14.5 metres to 8.4 metres to accommodate a proposed deck in the rear yard of the existing single detached residence. The applicant is also seeking a variance to increase the maximum lot coverage for principal structures from 40% to 50% and to increase the maximum lot coverage for all structures from 45% to 50%.

Maple Ridge Zoning Bylaw No. 7600-2019, Section 1018.7 (1) (b) as amended, outlines how for lots less than 15.0 metres in lot width, the minimum setback for principal buildings and principal structures shall be not less than 14.5 metres from a rear lot line.

Maple Ridge Zoning Bylaw No. 7600-2019 Section 1018.6 (1), as amended, outlines how principal buildings and principal structures shall not exceed a lot coverage of 40%.

Maple Ridge Zoning Bylaw No. 7600-2019, 1018.6 (3) as amended, outlines how all buildings and structures together shall not exceed a lot coverage of 45%.

Discussion:

The Chair introduced the appeal and provided the applicant an opportunity to comment. The Applicant, P. Lehal, explained that due to a senior family members health issues and difficulty navigating stairs, they are requesting approval to expand the deck in order to enhance their ability to enjoy the outdoors and improve their overall experience of the deck.

D. Nouri invited staff to provide comment on the application, but staff had no further comments. The Chair then invited Board members to ask questions of the applicant and staff. J. Bissky requested clarification on the zoning of the property. D. Nouri noted that from the submitted drawings, the existing deck is also encroaching on the setback.

The Chair, D. Nouri, requested that E. Davies, Committee Clerk, read out any correspondence submitted for this appeal. E. Davies read the correspondence submitted by J. Mise at 11550 239A Street expressing concerns around the proximity to their bedroom window, excessive noise, and concerns that the deck could cause a reduction in the value of their property.

While making their decision, the Board noted that they were not convinced that this application meets the threshold for undue hardship.

R/2025-BOV-004

- i. THAT the appeal 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 at the property located at 11546 239A Street be allowed; and
- ii. THAT the appeal to increase the maximum lot coverage for principal structures from 40% to 50% and to increase the maximum lot coverage for all structures from 45% to 50% at the property located at 11546 239A street be allowed

DEFEATED

4.2 Beth Anne Wiggins, Kevin David Cyrus Wiggins, Nicole Selena Larose & Kenneth James Larose - File no: BV 2025-001590

Property Location: 26493 Cunningham Avenue

The property is currently zoned RS-3 (Single Detached Rural Residential). The applicant is seeking a variance to waive the requirement for a detached garden suite to be in the rear yard of a single detached residence, to accommodate a proposed detached garden suite in the front yard of the existing single detached residence.

Maple Ridge Zoning Bylaw No. 7600-2019 402.11 (1) (b), as amended, outlines how a detached garden suite residential use shall be located within the rear yard of a principal single detached residential use.

The Chair introduced the appeal and provided the applicant an opportunity to comment. The Applicant, K. Larose, noted that the rear of the property is not suited to accommodate a structure due to the topography of the property, including a slope towards the rear would make construction in that area impractical and the location inconvenient for a senior family member who will be living in the suite.

The Chair invited staff to comment but staff had no further comments. The Chair then asked E. Davies, Committee Clerk, to read any received correspondence, but the Committee Clerk confirmed that none was received for this application.

The Chair then asked the Board for their questions and comments. J. Bissky raised the question as to whether this application would fall under the City's Small-Scale, Multi-Unit Housing bylaw amendments and a discussion with staff ensued.

In their final comments, the Board agrees that due to the geography of the property it would not be possible for the applicant to construct to the rear of the property and that the application meets the requirements of undue hardship.

R/2025-BOV-005

THAT the appeal to waive the requirement for a detached garden suite to be in the rear yard of a single detached residence, to accommodate a proposed detached garden suite in the front yard of the existing single detached residence at the property located at 26493 Cunningham Avenue be allowed

CARRIED

5. ADJOURNMENT – 9:33 a.m.

Next Meeting: April 7, 2025

Appeal Submission Deadline: March 6, 2025

Daoud Nouri, Chair

/ed