

NOTICE OF PUBLIC MEETING – OCTOBER 21, 2024

DEVELOPMENT VARIANCE PERMIT NO. 460

CIVIC ADDRESS: 943 Lee Street

PURPOSE: This Development Variance Permit application seeks relief from the minimum rear yard and interior side yard setbacks from the RS-3 (Small Lot, Hillside) SSMUH residential Zone to allow for the use of an existing Barbeque Structure. The application also seeks to vary the maximum permitted projection for eaves and gutters into the required setback area in this zone.



Documents:

Author	Document	Item #
Director of Planning and Development Services	Draft Development Variance Permit	R-1



THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

NOTICE OF PUBLIC MEETING
OCTOBER 21, 2024
DEVELOPMENT VARIANCE PERMIT NO. 460
943 LEE STREET

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **October 21, 2024 at 4:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

NOTICE is hereby given that Council will consider this same application at the Regular Council Meeting scheduled for **October 21, 2024, at 4:00 P.M.** in the Council Chambers at the White Rock City Hall.

At the October 21, 2024, Public Meeting, all persons who deem their interest in this property is affected by the proposed application shall be afforded an opportunity to be heard **in person or by forwarding written submissions** reflecting matters contained in the proposed application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from the interested persons in regard to the application listed below:

DEVELOPMENT VARIANCE PERMIT NO. 460

CIVIC ADDRESS: 943 Lee Street (See site map)

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The proposed application can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas or in the Corporate Administration Office at the White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from October 8, 2024 until October 21, 2024 between the hours of 8:30 a.m. and 4:30 p.m.

ADDITIONAL INFORMATION

Further details regarding the subject of the Public Meeting may be found online:
whiterockcity.ca/agendas

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

VIEW THE RELATED DOCUMENTS

Online at whiterockcity.ca/agendas

SUBMIT YOUR COMMENTS

- **Email:** clerksoffice@whiterockcity.ca with “DVP 460” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, V4B 1Y6

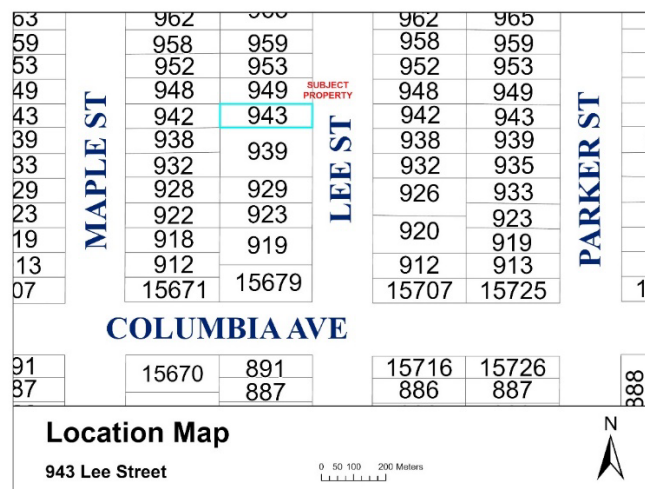
All submitted comments will be distributed to Council and must be received by
12:00 p.m. (noon) on the day of the Public Meeting.

- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

WATCH THE PUBLIC MEETING

Live online or view the video the following day at whiterockcity.ca/agendas

SITE MAP: 943 Lee Street



October 12, 2024

Tracey Arthur, Director of Corporate Administration



THE CORPORATION OF THE CITY OF WHITE ROCK

DEVELOPMENT VARIANCE PERMIT NO. 460

1. Development Variance Permit No. 460 is issued to **PAUL LEONARD DE GRACE** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 29 SECTION 11 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 1334

PID: 012-112-755

Hereinafter called “Lands”
As indicated on Schedule A.
2. Development Variance Permit No. 460 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by ‘White Rock Planning Procedures Bylaw, 2017, No. 2234’ as amended.
3. The provisions of ‘White Rock Zoning Bylaw, 2024, No. 2506’ as amended, is varied as follows:
 - (a) Section 4.13.3 is varied to increase the maximum projection from 1.2m to 1.24m into a rear yard setback for eaves and gutters.
 - (b) Section 4.13.3 is varied to increase the maximum projection of 0.6m to 1.2m into an interior side yard setback for eaves and gutters.
 - (c) Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the interior side yard setback from 1.2m to 0.30m on the Northern lot line for an existing structure.
 - (d) Section 6.3.9 (1) is varied to reduce the minimum setback requirements for an ancillary structure from the rear lot line setback from 1.5m to 0.24m on the Western lot line for an existing structure.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and conditions:

- (a) This Development Variance Permit (DVP) is for the construction of an outdoor covered Barbeque area located in the rear yard of the subject property as shown in Schedule B.
 - (b) The applicant must remove any encroachments or projections from the existing structure outside of the subject property.
 - (c) The Development Variance Permit (DVP) approval is valid under the condition that if the house is demolished or damaged beyond 75% as per the Local Government Act the variance permit will terminate.
5. Where the holder of this Development Variance Permit does not receive final approval of a Building Permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2024.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2024.

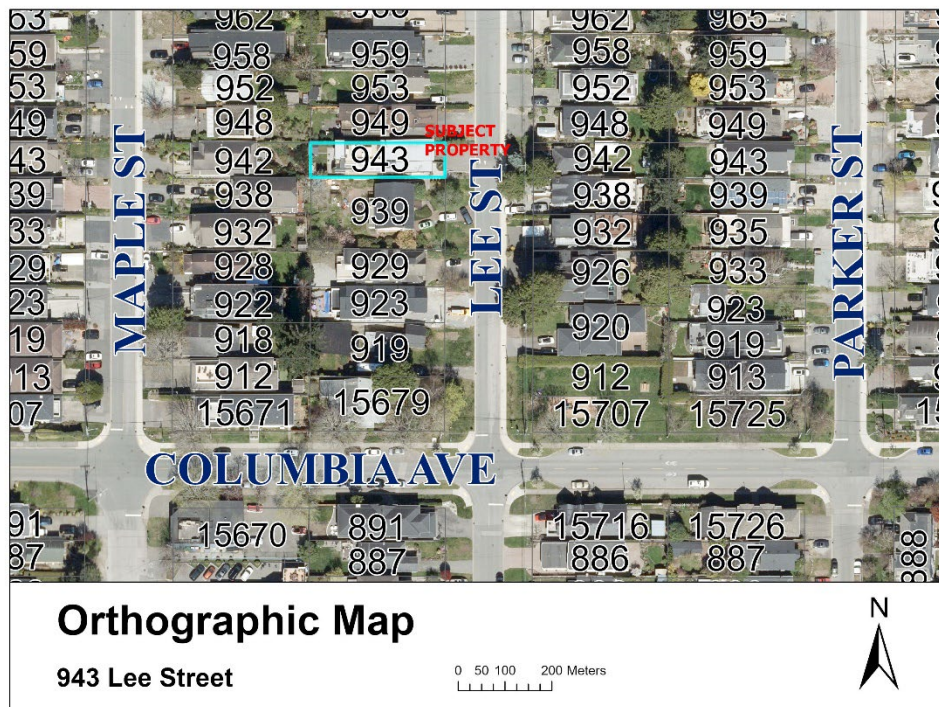
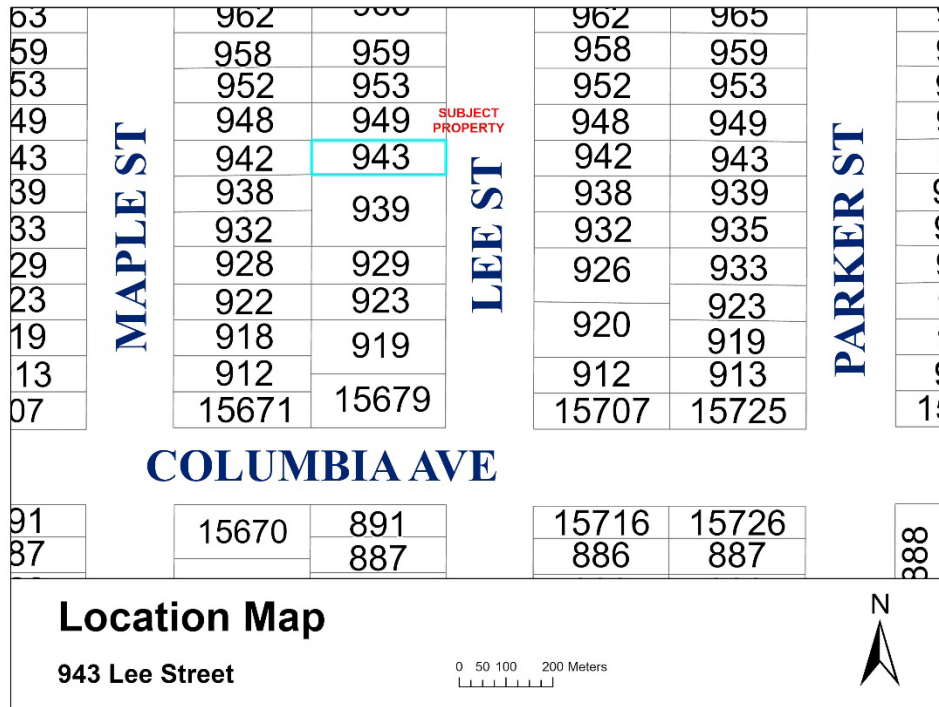
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

Schedule A

Location and Orthographic Maps



Schedule B Drawings

B.C. Land Surveyor's Building Location Certificate

PLAN SHOWING STRUCTURE CONSTRUCTED ON LOT 29

SECTION 11 TOWNSHIP 1 NWD PLAN 1334

SCALE 1:250



CIVIC ADDRESS
943 LEE STREET
WHITE ROCK B.C.
P.I.D. 012-112-755



CLOVERDALE B.C.
Phone 604-574-7311
Fax 604-574-3018

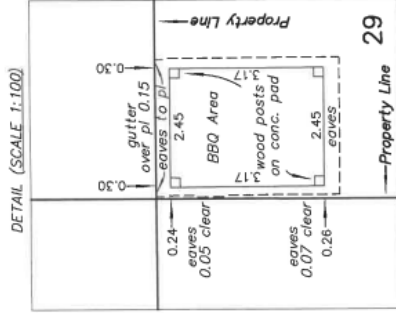
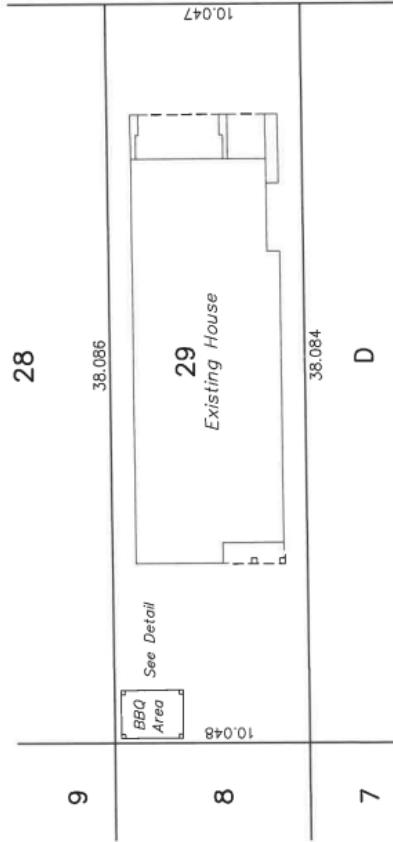
This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 30th day of July, 2018.

(C)

B.C.L.S.

This document is not valid unless originally signed and sealed.

OUR FILE: FWR13107 _CERT



RECEIVED

FEB 27 2024

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK

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CLIENT: CANTEC ELECTRICAL