



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

NOTICE OF CONSIDERATION OF DEVELOPMENT VARIANCE PERMIT NO. 464 (15315 PACIFIC AVENUE)

NOTICE is hereby given that the Council of the City of White Rock will consider waiving the Public Meeting requirement under Schedule J in *Planning Procedures Bylaw, 2017, No. 2234*, and will also consider issuance of Development Variance Permit No. 464 (15315 Pacific Avenue) in accordance with the *Local Government Act Section 499*, at the Regular Council Meeting scheduled for **MONDAY, JULY 7, 2025, AT 4:00 P.M.** in the Council Chambers at the White Rock Community Centre.

DEVELOPMENT VARIANCE PERMIT NO. 464

CIVIC ADDRESS: 15315 PACIFIC AVENUE

PURPOSE: To reduce the required front and exterior side yard setbacks on the subject property at 15315 Pacific Avenue. The applicant is requesting the following variances to Section 6.18.5.1 in the P-1 Civic/Institutional Zone:

- Front Lot Line Setback for Ancillary Structures: Reduction from 6.0 metres to 0.0 metres.
- Exterior Side Lot Line Setback: Reduction from 6.0 metres to 4.25 metres.
to allow for the construction of a structure to display a vintage fire truck.

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 June 24, 2025 until July 7, 2025 between the hours of 8:30 a.m. and 4:30 p.m.

ADDITIONAL INFORMATION

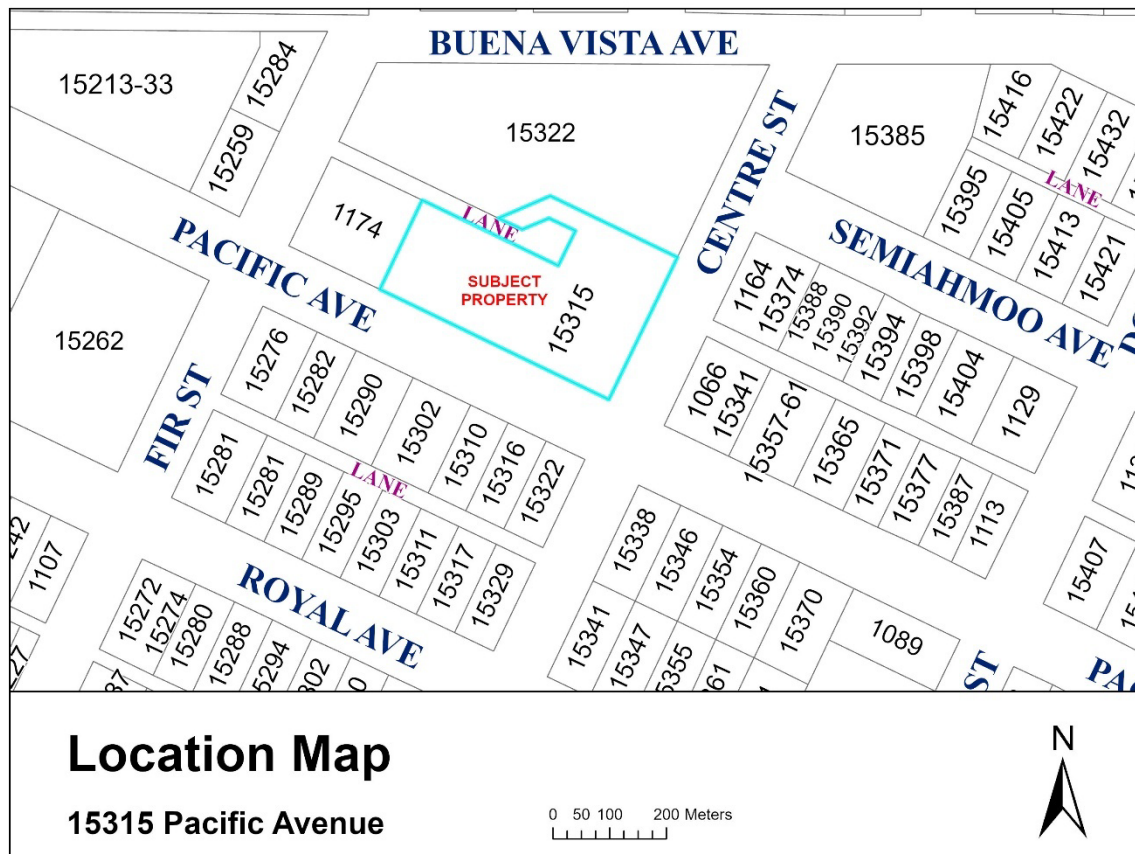
Further details regarding the subject of the application may be found online:
whiterockcity.ca/agendas

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

WATCH THE REGULAR COUNCIL MEETING

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

SITE MAP: 15315 Pacific Avenue



June 24, 2025

Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 464

1. Development Variance Permit No. 464 is issued to **THE CITY OF WHITE ROCK** 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 1 SECTION 11 TOWNSHIP 1 NEW
WESTMINSTER DISTRICT PLAN 2527
PID: 017-584-736
(15315 Pacific Avenue)

Hereinafter called "Lands"
As indicated on Schedule A.

2. Development Variance Permit No. 464 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 6.18.5.1) is varied to reduce the minimum front yard setback requirement for a structure from 6.0 metres to 0.0 metres
 - (b) Section 6.18.5.1) is varied to reduce the minimum exterior side yard setback requirement from 6.0 metres to 4.25 metres.
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 to permit the construction of an ancillary structure to display a vintage fire truck, to be located within the front yard of the subject property as shown in Schedule B.
 - (b) The DVP is valid under the condition that if the structure 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, Tree Management Permit or Sign Permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2025.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2025.

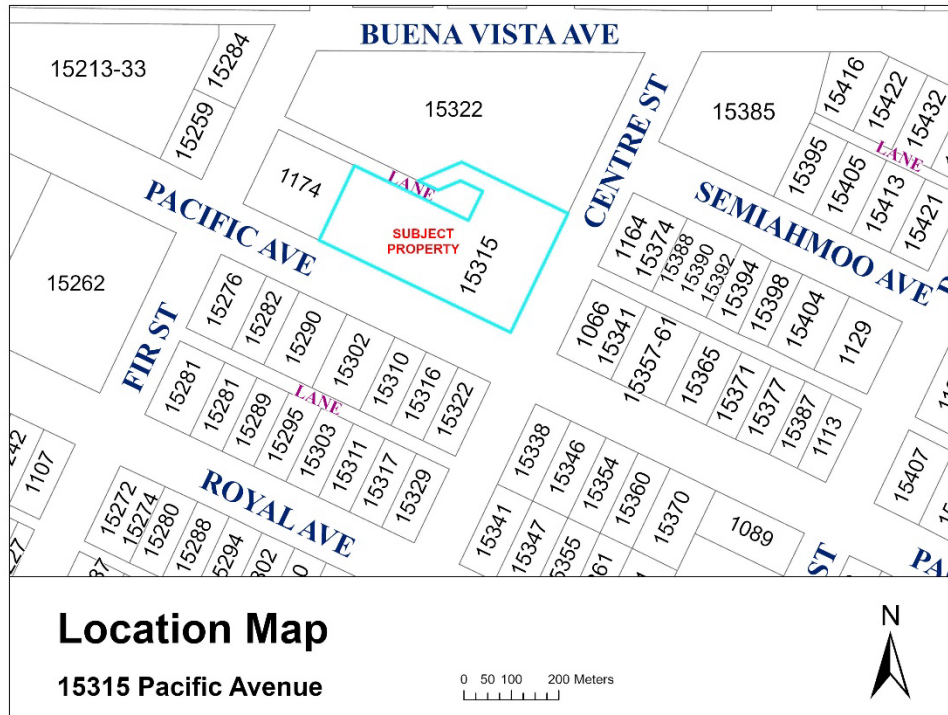
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

Schedule A

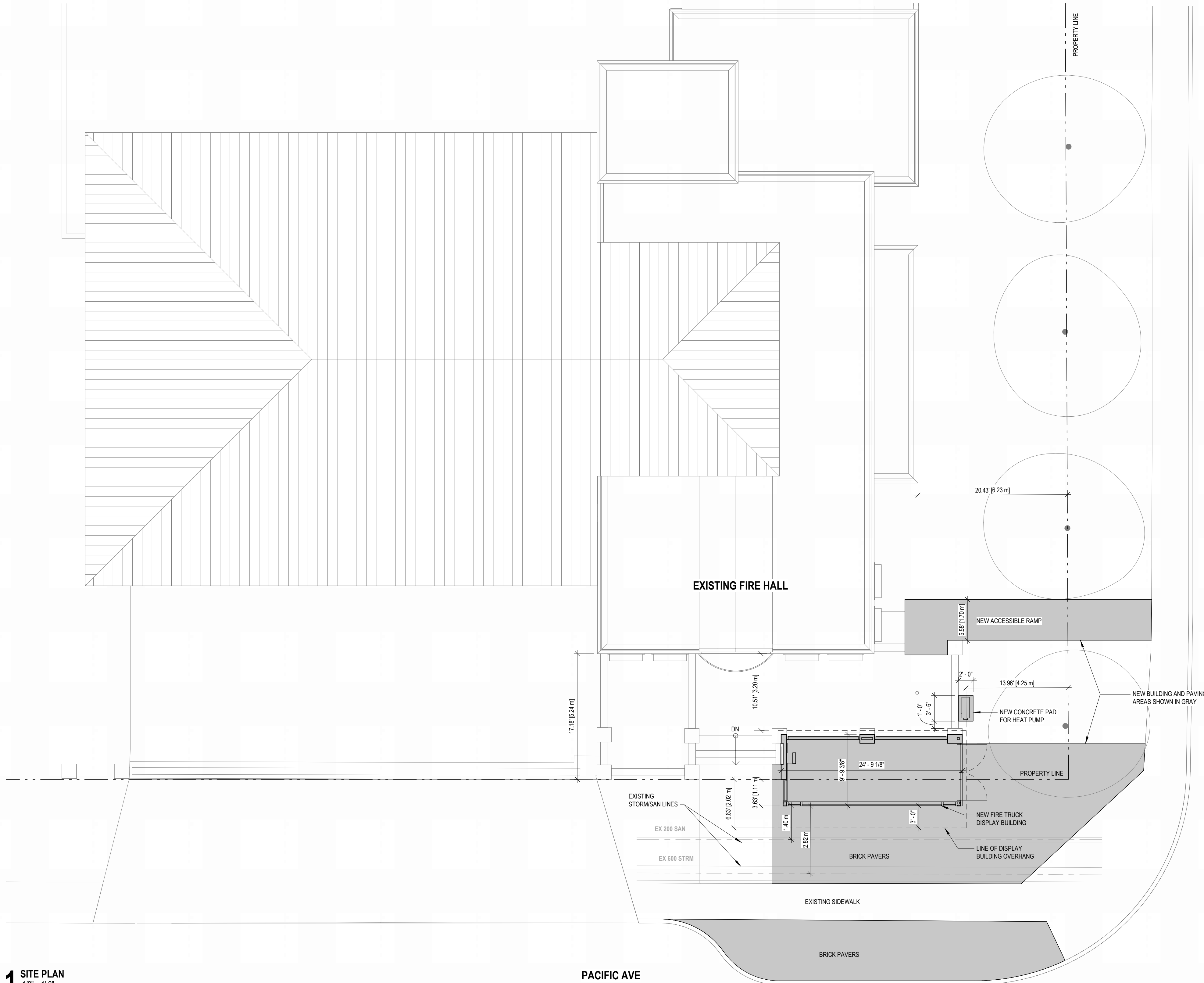
Location and Orthographic Maps



Schedule B
Drawings



2 STREET PROFILE
1/8" = 1'-0"



1 SITE PLAN
1/8" = 1'-0"

NO	DATE	ISSUES + REVISIONS	DESCRIPTION
5	2025-05-23	ISSUED FOR REVIEW	
4	2025-04-04	ISSUED FOR DVP	
3	2025-03-05	PLANNING REVIEW	
2	2025-01-13	MECHANICAL COORDINATION	
1	2024-12-20	CLIENT REVIEW	

SEAL

MIZA architects

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CoWR FIRE TRUCK
DISPLAY
STRUCTURE

CWC ADDRESS
15315 PACIFIC AVE, WHITE ROCK BC

PROJECT CODE	STATUS
DS1	SD
SCALE	DATE
1/8" = 1'-0"	2025-04-04

SITE PLAN

SHEET

A101

