

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**

**DEVELOPMENT PERMIT NO. 390-01**



1. This Development Permit No. 390-01 is issued to **She Jian Kang, 1343363 BC Ltd., Sarbjit Singh Sandhu, and C.S.B Property Holdings Ltd.** as the present and prospective owners and shall apply only to ALL AND SINGULAR those certain parcels or tracts 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:

Strata Lot 1, Section 9 Township 1 New Westminster District Strata Plan EPS6101  
(1586 Nichol Road)  
PID: 030-958-954

Strata Lot 2 Section 9 Township 1 New Westminster District Strata Plan EPS6101  
(1590 Nichol Road)  
PID: 030-958-962

Strata Lot 3 Section 9 Township 1 New Westminster District Strata Plan EPS6101  
(1594 Nichol Road)  
PID: 030-958-971

Strata Lot 4 Section 9 Township 1 New Westminster District Strata Plan EPS6101  
(1598 Nichol Road)  
PID: 030-958-989

Hereinafter called the "Lands"  
As indicated on Schedule A.

2. This Development Permit No. 390-01 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to "Development Permit Area No. 22.7 – Neighbourhood Commercial" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. The intent of this DP 390-01 is to amend the comprehensive sign plans as contained within Development Permit No. 390, as attached in Schedule B.

Unless expressly stated, described, or illustrated in this Development Permit No. 390-01, all other sections, variances, terms and conditions contained within Development Permit No. 390 remain valid in their original form.

The amended comprehensive sign plan, prepared by Halex Architecture is attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*, and shall amend the plans contained in Development Permit No. 390, as follows:

Schedule B            Exterior Sign Program

5. Permitted Uses of Land, Buildings and Structures

- i. Land, buildings, and structures shall only be used in accordance with the provisions of the “CD-56 “Comprehensive Development Zone” of the “White Rock Zoning Bylaw, 2024, No. 2506” as amended.
  - ii. The signage on the area of land and premises, hereinbefore described as indicated in Schedule B, should meet the provisions of the “White Rock Sign Bylaw, 2010, No. 1923”, as amended.
6. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
7. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.
9. The terms of this Development Permit, or any amendment to it, are binding on all persons who acquire an interest in the Land.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

This development permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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

---

Mayor - Authorized Signatory

---

City Clerk - Authorized Signatory

[illegible]

## Development Permit 390-01 – 1586,1590,1594 and 1598 Nichol Road

4 TYP RETAIL ENTRY SIGNAGE CONTEXT PHOTO  
No Scale