

Please follow the instructions provided with each section to ensure that you have filled out this application form correctly. Full review and completion of this Development Application Form, along with associated Agent Authorization and Submission Requirement forms, is required to ensure that your application is complete. **Staff will only accept a full and complete application at time of formal submission.**

If you have questions at any time, or if you would like to schedule a pre-application meeting prior to application submission, please contact us at planning@whiterockcity.ca or at 604-541-2155 for assistance.

Section Overview

Section 1 – Type of Application

Section 2 – Site Description and Proposed Works

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Section 5 – Reminder Checklist

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Section 1 – Type of Application

Please check all development application types that apply to your proposal. For each type selected, please attach the corresponding form noted below. These forms are available at City Hall or on our website:

BYLAW AMENDMENT APPLICATIONS	Check/X
Official Community Plan Amendment - Form A	
Zoning Amendment - Form B	X
Phased Development Agreement - Form B	
Land Use Contract – Discharge - Form B	
Land Use Contract – Amendment - Form B	

LAND USE PERMIT APPLICATIONS	Check/X
Development Variance Permit – Form C	
Temporary Use Permit – General – Form C	
Development Permit (Major) - Form D	
Development Permit (Minor)	
<ul style="list-style-type: none"> Environmental DP – Form E Form and Character DP (duplex/triplex, signage, etc) – Form F 	
Is this for a time extension/amendment?	

SUBDIVISION APPLICATIONS	Check/X
Fee Simple Subdivision - Form G	
Bare Land Strata Subdivision - Form G	
Lot Line Adjustment - Form G	
Air Space Parcel - Form G	
Phased Strata Development - Form G	
Strata Plan Amendment - Form G	
Strata Title Conversion - Form H	

MISCELLANEOUS APPLICATIONS	Check/X
Liquor/Cannabis License Referral - Council - Form I	
Liquor/Cannabis License Referral - Staff - Form I	
Request for Purchase of Municipal Right of Way - Form J	
Temporary Use Permit – Cannabis Store – Form K	

Is your application type missing? Please provide a description in the box to the right:	
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Section 2 – Site Description and Proposed Works

Please input an answer to the best of your ability in each applicable entry box below. If you require assistance, please do not hesitate to contact the Planning & Development Services Department.

Site Address(es)	1586 Nichol Rd; 1590 Nichol Rd; 1594 Nichol Rd; 1598 Nichol Rd
PID(s)	S.L.1: 030-958-954; S.L.2: 030-958-962; S.L.3: 030-958-971; S.L.4: 030-958-989

Land Use Summary	Existing	Proposed
OCP Land Use Designation	Neighbourhood Commercial	No Change
Development Permit Area(s)	N/A	No Change
Zone	CD-56	No Change
Number of Lots	S.L.'s 1-55 (4 commercial)	No Change
Number of Dwelling Units	51	No Change
Gross Floor Area Total (m ² or ft ²)	Unknown	
Residential, Institutional and/or Commercial Floor Area (m ² or ft ²)	Unknown	No Change

Please provide a general description of your proposal below:

Project has a CSP (Comprehensive Signage Plan) under DP No 398 which required signage to be affixed to metal 'fin system installed between upper columns along building facades.

The metal fins were part of the original architectural design and would have been built under the base building construction at the time the building was built but it was never installed.

The 4 commercial unit business owners wish to forego the signage requirements of the CSP since there is no structure in place to mount the signage on and no desire or funds to construct it.

They propose wall mounted "Fascia Signs" per Section 3.1.1. of the signage bylaw beside the entrances of each of the retail entrances. The signage will be of a uniform size (2'w x 4'h) in 1/4" water cut steel mounted in alignment with the heads of the doors and pin mounted on the existing stone wall face to a max of 2" off the wall. The signage may have LED back lighting or be spot-lit from the soffit area.

Section 3 – Provincial Requirements

Please read the instructions and check the applicable boxes below:

(This list is not exhaustive; other provincial regulations may apply)	Check or X		
	YES	NO	DO NOT KNOW
Has the subject site, currently or historically, been used for commercial or industrial purposes? If “Yes”, a Site Profile may be required, pursuant to the <i>Environmental Management Act</i> and the <i>Contaminated Sites Regulation</i> (Ministry of Environment).			N/A
Are there archaeological sites or resources on the subject site(s)? If “Yes” or “Do Not Know”, you may be advised to contact the BC Archaeology Branch (Ministry of Forests, Lands, Natural Resources Operations, and Rural Development)			N/A

Section 4 – Owner / Applicant Information

Please input the following information into each box as labelled and organized below:

	Registered Owner	Applicant (only if not the Owner)
Full Name / Organization	Barry Drake/ STRATA CORPORATION PLAN EPS6101 BEACHBOROUGH	Kent Halex -Architect AIBC Kent G. Halex Architecture Inc (Halex Architecture)
Address	14007 16th Ave	346 E 20th St
City	Surrey BC	North Vancouver
Postal Code	V4A 1P9	V7L 3A7
Phone (Main)	604.531.1909	604 983 9909 dir
Phone (Cell)	C/O Kevin Green: kevin@hughmckinnon.com	604 836 8650
Fax	N/A	Nil
E-mail	kevin@hughmckinnon.com basil.a.drake@gmail.com	kent@kgharchitecture.com

Section 5 – Reminder Checklist

Before you continue any further, please ensure that you have completed the following items:

Checklist	Check/X
• Have you scheduled and completed a pre-application meeting?	
• Have you confirmed your additional submission requirements with Planning staff?	
• Have you completed and attached the applicable Submission Requirements Form(s)?	✓
• If applicable, have you completed and attached any required Agent Authorization Form(s)?	✓

Section 6 – Consent


Please read the following consent information fully. Please fill out and sign the following materials below to signify your consent for this application. **If this application is being represented by an Authorized Agent, then the Authorized Agent will only need to fill out the “Authorized Agent” section below and shall also proceed with the submission of a completed Agent Authorization Form:**

As the registered owner(s) / authorized agent, I/we hereby submit this application for the development of the subject site(s) and declare that the information submitted in support of this application is true and correct in all respects. Should there be a change in ownership, authorized agent, legal description, or development proposal while the application is pending, I/we will notify the Planning & Development Services Department in writing immediately to avoid any unnecessary delay in processing the application.


I/we further understand that the following total fee of

\$

is payable at time of application and may only be refunded in accordance with the provisions of the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234”.

	Registered Owner	Registered Owner (if more than one)
Full Name	Barry Drake, Strata President	
Signature		
Date	Nov 27.23	

... OR ...

	Authorized Agent
Full Name	Kent Halex -Architect AIBC
Signature	
Date	Aug 14, 2023