

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.

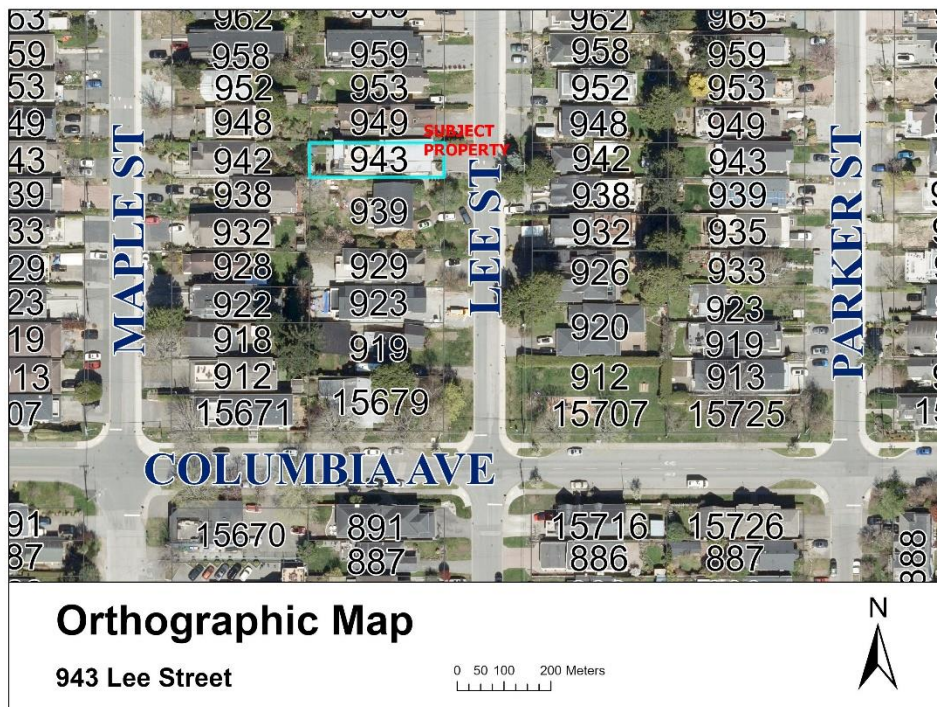
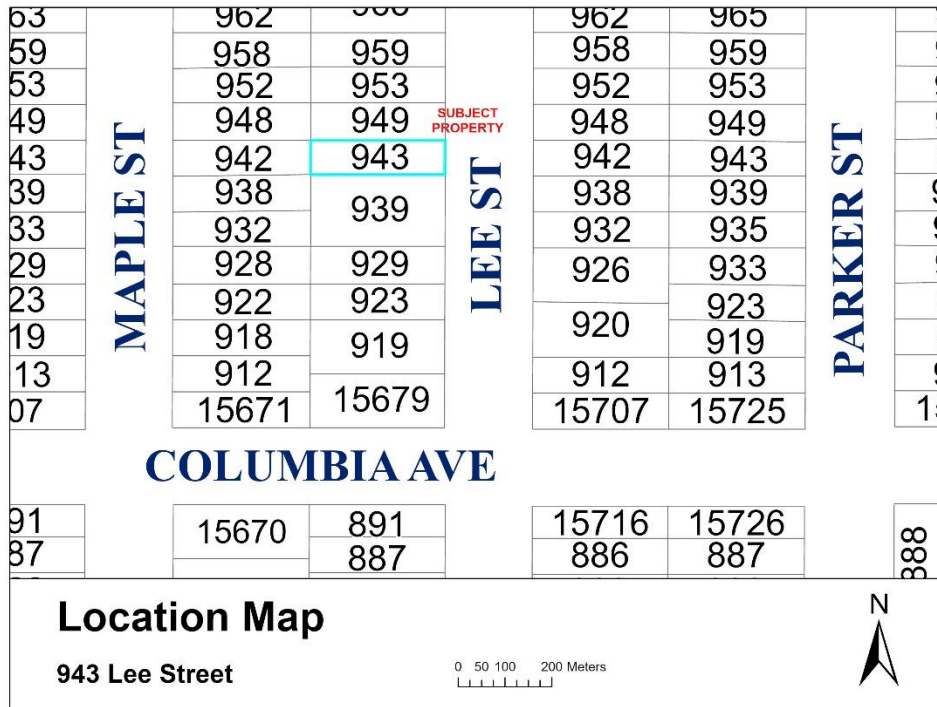
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2024.

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



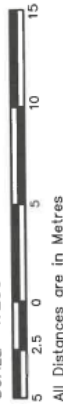
Schedule B Drawings

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



All Distances are in Metres

CIVIC ADDRESS
94.3 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.

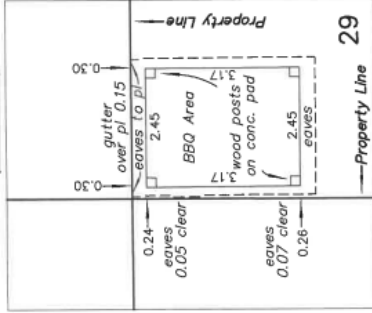
(C)

B.C.L.S.

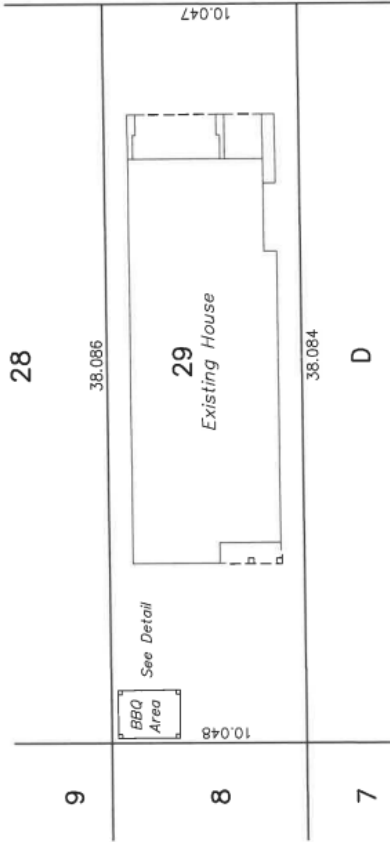
This document is not valid unless originally signed and sealed.

OUR FILE: FWR13107_CERT

DETAIL (SCALE 1:100)



LEE STREET



RECEIVED

FEB 27 2024

PLANNING & DEVELOPMENT
CITY OF WHITE ROCK

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CLIENT: CANTEC ELECTRICAL