

# THE CORPORATION OF THE CITY OF WHITE ROCK



## DEVELOPMENT VARIANCE PERMIT NO. 448

1. Development Variance Permit No. 448 is issued to the **TWO LOCK VENTURES INC., INC.NO. BC0911183** 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 9 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER  
DISTRICT PLAN 14057

PID: 009-887-059

As indicated on Schedule A.

2. Development Variance Permit No. 448 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, 2012, No. 2000' as amended, is varied as follows:
  - (a) Section 6.8.6 (1) is varied to reduce the minimum setback requirements for a structure from the exterior side lot line from 3.0m to 0.0m.
  - (b) Section 6.18.7 (2) is varied to reduce the minimum setback requirements for a structure from the principal building from 3.0m to 0.0m.
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) The variance is for the construction of a free-standing canopy (structure) which is to be installed on top the existing concrete slab that was part of the approved Building Permit plans.
- (b) The structure shall generally conform to the drawings attached hereto as Schedule B.
- (c) This permit expires if the constructed development is demolished. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the Building Permit application.

6. 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.
7. This Development Variance Permit does not constitute a Building Permit.

Authorizing Resolution passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

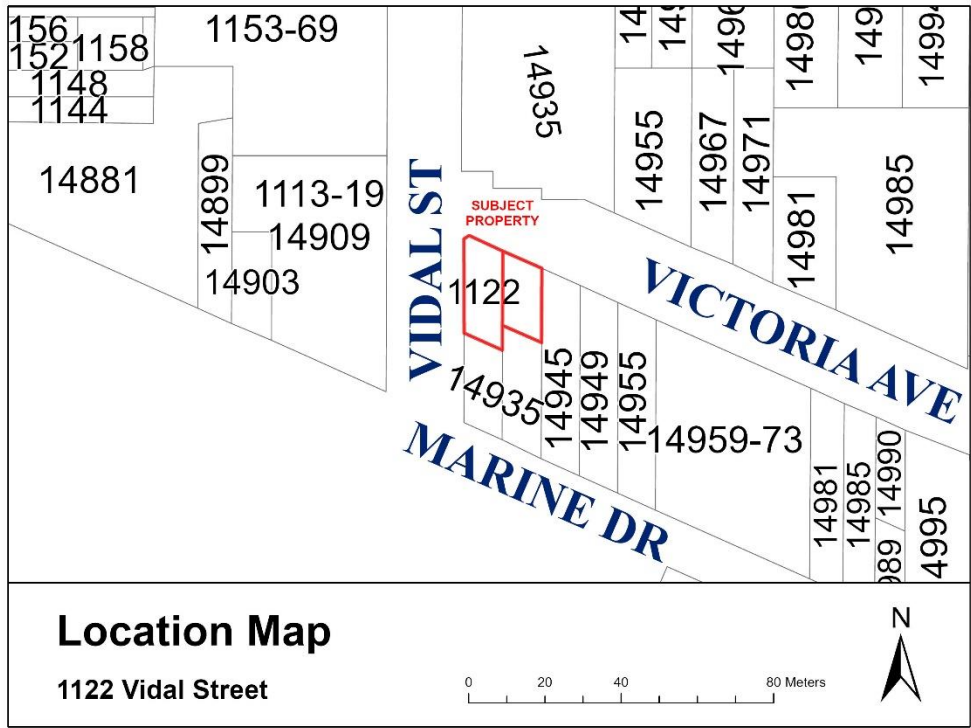
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Mayor – Megan Knight

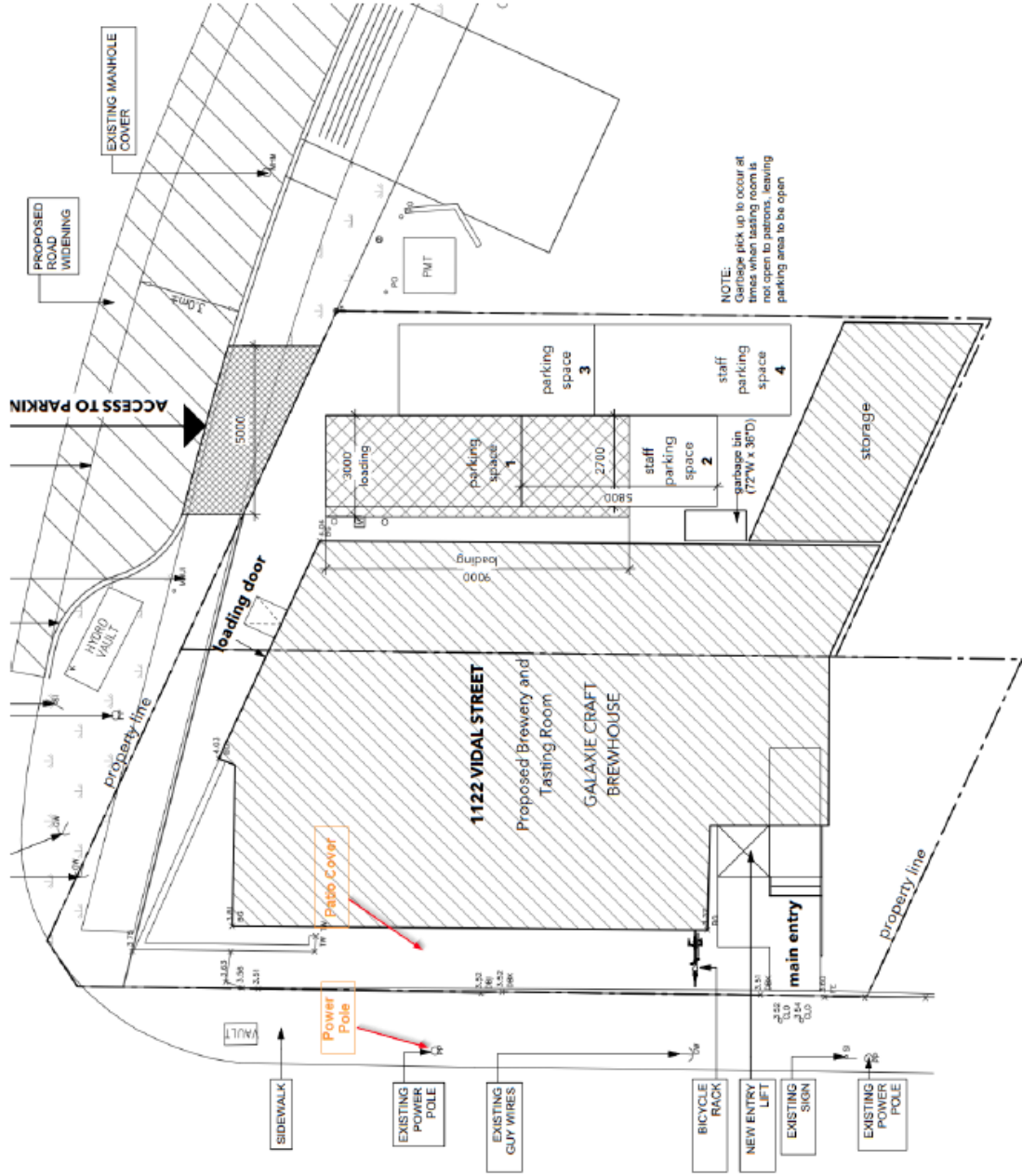
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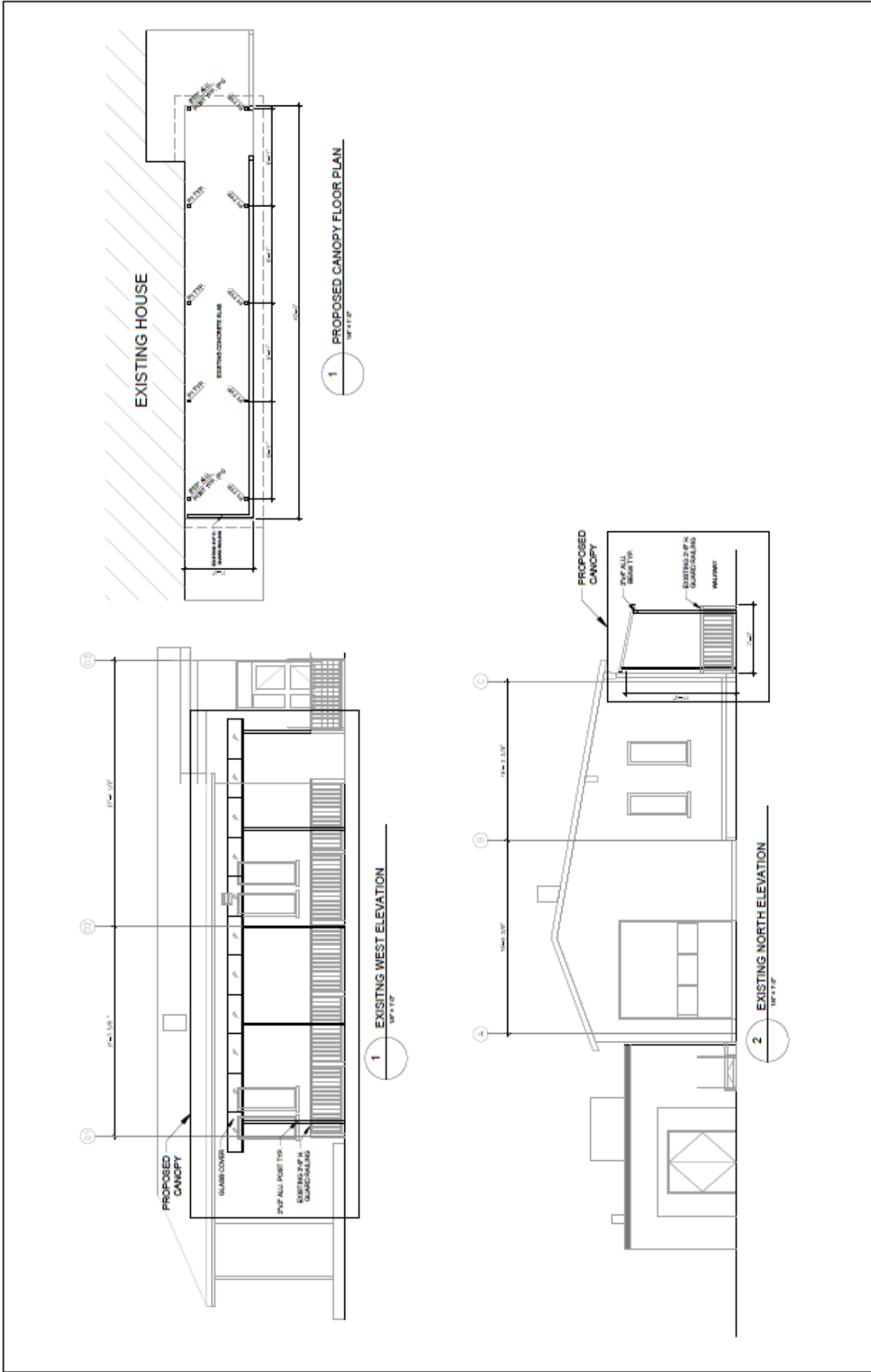
Director of Corporate Administration – Tracey Arthur

# Schedule A Location and Orthographic Maps









<p><b>TONG NGO ENGINEERING LTD.</b>          112 YONGE STREET, 5TH FLOOR, TORONTO, ONT. M5C 1S5          PHONE: (416) 597-2128 FAX: (416) 597-2129</p>		<p><b>CANOPY</b>          112 YONGE STREET, 5TH FLOOR, TORONTO, ONT. M5C 1S5          FLOOR PLAN &amp; ELEVATION</p>	
DATE	2024	SCALE	AS SHOWN
DRAWN BY	AL	CHECKED BY	AL
PROJECT NO.	24-001	CLIENT	AL