

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 453

1. Development Variance Permit No. 453 is issued to **GURMEET SINGH GILL** and **DIMPLE GILL** as the owners 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 11 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER
DISTRICT PLAN 17877
(15570 Oxenham Avenue)

PID: 010-308-628

As indicated on Schedule A.

2. Development Variance Permit No. 453 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 6.1.6 (1) is varied to reduce the minimum setback requirements for a principal building from the exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot) from 7.5m to 3.8m.
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 single-family dwelling;
 - (b) The principal building siting shall generally conform to the drawing prepared by A2H Design Studio, dated 10 May 2023, shown attached hereto as Schedule B.
 - (c) This permit expires if the proposed 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:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

Schedule B
Drawing – Site Plan (attached separately)

GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON PLANS AND THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE OWNER. THE OWNER SHALL REPORT DISCREPANCIES TO THE DESIGNER.
2. WINDOW SIZES SHOWN ARE APPROXIMATE ACTUAL. ROUGH OPENINGS SHOULD BE CONFIRMED BY THE WINDOW MANUFACTURER.
3. FIGURED DIMENSIONS PRECEED SCALE DRAWINGS.
4. TOPOGRAPHIC SURVEY AND GEOTECHNICAL INFORMATION IS FOR CONVENIENCE ONLY AND MUST BE VERIFIED.
5. ALL SERVICES AND CONSTRUCTION MUST CONFORM MUNICIPAL AND PROVINCIAL REGULATIONS.
6. ALL ELECTRICAL INSTALLATIONS MUST CONFORM WITH THE CURRENT EDITIONS OF THE CANADIAN ELECTRICAL CODE AND B.C. BUILDING CODE.
7. ALL PLUMBING INSTALLATIONS MUST CONFORM WITH THE CURRENT EDITIONS OF THE B.C. PLUMBING CODE AND THE B.C. BUILDING CODE.
8. ALL DESIGN MATERIALS AND CONSTRUCTION MUST CONFORM WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE.
9. /IN VANCOUVER USE THE CURRENT EDITION OF THE VANCOUVER BUILDING BY-LAW/
10. ALL WINDOW FRAMES AND SKYLIGHTS TO BE FLASHED CAULKED TO PREVENT MOISTURE PENETRATION.
11. EXPANSION JOINTS ARE TO BE PROVIDED IN STUCCO FINISHES AT EACH FLOOR AS REQUIRED TO PREVENT CRACKING IN STUCCO. CAULK OR FLASH AS REQUIRED TO PREVENT MOISTURE PENETRATION.
12. PROVIDE APPROVED EXHAUST FANS IN ALL BATHROOMS OR POWDER ROOMS AND OVER COOK TOP OR RANGE.
13. PROVIDE APPROVED INTERCONNECTED SMOKE ALARMS TO ALL FLOORS.
14. WATERPROOF FINISHES ON WALLS OVER APPROVED MOISTURE RESISTANT BACKING IN ALL SHOWERS AND BATH ENCLOSURES.
15. FACTORY MANUFACTURED FIREPLACES AND CHIMNEY FLUES MUST CONFORM TO SECT. 9.22.8 B.C. BUILDING CODE CURRENT EDITION AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURERS SPECIFICATIONS AND U.L.C. REQUIREMENTS.
16. USE 1/4" ASBESTOS CEMENT BOARD UNDER NON-COMBUSTIBLE HEART WHERE FACTORY BUILT FIREPLACES ARE USED.
17. USE INSULATION BAFFLES IN ATTICS TO MAINTAIN AIR CIRCULATION FROM SOFFITS.
18. ALL CONCRETE FOR SLABS FOUNDATION WALLS AND FOOTINGS TO BE 35Mpa AT 28 DAYS.
19. ALL FOOTINGS TO EXTEND A MINIMUM OF 24" BELOW FINISHED GRADE TO FIRM BEARING. REFER TO LOCAL AUTHORITY FOR LOCAL SOIL CONDITIONS.
20. APPLY 2 COATS OF AN APPROVED WATERPROOFING TO THE EXTERIOR SIDE OF ALL FOUNDATION WALLS AND WRAP WALLS WITH 6 MIL POLY. WHERE THE INTERIOR SIDE IS TO BASEMENT.
21. USE 1/2" DIA. ANCHOR BOLTS IN SILL PLATES AT MAX. 4'-0" O.C.
22. USE 50 LB D.P.C. FELT OR APPROVED SILL GASKET BETWEEN SILL PLATES AND CONCRETE FOUNDATIONS.
23. ALL WOOD SHOULD BE SEPARATE FROM CONCRETE BY AN APPROVED MOISTURE PROOF MATERIAL.
24. ALL FRAME LUMBER TO BE #2 DOUGLAS FIR OR BETTER, UNLESS NOTED OTHERWISE.
25. ALL LINTELS TO BE 2-2X10" UNLESS NOTED OTHERWISE.
26. ALL COLUMNS OR POSTS TO BE ANCHORED TO A CONCRETE FOOTING WITH A GALV. METAL SADDLE UNLESS NOTED OTHERWISE.
27. ALL GLUE-LAM, MICRO-LAM PARALLAM BEAMS AND ROOF TRUSSES TO BE DESIGNED BY A STRUCTURAL ENGINEER AND CERTIFIED BY SAME.
28. ALL ABOVE-GRADE MASONRY TO SECT. 9.20.
29. ALL FIREPLACES TO SECT. 9.21.
30. ALL FIREPLACES TO SECT. 9.22.
31. COMBUSTION AIR IS REQUIRED TO ALL SOLID FUEL BURNING APPLIANCES OR FIREPLACES, SECT. 9.34.9.32, 27.9.33.1-2.
32. PROVIDE COMBUSTION AIR TO FURNACE ROOM.
33. HALF AN AIR CHANGE PER HOUR IS REQUIRED FOR THE TOTAL VOLUME OF AIR WITHIN THE RESIDENCE. THIS MAY BE ACCOMPLISHED BY THE USE OF EXHAUST FANS IN BATHROOMS AND/OR AN AIR EXCHANGE SYSTEM. CONSULT LOCAL BUILDING DEPARTMENTS FOR AN APPROVED METHOD.
34. ALL STAIR DESIGN IS TO CONFORM WITH THE CURRENT EDITION OF THE B.C. BUILDING CODE.
35. TEMPERED SAFETY GLASS IS REQUIRED IN WINDOWS ADJACENT TO ENTRANCES OR WITHIN BATHTUB OR SHOWER ENCLOSURES. IT IS ALSO REQUIRED IN SKYLIGHTS, SLIDING GLASS DOORS, AND WINDOW WHICH COULD BE MISTAKEN FOR A DOOR, OR GLASS GLASS TUB OR SHOWER ENCLOSURES.
36. WINDOWS IN TUB OR SHOWER ENCLOSURES SHOULD BE ABOVE THE WATERPROOF FINISH HEIGHT.
37. THE OWNER AGREES THAT ANY ATTEMPT BY THE OWNER TO USE THESE DRAWINGS FOR ANY PURPOSE CONSTITUTES ACCEPTANCE OF THE DRAWING BY THE OWNER. IT IS FURTHER AGREED THAT ACCEPTANCE OF THESE DRAWINGS BY THE OWNER THE OWNER AGREES THAT ANY LIABILITY OF THE DESIGNER TO THE OWNER FOR ANY CAUSE SHALL BE LIMITED TO THE AMOUNT OF THE FEES PAID TO THE DESIGNER BY THE OWNER. THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR FOR ANY REASON AFTER BUILDING PERMIT HAS BEEN ISSUED.
38. ALL DESIGNS AND IDEAS EXPRESSED BY THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE COPIED OR USED ON PROJECTS OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED WITHOUT THE DESIGNER'S WRITTEN PERMISSION.
39. ALL GLASS IN WINDOWS AND DOORS DOUBLE GLAZED IN THERMALLY BROKEN FRAME.

SITE AREA:
7,263.9 sqft = 674.9 m2

ZONING: RS-1

FLOOR AREA RATIO:
ACTUAL: 3,622.0 SQFT (49.0%)
PERMITTED: 3,631.9 SQFT (50.0%)

SITE COVERAGE:
ACTUAL: 2,605.0 SQFT (37.4% 100.0+2505.0)
PERMITTED: 3,268.75 SQFT (45%)

SETBACKS:
PERMITTED:
FRONT: 7.50m=24.61 FT
REAR MIN: 7.50m=24.61 FT
SIDE(INTERIOR): 1.50m=4.94 FT
SIDE(EXTERIOR): 3.80m=12.47 FT

BUILDING HEIGHT:
ACTUAL: 7.634m=25.04 FT
PERMITTED: 7.70m=25.26 FT

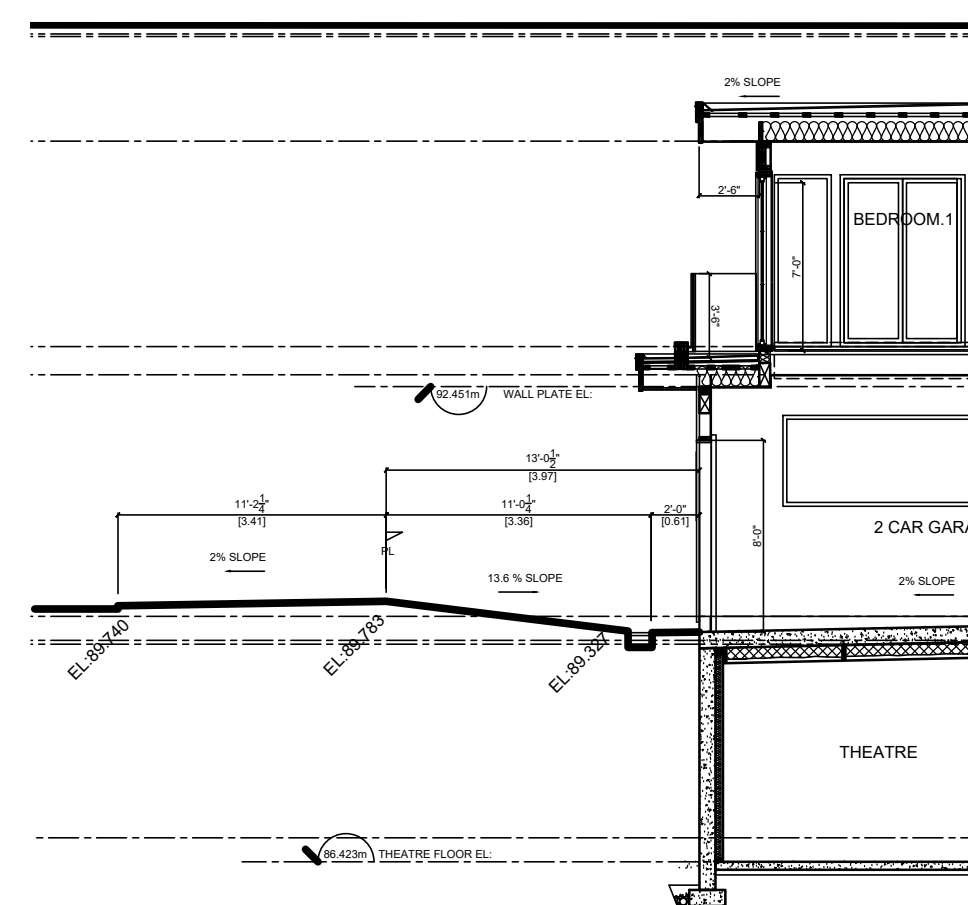
AV NATURAL GRADE: 98.235m

FLOOR AREA RATIO:
1ST FLOOR AREA: 2,032.0 SQFT
2ND FLOOR AREA: 1,674.0 SQFT
2ND FLOOR STAIR: 184.0 SQFT
TOTAL ACTUAL: 3,622.0 SQFT
PERMITTED: 3,631.9 SQFT

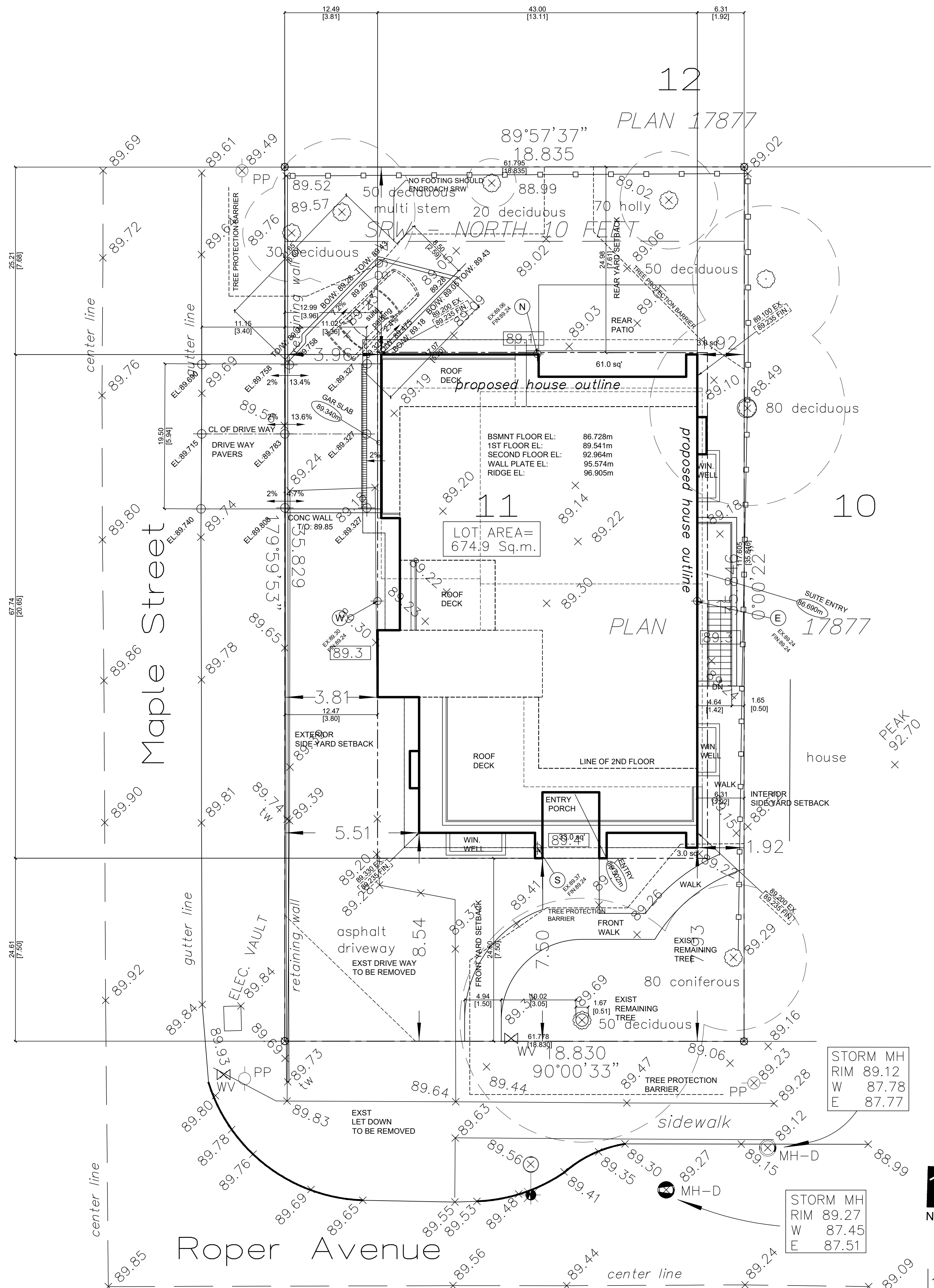
BUILT FLOOR AREA:
1ST FLOOR: 2,024.0 SQFT
2ND FLOOR: 1,674.0 SQFT
BASEMENT: 2,518.0 SQFT
TOTAL: 6,216.0 SQFT
GARAGE: 481.0 SQFT

LOWEST SLAB EL: 86.321m
STORM INERT EL: 87.770m PUMPING PLAN REQUIRED
SANITARY INVERT EL: 85.150m OK. TO BE CONFIRMED

AVERAGE EXISTING-FINISHED GRADE OF HOUSE:
89.37+89.30+89.24+89.06=356.97 / 4 =89.24'

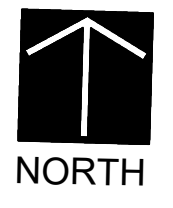


SECTION THROUGH CL OF DRIVE WAY
scale: 1/8"=1'-0"



STORM MH	RIM 89.12
	W 87.78
	E 87.77

STORM MH	RIM 89.27
	W 87.45
	E 87.51



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A2H DESIGN STUDIO.

New Residence
15661-Roper Ave, White Rock, B.C.
Legal Address: Lot 11, Section 11 Township 1, N.W.D.
Plan 17877, PID: 010-308-628

Site Plan, Title Sheet

Revision: _____ Date: _____
ISSUE FOR DVP 10 MAY 2023
Date: 10 MAY 2023
Project Number: 02-16
Sheet No. **A-1**