

# THE CORPORATION OF THE CITY OF WHITE ROCK



## DEVELOPMENT VARIANCE PERMIT NO. 455

1. Development Variance Permit No. 455 is issued to **JASPAUL SINGH MANHAS** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situated, 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 3, BLOCK 34 A, PLAN NWP7721, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN (EX N407'&PL 19822)

PID: 011-286-067

As indicated on Schedule A.

2. Development Variance Permit No. 455 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 provision of 'White Rock Zoning Bylaw, 2012, No. 2000' as amended, is varied as follows:
  - (a) Section 6.1.2 (1), Lot size, is varied to reduce the minimum lot depth requirements from 27.4m to 24.69 m.
4. Said land 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 to allow for a two-lot subdivision of the property to enable the construction of two single-family dwellings;
- (b) The lot configuration shall conform to the subdivision plan prepared by Compass Land Surveying Ltd, dated 6 December 2021, shown attached hereto as Schedule B;
- (c) The principal building siting, on each proposed lot, shall generally conform to the drawing prepared by Surf Architecture, dated 4 August 2021, shown attached hereto as Schedule C.

(d) This permit expires if the proposed development is demolished. Any subsequent buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the Building Permit application.

5. Where the holder of this Development Variance Permit does not receive final subdivision approval 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 this Permit is scheduled to lapse, has authorized the extension of the Permit.
6. This Development Variance Permit does not constitute a Building Permit or Subdivision.

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, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

This permit expires on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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 C**  
**Drawings (attached separately)**

DRAFT

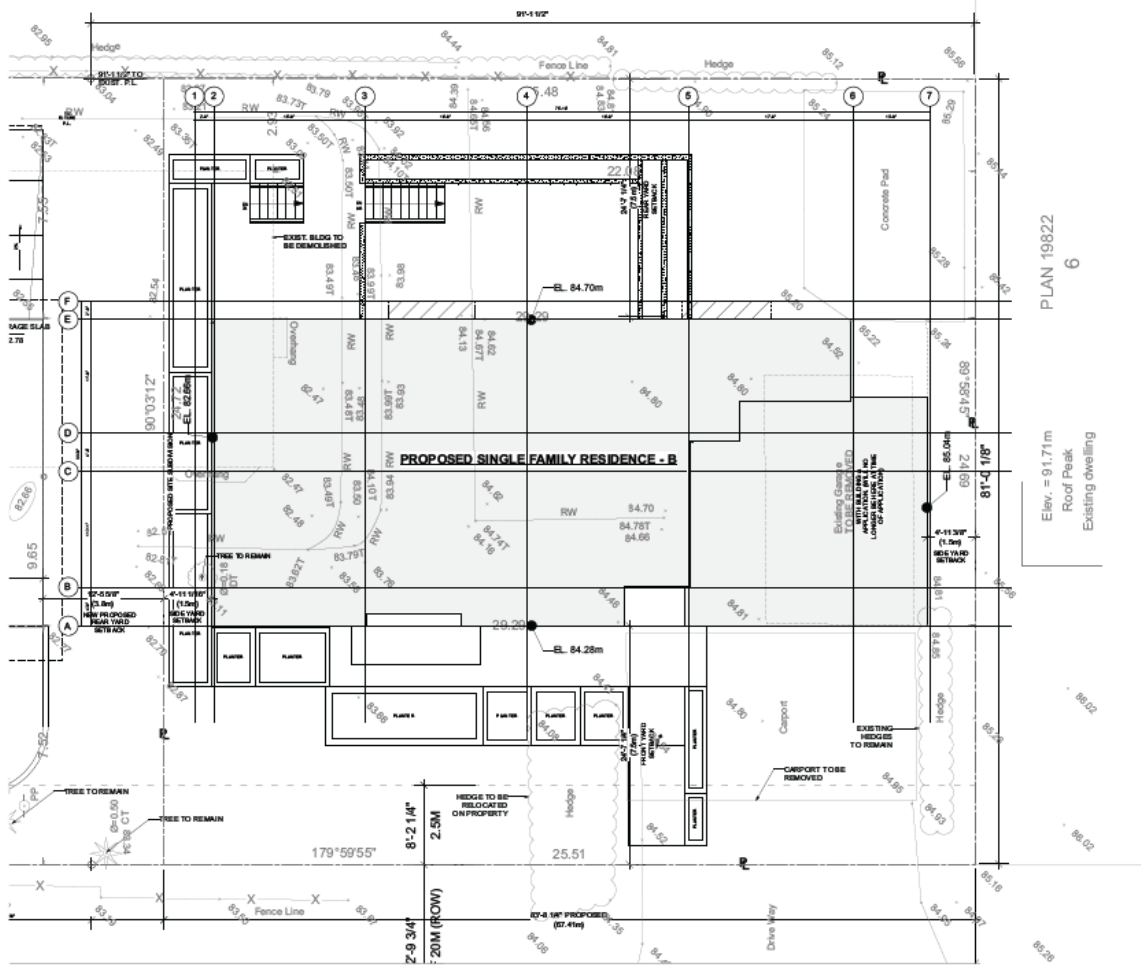




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**PROFESSIONAL ENGINEER**



PLAN 19822  
6

Elev. = 91.71m  
Roof Peak  
Existing dwelling

NO.	DATE	DESCRIPTION
1	2021-12-1	ISSUES

**SURF ARCHITECTURE**

15643 BUENA VISTA AVENUE  
WHITE ROCK, BC V4B 1Z3

CLIENT  
JESSY & DIANE MANHAS

PROJECT  
BUENA VISTA RESIDENCES  
DEVELOPMENT VARIANCE  
PERMIT AND SUBDIVISION  
APPLICATIONS

PROJ. ACT ADDRESS  
15643 BUENA VISTA AVENUE  
WHITE ROCK, BC V4B 1Z3

DRAWING TITLE  
ENLARGED SITE PLAN

PROJECT NO.  
2021-21

DRAWN BY  
AK/C/NA

CHECKED BY  
MK

DATE  
AUG 4 / 2021

SCALE  
AS SHOWN

REVISIONS

1 - ENLARGED SITE PLAN  
AL.0 SCALE 3/16" = 1'-0"

A1.01