

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.

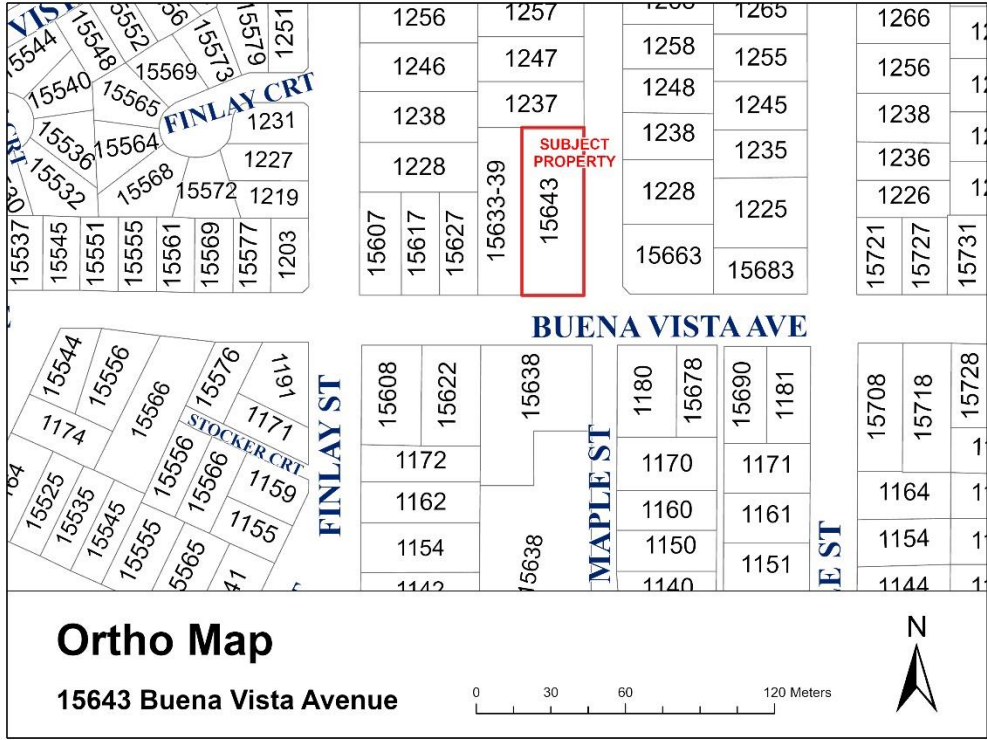
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

Schedule A

Location and Orthographic Maps

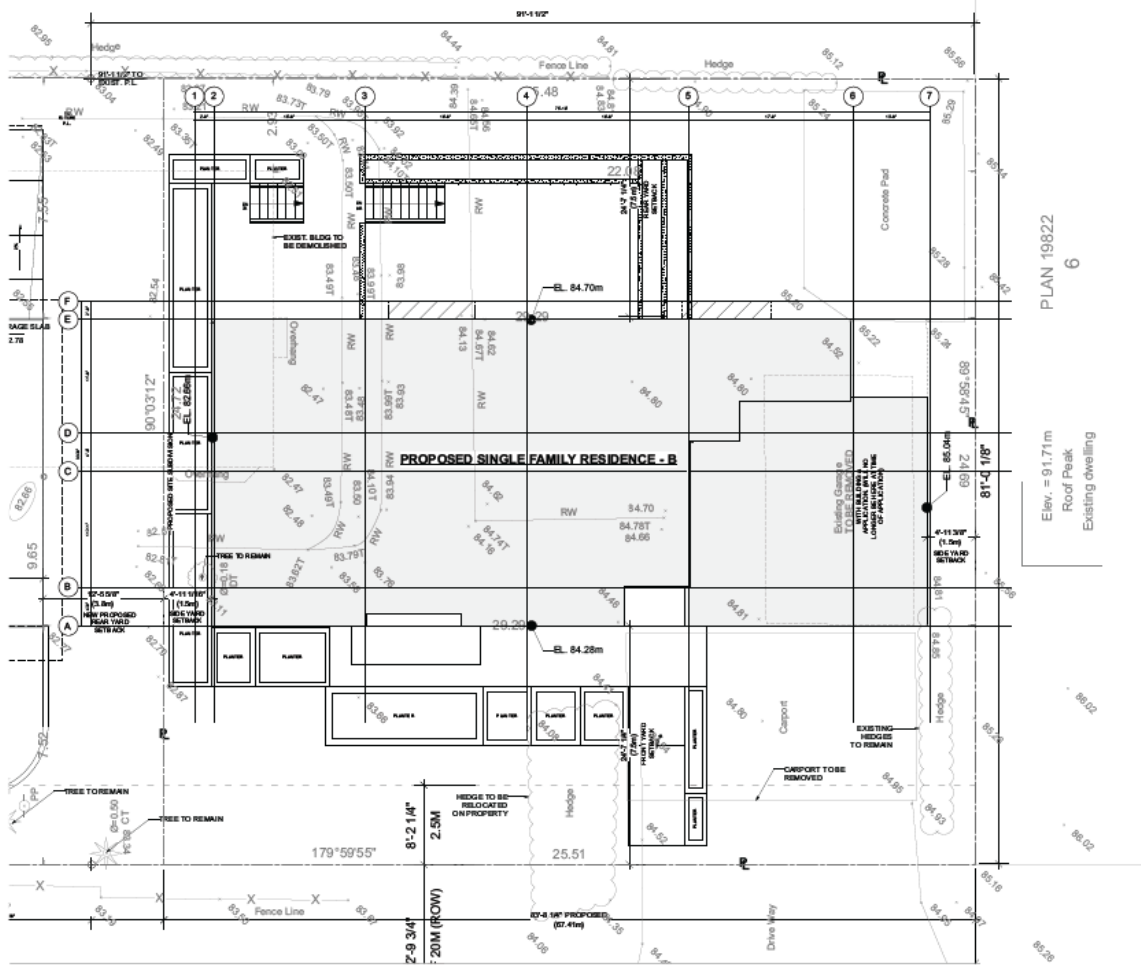


Schedule C
Drawings (attached separately)



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PROFESSIONAL ENGINEER
 JESSY & DIANE MANHAS



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

PROJECT 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
A1.0 SCALE 3/16" = 1'-0"

A1.01