

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
STAFF REPORT



**DATE:** November 22, 2023  
**TO:** Board of Variance  
**FROM:** Sophia Bihari, Planning and Development Assistant II  
**SUBJECT:** Board of Variance Application for 1407 Bishop Road **Ref No: 23-018**

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**EXECUTIVE SUMMARY**

This report is to provide the Board of Variance with the information and analysis regarding an application that is requesting the following variance to the RS-1 zone:

1. Reduce the exterior side lot line setback from 7.5m (24.6ft) to 3.5m (11.48ft)
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**APPLICATION BACKGROUND**

**Owner/Applicant:** Jatinder Bains  
**Designer:** Plans by Design Ltd.  
**Civic Address:** 1407 Bishop Road  
**Existing Lot Area:** approx. 5,003 ft<sup>2</sup>  
**OCP Designation:** Mature Neighbourhood  
**Zone:** RS-1 One-unit Residential  
**Variance Requested:** Relief from minimum exterior side lot line setback requirements

**DISCUSSION**

The subject property is zoned RS-1 One-Unit Residential. The intent of this zone is to accommodate one-unit residential buildings on lots 464.0m<sup>2</sup> (4994.6ft<sup>2</sup>) or more. The property at 1407 Bishop Road has a lot size of 464.8m<sup>2</sup> (5003ft<sup>2</sup>) and is situated at the corner of Bishop Road and Magdalen Avenue (see Figure 1 and Appendix A). The property is designated Mature Neighbourhood in the OCP, as such these areas are comprised of existing single-family homes.

Appendix B includes the Applicant's hardship statement. Additionally, Appendix C includes relevant definitions and the RS-1 zone provision, Appendices D to F include the legal survey and applicant's drawing package.

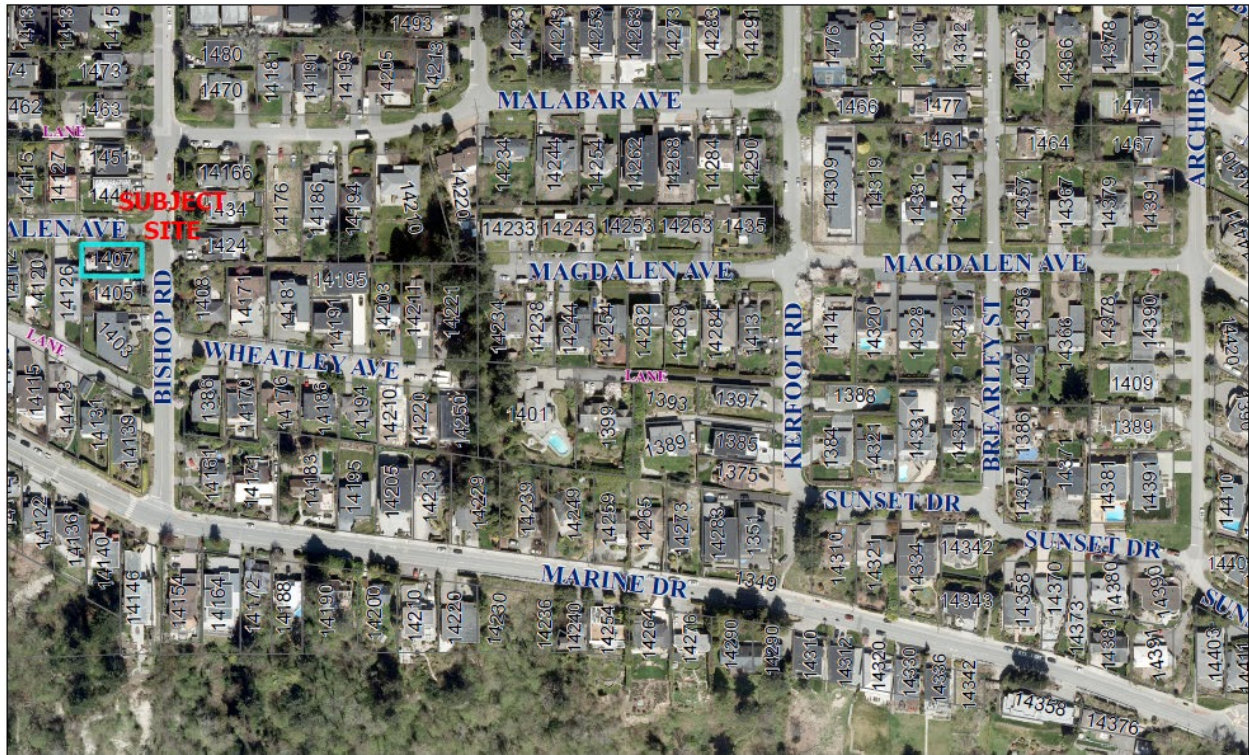


Figure 1: Orthographic Map

**Variance Details**

The lot is situated at the corner of Bishop Road and Magdalen Avenue. To achieve the construction of a reasonably sized single-family home, the applicant is seeking a variance to reduce the minimum exterior side lot line setback from 7.5 m to 3.5 m (see Table 1 below). The applicant’s hardship statement can be found within the BOV application form in Appendix B.

*Table 1 : Existing setback requirements and proposed variance to the RS-1 zone*

Zoning Bylaw Reference	Permitted	Proposed	Difference
<b>Section 6.1.6</b>			
Exterior Side Lot Line <i>(where the rear lot line abuts an interior side lot line of an adjacent residential lot)</i>	Minimum 7.5m	3.5m	4.0m

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

No comments or concerns have been noted by internal departments. A Building permit and Lot Servicing application will be required prior to construction where a thorough review will be undertaken and comments related to the construction will be provided.

**NOTIFICATION**

In accordance with the City of White Rock Board of Variance Bylaw No. 1753 notification letters regarding this application were sent to the owners and occupiers of the land that is subject to the application, and the owners and occupiers of the land located adjacent to the parcel which is the subject to the appeal.

### **SAMPLE MOTIONS**

The following sample motion are proposed for the Board's consideration:

1. That the Board approve application BOV 23-018 to vary the following section of the Zoning Bylaw:
  - To vary the exterior side lot line setback from 7.5m to 3.5m based on Section 6.1.6 of the Zoning Bylaw (see Appendix C attached).
2. That the Board deny application BOV 23-018 to vary the following section of the Zoning Bylaw:
  - To vary the exterior side lot line setback from 7.5m to 3.5m based on Section 6.1.6 of the Zoning Bylaw (see Appendix C attached).

Alternatively, any other motion the board may deem appropriate for the applicant.

### **SUMMARY/CONCLUSION**

The applicant for 1407 Bishop Road has requested the following variances to the RS-1 zone requirements of the Zoning Bylaw No. 2000:

1. To reduce the exterior side yard lot line from 7.5m (24.6ft) to 3.5m (11.48ft).

Respectfully submitted,

Sophia Bihari  
Planning and Development Assistant II

### **Attachments:**

Appendix A: Location and Ortho Map  
Appendix B: Application Form/Statement of Hardship  
Appendix C: Definitions and RS-1 Zoning Reference  
Appendix D: Proposed Site Plan  
Appendix E: Site Survey Plan  
Appendix F: Drawings (Elevations and Floor Plans)