



Board of Variance Application Form

Planning and Development Services
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15322 Buena Vista, White Rock B.C. V4B 1Y6

In accordance with White Rock Board of Variance Bylaw, 2004, No. 1753 and White Rock Planning Procedures Bylaw, 2017, No. 2234, I / we hereby submit the following application to the Board of Variance:

Site Address(es)	1407 BISHOP RD
PID(s)	003-353-516
Legal Description(s)	LOT 261, PLAN NWP41968, PART NE1/4, SECTION 9, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Zoning	RS-1

Variance(s) Requested

Please detail the specific variances to the White Rock Zoning Bylaw, 2012, No. 2000 that you are requesting below:

Variance Requested Example: Front Lot Line Setback from 7.5 metres to 6.0 metres in RS-1 Zone	Zoning Bylaw Section Example: Section 6.1.6 (3)
Exterior Side Lot Line Setback from 7.5 metres to 3.5 metres in RS-1 Zone	6.1.6

Description of Proposal

Please provide a short description of your proposal below:

This proposed setback is in line with other properties that are located on a corner lot with similar frontage in RS-1 zoning.

This reduced setback allows the house to maximize the floor area permitted in the RS-1 Zone, allowing for three reasonable sized bedrooms on the Main Floor, an office on the Second Floor, and a Secondary Suite in the Basement.

Hardship Statement

The Board of Variance is authorized to act only in cases of undue hardship as relating to the siting, size, or shape of buildings or structures on a property. Please provide a short description of your hardship below:

The subject property is RS-1 zoned parcel located on a corner lot. Given that this subject property is located on a corner, it significantly reduces the width of the building envelope based on the permitted minimum setbacks.

We are requesting an exterior side lot line setback from 7.5 metres to 3.5 metres to allow three reasonable sized bedrooms on the Main Floor with a garage, reasonable sized living room, kitchen, and office on the Second Floor, with a Secondary Suite in the Basement.

Without the approval of an exterior side lot line setback, the garage on the Main Floor would need to be moved to the Basement in order to keep three reasonable sized bedrooms on the Main Floor. By moving the double sized garage in the Basement it would ultimately remove the possibility of a Secondary Suite. Given the current economic challenges with rising interest rates and affordable housing, removing the Secondary Suite would cause financial hardship.

Also without the approval of an exterior side lot line setback, the office on the Second Floor would need to be removed in order to keep a reasonable sized living room & kitchen. Given that we spend majority of the time working from home, an adequate separate area is required and without this would also cause us financial hardship.

Minimum Application Requirements

Please use the following checklist to assist with the preparation of your application:

Checklist	CHECK
A Completed Application Form with associated fee (\$550) <i>Note: 8 copies of this document are required.</i>	✓
An Authorized Agent Form, if the property owner is represented by a third party	N/A
Proof of Business Ownership <i>Note: Required if the property owner is a corporation; includes Notice of Articles, Certificate of Incorporation, BC Company Summary</i>	N/A
A recent title search, dated within 30 days of the application <i>Note: Staff will require copies of any applicable legal encumbrances on title.</i>	✓
A Registered Survey Plan <i>Note: The Registered Survey Plan must show the existing ("permitted") and proposed ("varied") dimensions of the building envelope. It must also show the topography of the site, along with the siting, size and elevations of trees located on and around the subject property. Along with the original stamped/sealed survey plan, 8 copies (11 by 17) are required.</i>	✓
Site Plan, Building Elevations Plans, and Floor Plans <i>Note: Only plans applicable to the requested variances are required. Be sure to verify which ones are required with staff. 8 copies of these plans (11 by 17) are required.</i>	✓

Additional Application Requirements

Some applications may have additional submission requirements. Other studies not described here may be required. Please verify with Planning staff before proceeding with the submission of this application:

Checklist	STAFF CHECK	APPLICANT CHECK
Tree Assessment Report <i>Note: The report, as prepared by a certified arborist, will need to identify trees of protected size for retention and removal on and around the subject property (see: White Rock Tree Management Bylaw, 2008, No. 1831). 8 copies of this document are required.</i>		✓
Parking Plan <i>Note: The plan will illustrate off-street (on-site) parking space dimensions, drive aisles, and turning radiuses. 8 copies of this document are required.</i>		

Owner / Applicant Information

Please input the following information into each box as labelled and organized below:

	Registered Owner	Applicant (only if not the Owner)
Full Name / Organization	[REDACTED]	
Address	[REDACTED]	
City	White Rock	
Postal Code	V4B 2P1	
Phone (Main)		
Phone (Cell)	[REDACTED]	
Fax		
E-mail	[REDACTED]	

Consent

Please fill out and sign the following materials below to signify your consent for this application:

I hereby consent ...	Input Signature Below:	Date (YY/MM/DD)
Property Owner	[REDACTED]	23/08/18
Property Owner	[REDACTED]	23/08/18
Authorized Agent		