



City of
Burnaby

BOARD OF VARIANCE REFERRAL LETTER

DATE: Nov 6, 2015		DEADLINE: Nov 10, 2015 for the Dec 3, 2015 hearing	<i>This is <u>not</u> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>
NAME OF APPLICANT: Tony Gill			
ADDRESS OF APPLICANT: 9558 134 St., Surrey V3V 5S5			
TELEPHONE: 604-728-3078			
PROJECT			
DESCRIPTION: New single family dwelling			
ADDRESS: 7357 Newcombe Street			
LEGAL:	LOT: 32	DL: 25	PLAN: 14945

The above mentioned application, which includes the attached plan of the proposal, has been refused by the Building Department on the basis of contravention of:

Zone/Section(s) R10 [6.3.1]
of the Burnaby Zoning Bylaw No. 4742

COMMENTS:

The applicant is proposing to build a new single family dwelling. The following relaxation is being requested.

- 1) The distance between the principal building and the detached garage and carport is 3.43 feet where a minimum distance of 14.8 feet is required.

Note: A previous Board of Variance (B.V. 6177) denied an appeal requesting the front yard setback of 24.93 feet measures to the foundation where a minimum front yard setback of 40.63 feet is required.

Note: A previous Board of Variance (B.V. 6190) denied an appeal requesting the front yard setback of 33.86 feet measures to the foundation where a minimum front yard setback of 40.63 feet is required; and allowed the distance between the principal building and the detached garage of 9.75 feet where a minimum distance of 14.8 feet is required.

Note: A previous Board of Variance (B.V. 6194) denied an appeal requesting the distance between the principal building and the detached garage of 0.53 feet where a minimum distance of 14.8 feet is required.

Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.

BHS

Peter Kushnir
Deputy Chief Building Inspector

GENERAL NOTES:

Plans by design: it is the responsibility of the owner and builder to verify all dimensions and structure before proceeding with construction, to report all errors or omissions to the designer. Failure to report this information will absolve design of the responsibility associated with the reconstruction of this project.

ALL NOTES OF THIS PLAN
APPLY TO ALL OTHER PAGES

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THESE PLANS
CONFORM TO
BCBC 2012

1046-8180
Unit 284 • 9148 128 st
Playal Business Centre
Surrey BC
Contact us @
604-893-8627
info@lids.com/owners.ca

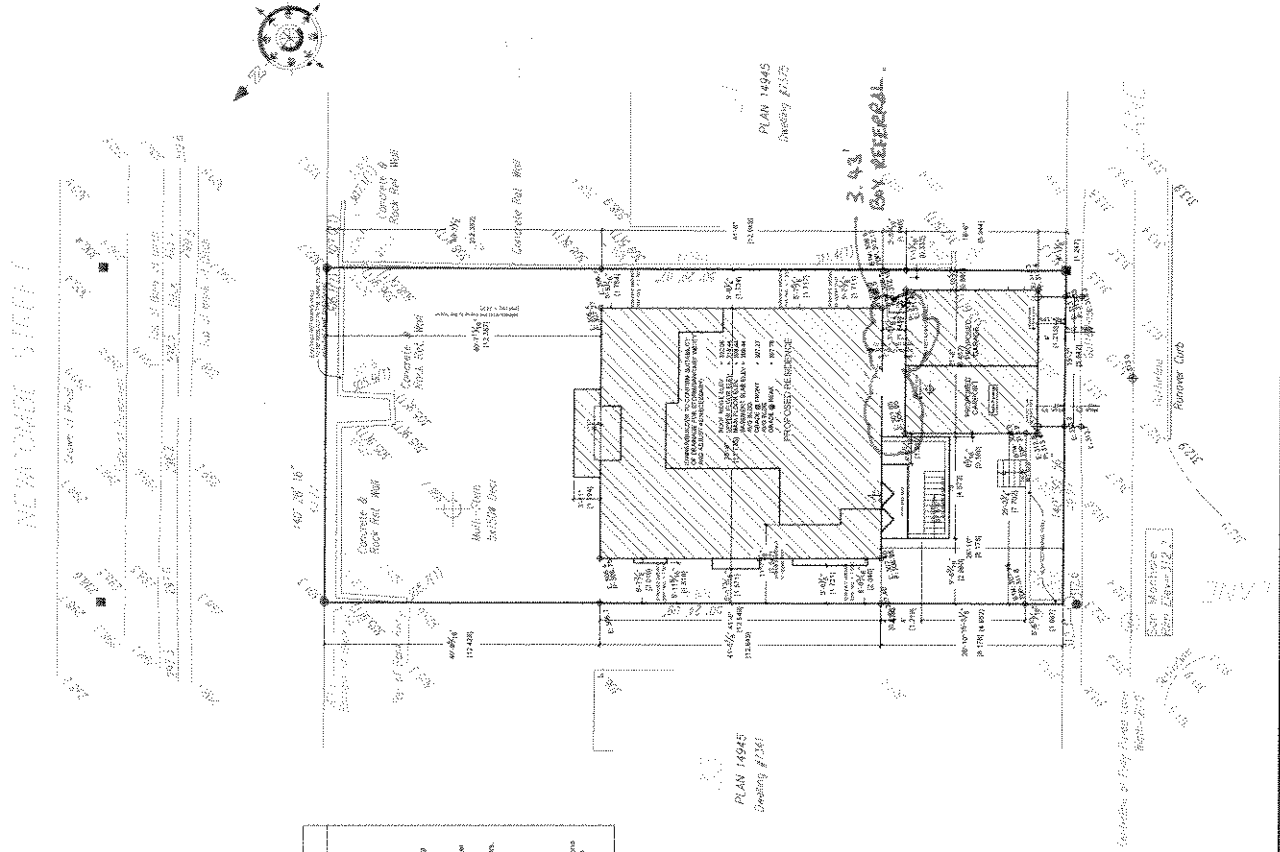
Bumabv B.C.

7357 Newcombe St

Site Plan

5 Nov 2015

0013



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NOV 19 2015

BUILDING DEPARTMENT

General Notes:

The building site:

© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 395–402

[illegible]

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[illegible]

Climate & Soil:
Soils are generally sandy, with some clay in the south. The climate is generally warm and humid, with some variation in precipitation.

[illegible]

539. <https://doi.org/10.1002/ange.202010005>

[illegible][illegible]

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	OPENING BALANCE		100.00
1/15/20	PAYROLL	50.00	150.00
1/31/20	RENT	20.00	130.00
2/15/20	SALES	75.00	205.00
2/28/20	UTILITIES	10.00	195.00
3/15/20	PAYROLL	50.00	245.00
3/31/20	RENT	20.00	225.00
4/15/20	SALES	80.00	305.00
4/30/20	UTILITIES	10.00	295.00
5/15/20	PAYROLL	50.00	345.00
5/31/20	RENT	20.00	325.00
6/15/20	SALES	70.00	395.00
6/30/20	UTILITIES	10.00	385.00
7/15/20	PAYROLL	50.00	435.00
7/31/20	RENT	20.00	415.00
8/15/20	SALES	85.00	500.00
8/31/20	UTILITIES	10.00	490.00
9/15/20	PAYROLL	50.00	540.00
9/30/20	RENT	20.00	520.00
10/15/20	SALES	75.00	595.00
10/31/20	UTILITIES	10.00	585.00
11/15/20	PAYROLL	50.00	635.00
11/30/20	RENT	20.00	615.00
12/15/20	SALES	90.00	705.00
12/31/20	UTILITIES	10.00	695.00
TOTAL			695.00

[illegible][illegible][illegible]

Journal of Interpersonal Violence 26(10) 1960-1976
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THE UNIVERSITY OF CHICAGO

Accepted Article

Abstract

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NOV 06 2015

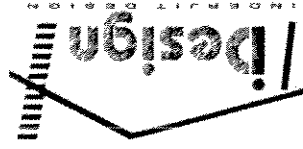
BUILDING DEPARTMENT

GENERAL NOTES:
Plans by design:
It is the responsibility of the owner and
builder to verify all dimensions and
materials to be used in the construction
to insure to the designer. Failure to report
any discrepancy to the designer prior to the
start of construction will void the design of all
construction of this project.

**ALL NOTES OF THIS PLAN
APPLY TO ALL OTHER PAGES.**

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CONFORM TO
BCBC 2012



Unit 344 - E148 138 st
Payson Business Center
Burnaby BC
Contact us @
info@burnabybc.ca
burnabybc.ca

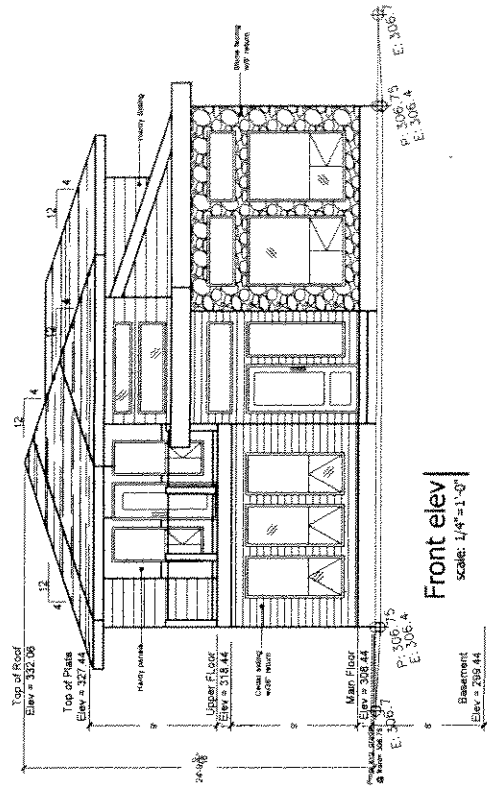
Burnaby B.C.
7357 Newcombe St

Elevations

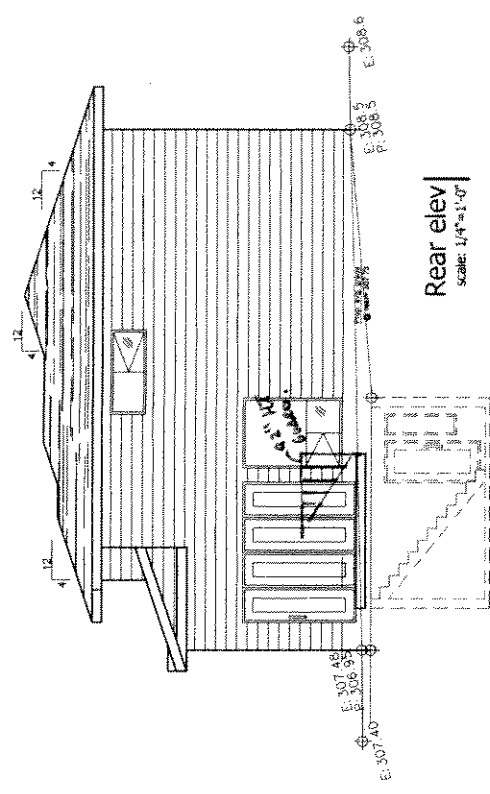
5 Nov 2015

1:48

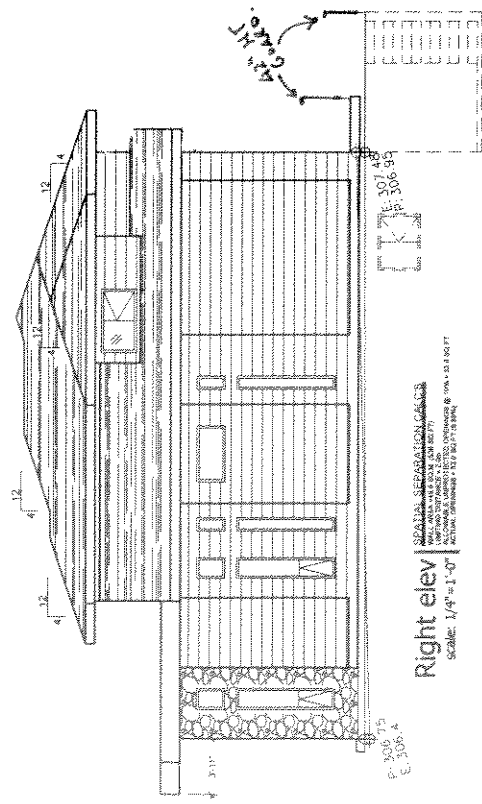
Page 4 of 6



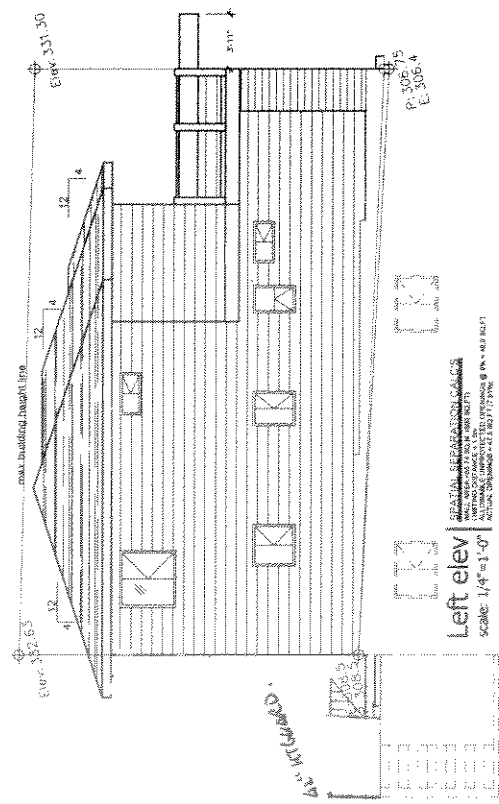
Front elev
scale: 1/4"=1'-0"



Rear elev
scale: 1/4"=1'-0"



Right elev
scale: 1/4"=1'-0"



Left elev
scale: 1/4"=1'-0"

GENERAL NOTES:

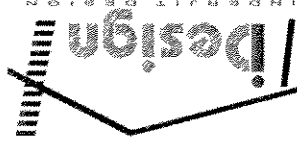
Plans by design.
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THESE PLANS
CONFORM TO
BCBC 2012



Unit 384 - 8348 128 st
Payal Business Centre
Surrey BC
Contact us @:
604-699-6627
info@design4homes.ca

Species	Location	Altitude	Duration	Diets	Sexes	Stage of
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Burnaby B.C.

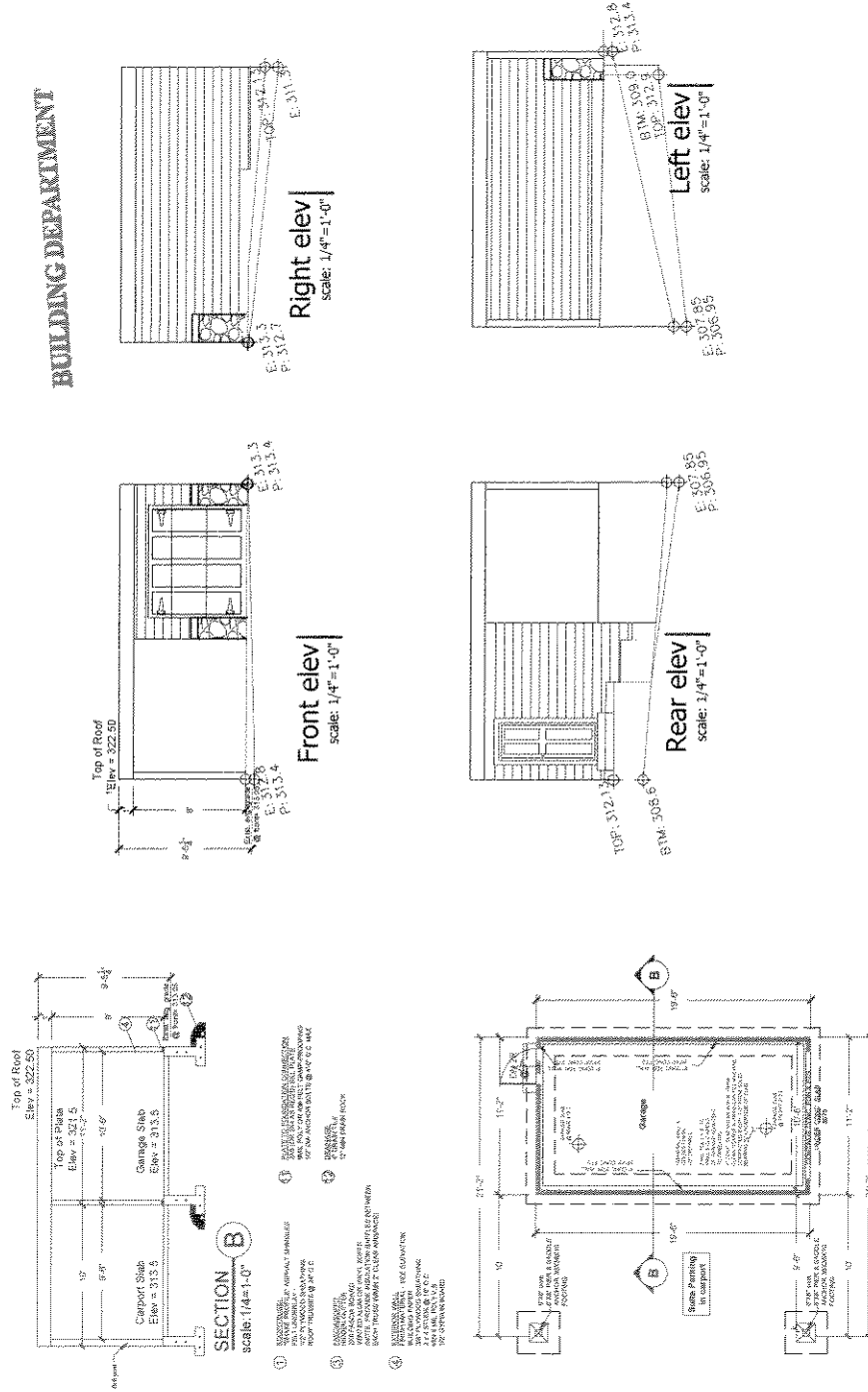
7357 Newcombe St.

Garage

5 Nov 2015

41

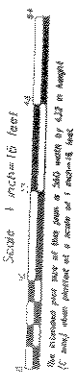
67



GARAGE
Scale: 1/4" = 1'-0"
Garage = 450 sq. ft.

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TOPOGRAPHICAL PLAN OF LOT 32 BLOCK "D" DISTRICT
LOT 25 GROUP 1 NWD PLAN 14945

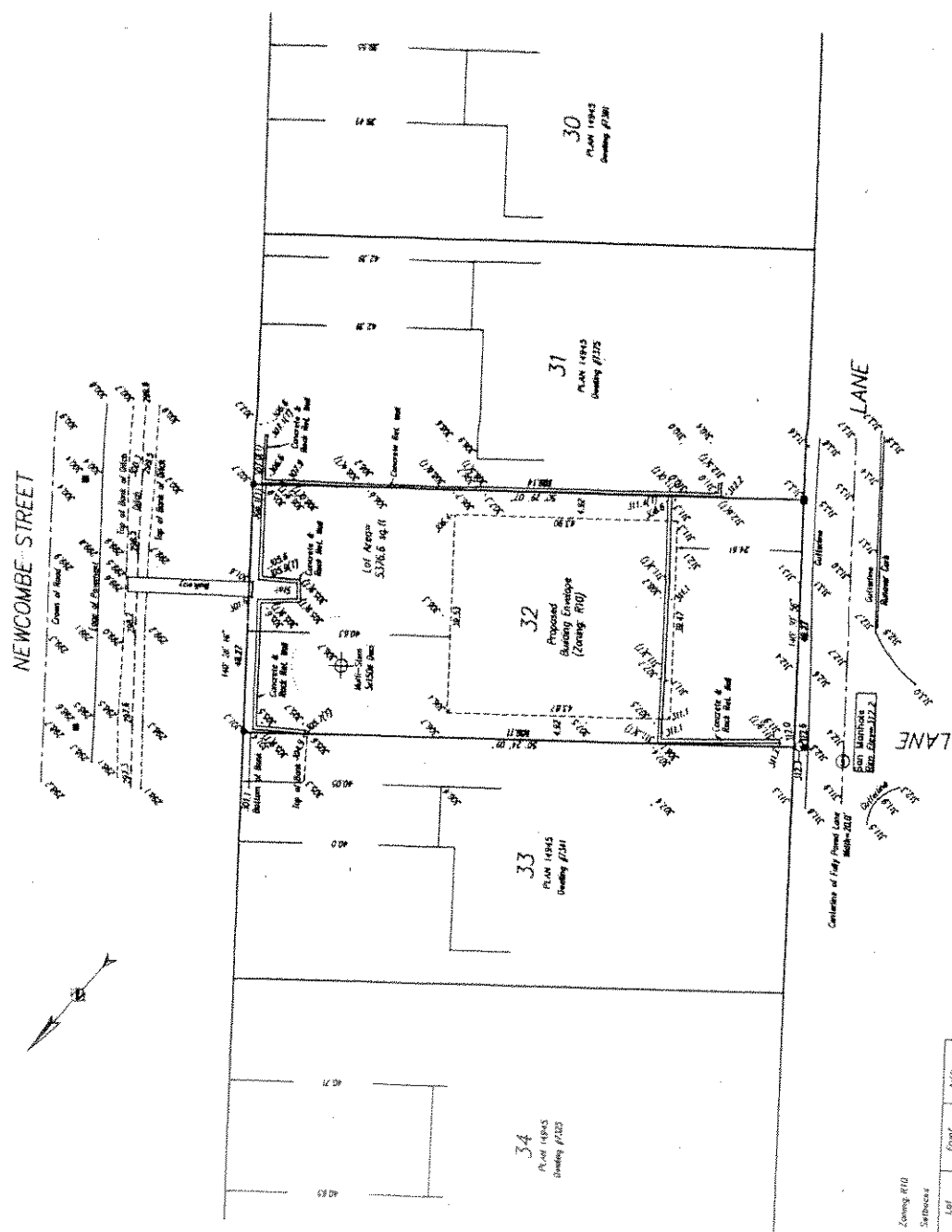


All Distances and Elevations are in Feet And Decimals
Thereof Unless Otherwise Stated.

LEGEND

- SB - Standard Iron Pin
- SB - Land Plug
- ⊕ - Tree (computer in min and space)
- ⊙ - 250 Center
- - Power Pole
- ⊗ - Manhole
- Surf - Elevation of top of soil

Annotation: Notes:
Elevations are Geoid.
Referenced to monument P-32-12
monument Elevation 88.53m



Zoning #10

Lot	Front	Address
30	40.65	2425
31	40.0	2341
32	42.10	2325
33	38.48	2391

Average = 40.61

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Building envelope shown is only approximate.
For information of City Building Bylaws.
please consult Planning Department for final building envelope when required.

This is certified correct and is used only with respect to the appropriate building envelope and located on the 22nd day of April, 2015

Survey Title
This Document is not Valid Unless
Originally Signed And Sealed

8 C.E.S. 2015

Grid bearings are derived from observations between
synthetic control monuments S44132 and P-32-12.

For: 1044620-2399 (final address registered)

Survey: Land Surveying Ltd. 2015

File No: B1114-1090

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BUILDING DEPARTMENT

LOT 25 GROUP 1 NWD PLAN 14945

Pursuant to Section 68 of the Land Title Act
B.C.G.S. 92C.026



Legend:

- - Control Monument Found
- - Standard Iron Post Found
- - Lead Plug Found
- - Standard Iron Post Proposed
- - Lead Plug Proposed
- - Lead Plug Placed
- - Paving Plan
- PP - Witness
- U - Unregistered

UTM Zone 18
UTM Northing: 5451394.859
UTM Easting: 505410.046
Point Combined Factor: 0.9955883
Estimated Horizontal Accuracy: 0.01m

Integrated Survey Area No.25
City of Burnaby, NAD83 (CPRS)
4.0.0.BC.1.GVRD

Grid bearings are derived from observations between
geodetic control monuments 94W1432 and P-52-17.

Note:

This plan shows one or more witness posts
which are set along the production of property
boundary unless otherwise stated.

This Plan shows horizontal ground-level distances unless otherwise
specified. To compute grid distances, multiply ground-level distances
by the average combined factor of 0.9955883 which has been
derived from 94W1432 and P-52-17.

The UTM coordinates and estimated horizontal positional
accuracy achieved are derived from the NAD83
published coordinates and standard deviations for
geodetic control monuments 94W1432 and P-52-17.

This Plan Lies Within The Greater
Vancouver Regional District

Note:

Some parts and lines have been
enlarged for clarity.

The field survey represented by this plan was
completed on the 23rd day of April, 2015
Leaving Hunt, B.C.S. #6619