



# 2017 Board of Variance Notice of Appeal Form

## OFFICE OF THE CITY CLERK

Burnaby City Hall, 4949 Canada Way, Burnaby BC, V5G 1M2, Phone: 604-294-7290 Email: clerks@burnaby.ca

### Applicant

Name of Applicant JASBIR SINGH TATLA  
Mailing Address 12423 - 70 A AVE  
City/Town SURREY, BC Postal Code V3W 0C8  
Phone Number(s) (H) \_\_\_\_\_ (C) 604-721-0626  
Email ready123Ltd@gmail.com

### Property

Name of Owner READY CONSTRUCTION LTD.  
Civic Address of Property 7785 TAYLOR PL  
BURNABY, BC

I hereby declare that the information submitted in support of this application is, to the best of my knowledge, true and correct in all aspects, and further that my plans have no conflict with municipal bylaws other than those applied for with in this application.

13 JUNE 2017  
Date

[Signature]  
Applicant Signature

### Office Use Only

Appeal Date 2017 July 06 Appeal Number BV# 6094

#### Required Documents:

- ☐ Fee Application Receipt
- ☐ Building Department Referral Letter
- ☐ Hardship Letter from Applicant
- ☐ Site Plan of Subject Property

CITY OF BURNABY

JUN 13 2017

CLERK'S OFFICE

Any documents submitted in support of this Board of  
Variance Appeal will be made available to the Public

Ready Construction Ltd.  
12423 – 70A Ave  
Surrey, BC, V3W 0C8

To  
Burnaby Board of Variance  
4949 Canada Way  
Burnaby, BC, Canada  
V5G 1M2

Date: 26 June 2017

**Subject: Retaining Wall/Fence on 7785 Taylor Place Burnaby**

Sir/Madam

Its regarding the property 7785 Taylor Place in Burnaby, BC. This property is owned by Ready Construction Ltd.

Directors of Ready construction filed an application to Board of Variance in the city of Burnaby regarding retaining wall/fence this company built in the front and front side of the property as we have tried all other option and this is the last hope we have.

We need this small retaining wall/fence to protect out property from neighbour's soil, as the soil adjacent to our property is approximately 22 inches high and height of the retaining wall/fence we built is 24 inches. When you see the property from side you barely see this retaining wall/fence. Main purpose of this wall/fence is to hold soil from adjacent properties.

There is another property in the same area address 7726 Taylor Place had the retaining wall.

We have also submitted the signed petition by the neighbour's regarding this on going issue and most them agreed that they do not have any objection if Ready Construction built the retaining wall/fence in the front of the house and agreed that its not going to impact the neighbourhood.

Thanks  
Ready Construction Ltd.



Jasbir Singh Tatla  
604-721-0626  
(Director)



## BOARD OF VARIANCE REFERRAL LETTER

<b>DATE:</b> June 13, 2017			<i>This is <b>not</b> an application. Please submit this letter to the Clerk's office (ground floor) when you make your Board of Variance application.</i>
<b>DEADLINE:</b> June 13, 2017 for the July 6, 2017 hearing.			
<b>APPLICANT NAME:</b> Jasbir Singh Tatla			
<b>APPLICANT ADDRESS:</b> 12423 70A Avenue, Surrey, BC			
<b>TELEPHONE:</b> 604-721-0626			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New single family dwelling with secondary suite and detached garage			
<b>ADDRESS:</b> 7785 Taylor Place			
<b>LEGAL DESCRIPTION:</b>	<b>LOT:</b> 8	<b>DL:</b> 13	<b>PLAN:</b> NWP17520

The proposed revision for the issued Building Permit BLD16-00944 will be denied by the Building Department because the design is not in compliance with Burnaby Zoning Bylaw No. 4742:

### Zone R10 / Section 110.12 (2)

#### COMMENTS:

The applicant proposes to build a new single family dwelling with and secondary suite and detached garage. In order to allow the revision to proceed, the applicant requests that the following variances be granted :

- 1) To vary Section 110.12(2) – “Fences” of the Zoning Bylaw requirement to allow the construction of a 2 feet high fence along the North, East and West property lines in the required front yard. Where the Zoning Bylaw does not permit the construction of a fence.
- 2) To vary Section 110.12(2) – “Fences” of the Zoning Bylaw requirement to allow the construction of a retaining wall ranging from 0.5 feet to 1.8 feet along the side East and West property line in the required front yard. Where the Zoning Bylaw does not permit the construction of a wall.

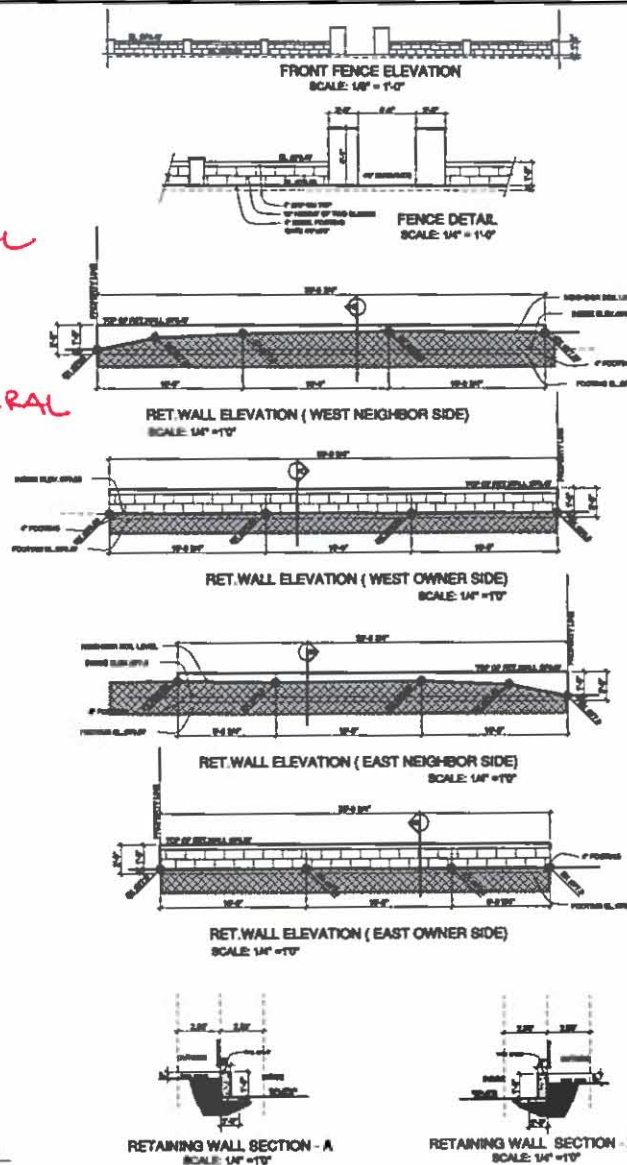
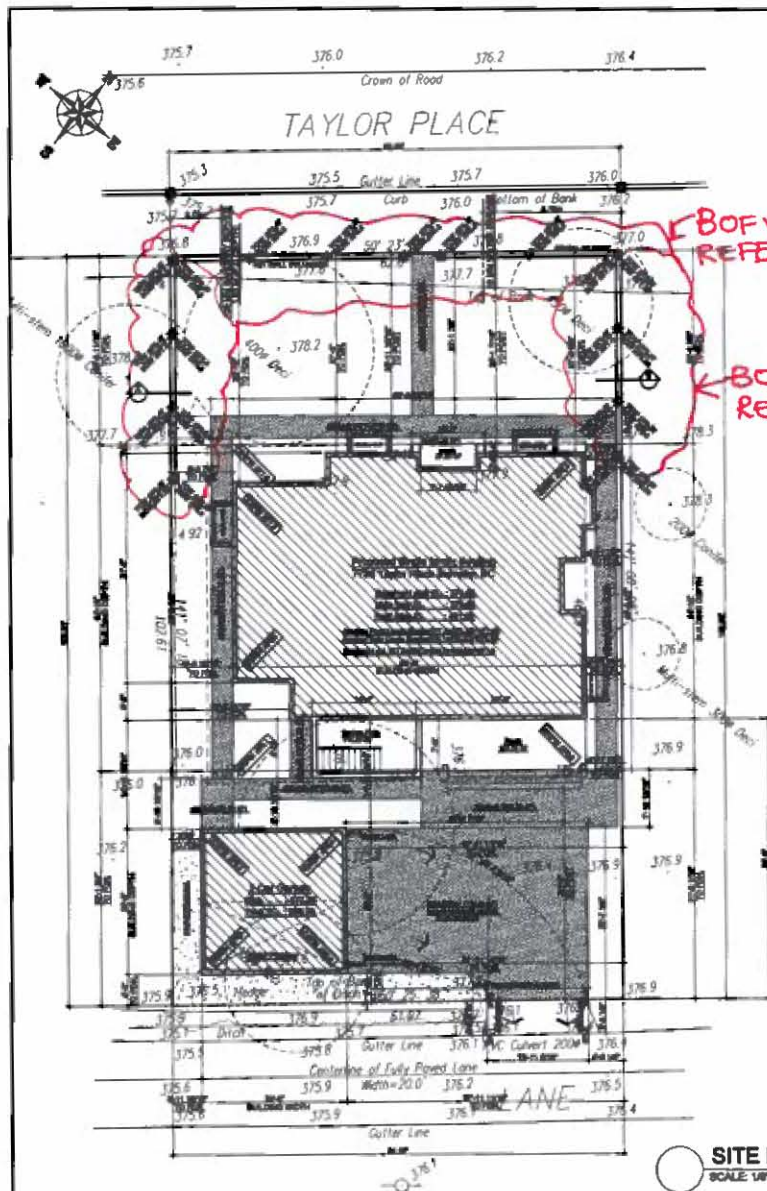
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the Zoning By-law, a future appeal(s) may be required.*

*The applicability of these variances, if granted, is limited to the scope of the proposal shown on the attached plans.*

AB

Peter Kushnir  
Deputy Chief Building Inspector





## PROJECT DESCRIPTION:

CIVIC ADDRESS: 7785 TAYLOR PLACE  
BURNABY, B.C.

LEGAL ADDRESS: LOT 6 DISTRICT LOT 13  
GROUP 1 NEW WESTLAND DISTRICT PLAN 17330  
REV. 002-724-303

BUILDING ANALYSIS OF	LOT 6 DISTRICT LOT 13
LEGAL DESCRIPTION	LOT 6 DISTRICT LOT 13
DATE	08/10/2017
AREA	ALLOWABLE: 600.00 SQFT PROPOSED: 600.00 SQFT
AREA	ALLOWABLE: 600.00 SQFT PROPOSED: 600.00 SQFT
PERIMETER	ALLOWABLE: 1200.00 FT PROPOSED: 1200.00 FT
LOT COVERAGE	ALLOWABLE: 60.00% PROPOSED: 60.00%
BASE FLOOR	ALLOWABLE: 4.00 FT PROPOSED: 4.00 FT
COVERED PORCH	ALLOWABLE: 10.00 SQFT PROPOSED: 10.00 SQFT
DECK/PAVING	ALLOWABLE: 10.00 SQFT PROPOSED: 10.00 SQFT
FRONT Y.	ALLOWABLE: 3.00 FT PROPOSED: 3.00 FT
REAR Y.	ALLOWABLE: 1.00 FT PROPOSED: 1.00 FT
SEAR Y.	ALLOWABLE: 3.00 FT PROPOSED: 3.00 FT
ADJ. BLDG.	ALLOWABLE: 10.00 SQFT PROPOSED: 10.00 SQFT

SUPERFICIAL AREA CALCULATION	
GARAGE	600.00 SQFT
MAIN FLOOR & COV. PORCH	1000.00 SQFT
DECK & PATIO	10.00 SQFT
SEAR	3.00 SQFT
PROPOSED SUPERFICIAL AREA	1613.00 SQFT (60.00%)
ALLOWING SUPERFICIAL AREA	1613.00 SQFT

### NOTES:

1. WRITTEN DESCRIPTIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. CONSTRUCTION SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF BRITISH COLUMBIA CODE BOOK SECTION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF C.I.A. 3.00 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS SHALL BE 30 MPa.
6. ALL FINISHES AND MATERIALS SHALL CONFORM TO C.I.A. BUILDING CODE PART 9 AND DESIGN TO C.I.A. LATEST EDITION.
7. ALL FINISHES LAMINAR SHALL BE DOUBLE PLY OR ON BETTER.
8. ALL FINISHES SHALL BE FINISHED AND REPAIRED BY P.A.S.
9. ALL FINISHES SHALL BE FINISHED PER CONFORM TO C.I.A. PART LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL DIMENSIONS REQUIREMENTS.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

THESE PLANS CONFORM TO BCBC 2012

PROPOSED PLANS FOR HOUSE SITUATED  
AT 7785 TAYLOR PLACE, BURNABY, B.C.

Builder:  
READY CONTS. LTD  
TEL: 604 721 0626

SCALE 1/4" = 1'-0"

DATE: JUNE 15, 2017

SITE PLAN /  
DETAILS

A1

Designed By:

AMARDEEP DHILLON

Drawn By:

DON DUMANDAN



**SPACE SMART HOME DESIGN**  
1189 MAIN STREET, VANCOUVER, BC V6X 1E6

TEL: 604 720 0825

ALL DIMENSIONS SHOWN HEREIN ARE THE PROPERTY OF SPACE SMART, ALL RIGHTS RESERVED.

