



**BOARD OF VARIANCE REFERRAL LETTER**

<b>DATE:</b> February 9, 2016	<b>DEADLINE:</b> February 9, 2016 for the March 3, 2016 hearing	<i>This is <b>not</b> an application. Please take letter to Board of Variance. (Clerk's office - Ground Floor)</i>	
<b>NAME OF APPLICANT:</b> Harminder Bhattal			
<b>ADDRESS OF APPLICANT:</b> 11055-160A Street, Surrey B.C. V4N 4RS			
<b>TELEPHONE:</b> 604.807.1313			
<b>PROJECT</b>			
<b>DESCRIPTION:</b> New Single Family Dwelling			
<b>ADDRESS:</b> 3881 Edinburgh Street			
<b>LEGAL:</b>	<b>LOT:</b> 21	<b>DL:</b> 186	<b>PLAN:</b> 3755

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) R3 [103.6(1)(a)]**  
of the Burnaby Zoning Bylaw No. 4742

**COMMENTS:**

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

- 1) The principal building height, measured from the rear average elevation will be 35.23 feet where the maximum building height of 29.5 feet is permitted. The principal building height, measured from the front average elevation will be 25.08 feet.

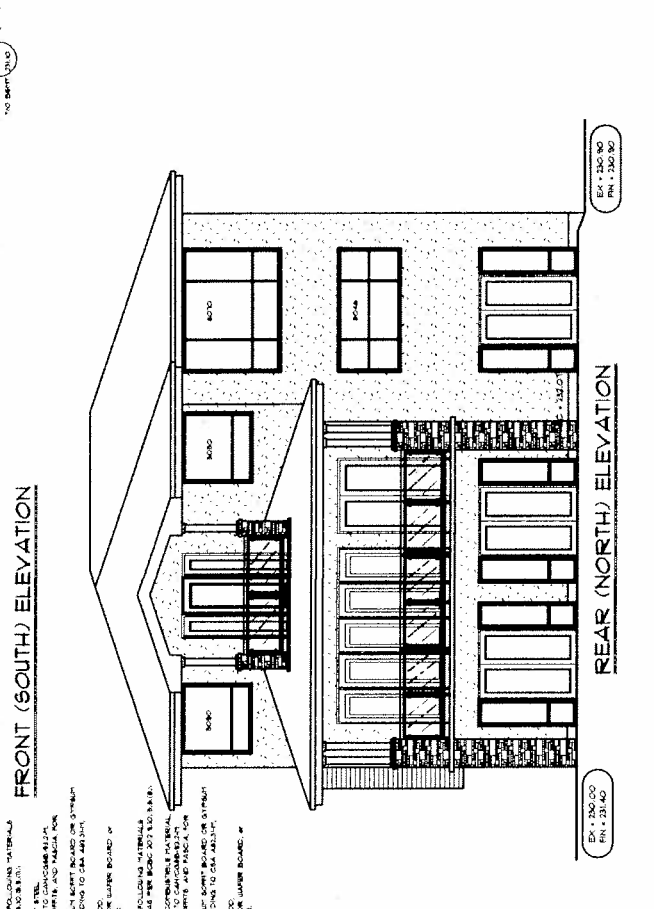
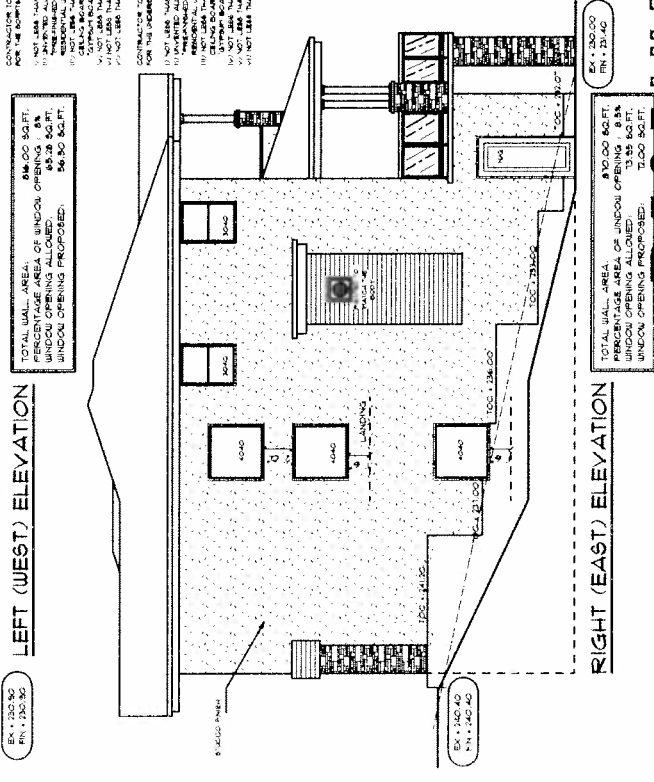
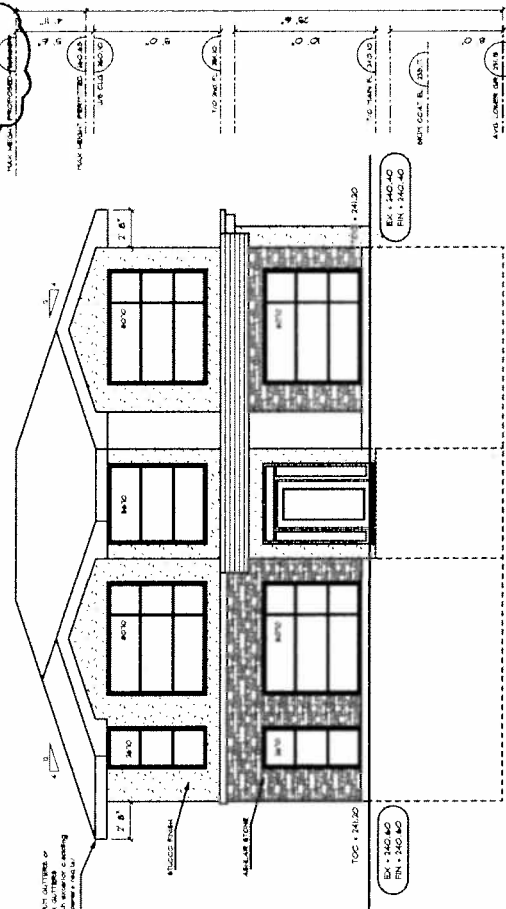
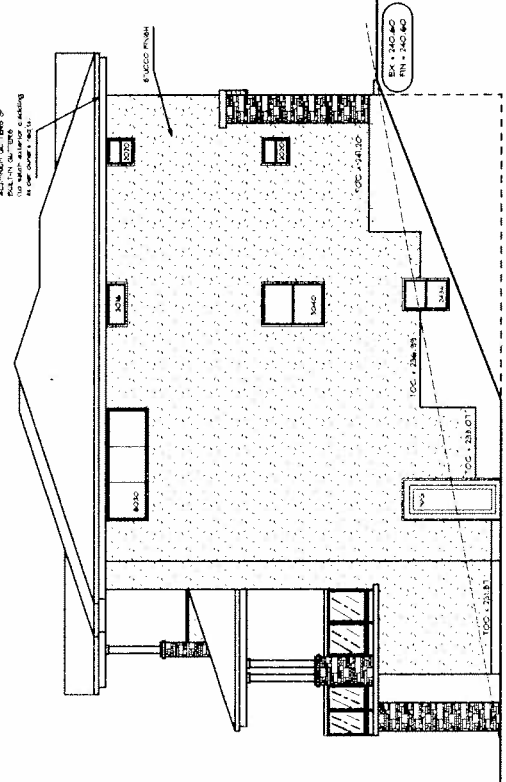
*Note: The applicant recognizes that should the project contain additional characteristics in contravention of the zoning by-law a future appeal(s) may be required.*

DS

Peter Kushnir  
Deputy Chief Building Inspector

B. of V.  
REFERRAL

265.68



CONTRACTOR TO PROVIDE WITH THE FOLLOWING MATERIALS FOR THE ROOFING AS PER MARKING AND NOTATION:

- (1) NOT LESS THAN 1/2" THICK GABLE END STUDS.
- (2) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (3) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (4) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (5) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (6) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
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- (9) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (10) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (11) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (12) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (13) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (14) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (15) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (16) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (17) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (18) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (19) NOT LESS THAN 1/2" THICK TRUSS END STUDS.
- (20) NOT LESS THAN 1/2" THICK TRUSS END STUDS.

PROPOSED RESIDENCE FOR MR. EDGAR BRAZA  
ON 3881 EDINBURGH ST., BURNABY, B.C.

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FEB 05 2016

simple design

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DATE: NOV. 2015

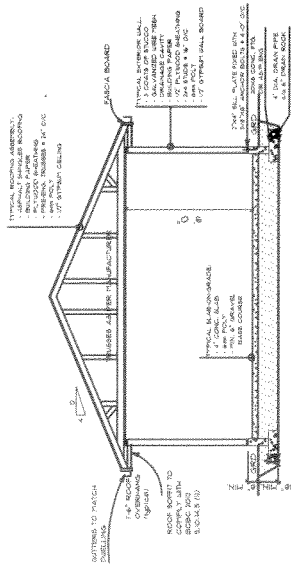
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PAPER: D7/105-15

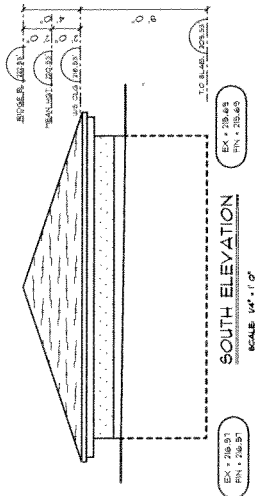
DRAWN BY: [Name]

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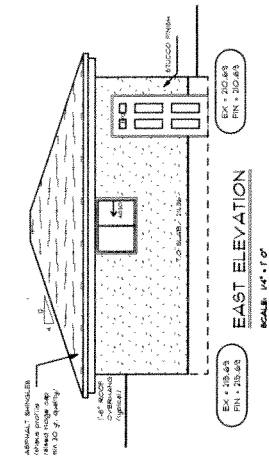
110-11741, 72 Ave. Burnaby, B.C. V5A 2Y6



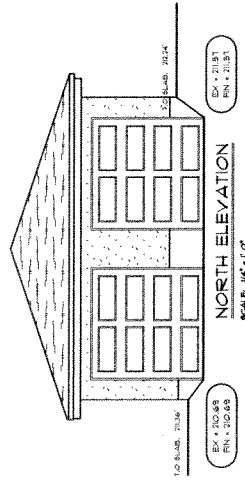
SECTION B-B  
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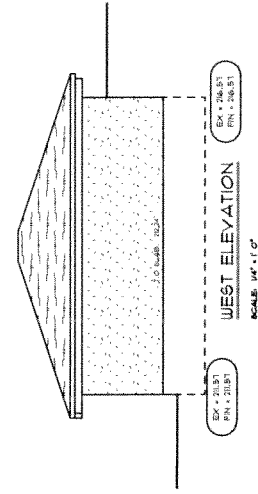
SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



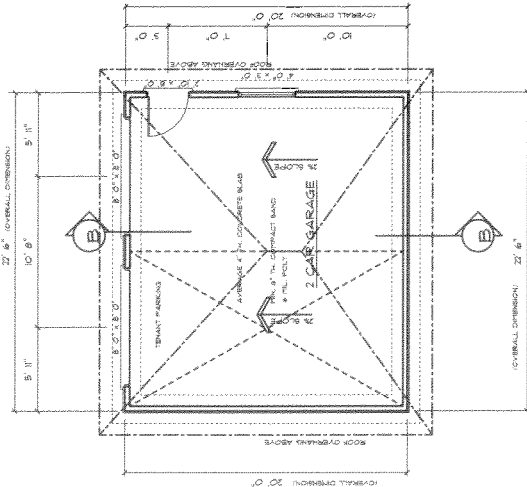
EAST ELEVATION  
SCALE 1/4" = 1'-0"



NORTH ELEVATION  
SCALE 1/4" = 1'-0"



WEST ELEVATION  
SCALE 1/4" = 1'-0"



GARAGE PLAN  
SCALE 1/4" = 1'-0"

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BUILDING DEPARTMENT

PROPOSED RESIDENCE FOR MR. EDGAR BRAZA  
ON 3881 EDINBURGH ST., BURNABY, B.C.

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SCALE 1/4" = 1'-0"  
DATE NOV. 2015

PLAN: 10-7-105-15  
DRAWN: BH

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simplex  
home design  
inc.  
1100-11755  
12505  
12505  
12505

# POSTING PLAN OF LOT 21, BLOCK 39, DISTRICT LOT 186, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 3755

Pursuant To Section 68 Of The Land Title Act  
City of Burnaby B.C.S.S. 920.025



SCALE - 1 : 500  
All distances are in metres

Integrated Survey Area No. 25  
City of Burnaby, NAD83 (CSRS), 4.0.0.BC.1.0VRD

The intended plot size of this plan is 500mm in width by 432mm in height (C Size) when plotted at a scale of 1:500

Grid Bearings are derived from observations between Control Monuments no. 77H8742 & 77H8753

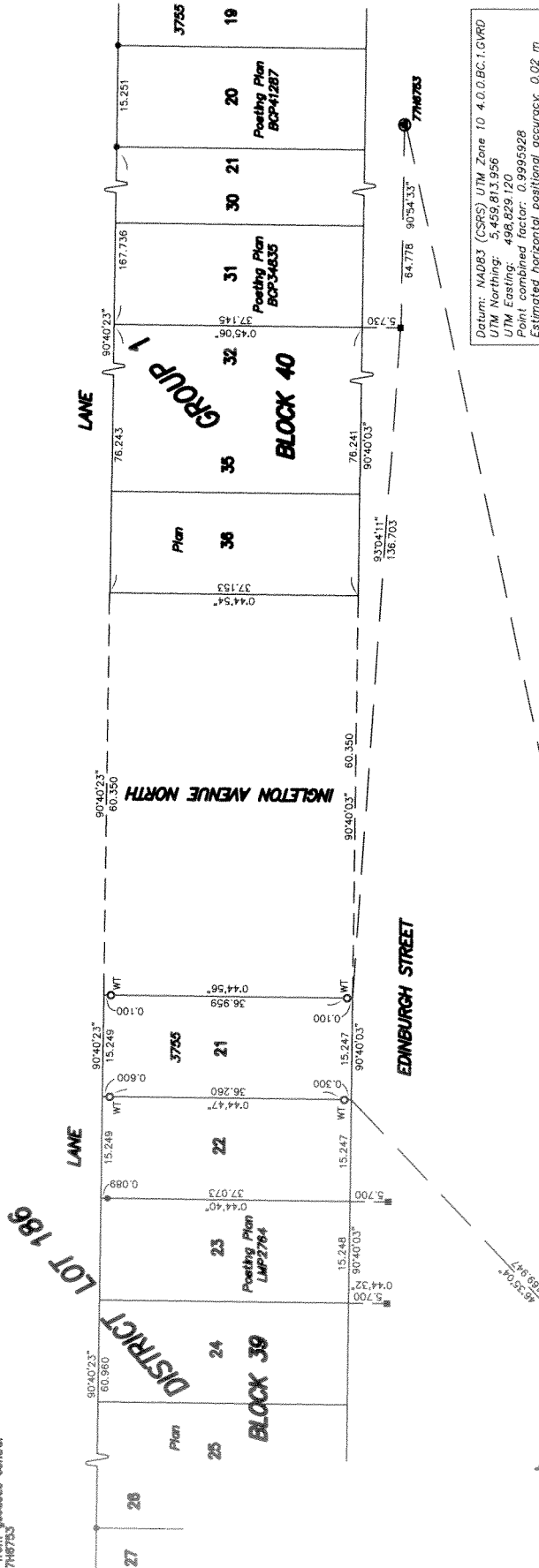
The UTM co-ordinates and horizontal positional accuracy achieved have been derived from the nearest published Canadian geodetic control monuments 77H8742 & 77H8753

This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995928 which has been derived from geodetic control monument 77H8753

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PLAN EPP57514



Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.0VRD  
UTM Northing: 5,459,813.956  
UTM Easting: 498,829.120  
Point combined factor: 0.9995928  
Estimated horizontal positional accuracy: 0.02 m

- Legend:**
- Denotes control monument found
  - Denotes standard iron post found
  - Denotes standard lead plug found
  - Denotes iron post set

Note: This plan shows one or more witness posts which are not set on the true corner(s). The production of a boundary unless otherwise noted. Some symbols and lines have been exaggerated for clarity.

Datum: NAD83 (CSRS) UTM Zone 10 4.0.0.BC.1.0VRD  
UTM Northing: 5,459,795.726  
UTM Easting: 498,489.298  
Point combined factor: 0.9995985  
Estimated horizontal positional accuracy: 0.02 m

This plan has been prepared in accordance with the Professional Reference Manual and is certified correct to the 23rd day of November, 2015.

Sean Costello  
B.C.L.S.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 208 - 18055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783  
File: 5879-POSTING

The field survey represented by this plan was completed on the 23rd day of November, 2015.  
Sean Costello, B.C.L.S. 900

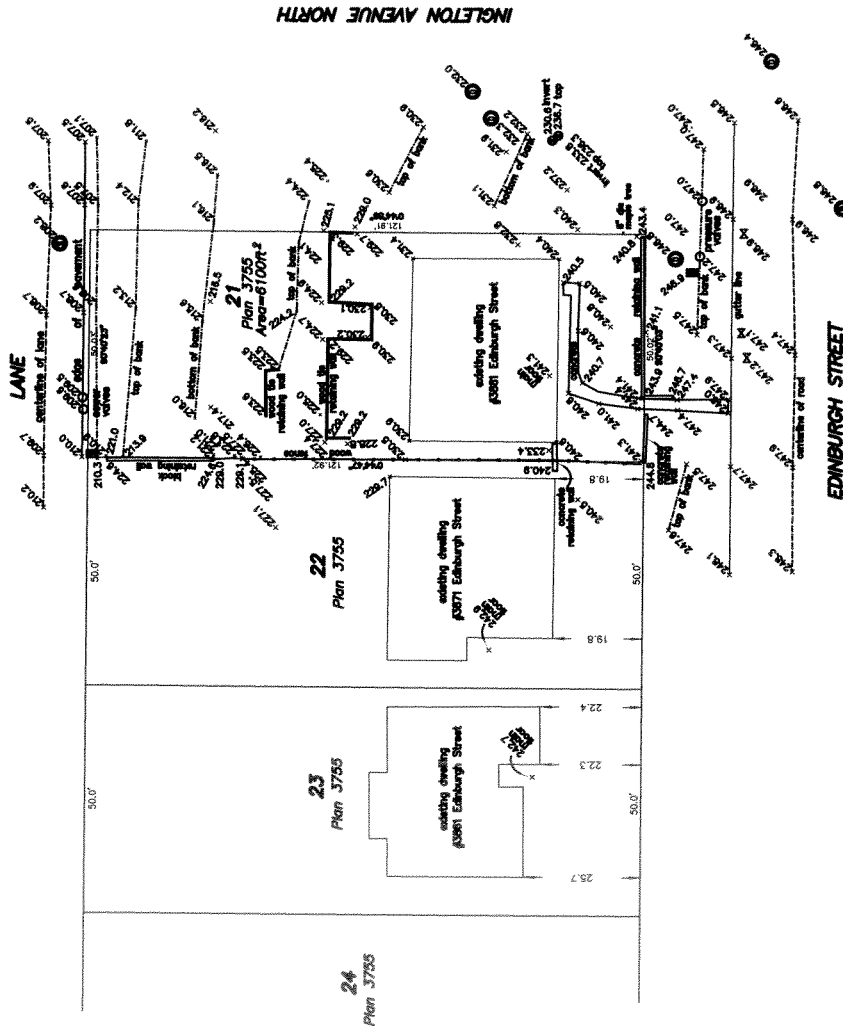
This plan lies within the Greater Vancouver Regional District

**TOPOGRAPHIC PLAN OF LOT 21,  
BLOCK 39, DISTRICT LOT 186,  
GROUP 1, NND, PLAN 3755**

CIVIC ADDRESS:  
3981 Edinburch Street  
Burnaby, B.C.

Scale: 1 inch = 20 feet

- ① Storm manhole
- ② Sanitary manhole
- ③ Water meter
- ④ Inspection chamber
- ⑤ Water valve
- ⑥ Water meter



7	Plan 1124
8	Plan 1124
9	Plan 1124
10	Plan 1124

This plan lies within the Greater Vancouver Regional District

- NOTES:**
- 1) Elevations are in feet and are provided.
  - 2) Elevations are derived from Control Monument no. 7748742 located in the south side of Yale Street & west side of Edinburch Avenue. Elevation = 3071.80 feet.
  - 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of the property owner. It is not to be used as evidence or liability for any damage that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
  - 4) Prior to any construction, underground services are to be confirmed by the City of Burnaby Engineering Dept.
  - 5) Plans in this document are based on information contained in the hard copy of this Plan and the digital data provided. Any information taken from digital data shall be confirmed by the signatory. Information shown on the hard copy of this Plan and the digital data are to be used as a guide only. Information shown on the hard copy of this Plan and the digital data are to be used as a guide only.
  - 6) Property dimensions and area derived from field survey and Land Title Office records.

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BUILDING DEPARTMENT

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 9th day of October, 2015

Scott Costello

B.C.L.S. (900)

File: 5879-TP-feet

Cameron Land Surveying Ltd.  
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Fax: 604-597-3783