

**Development Variance Permit No. DVP01225**

To: KENT, GEORGE C

"the Permittee"

1. This Development Variance Permit is issued by the Resort Municipality of Whistler (the Municipality) subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied by this permit.
2. This Development Variance Permit applies to and only to those lands within the Municipality described below (except as otherwise provided herein):

PID: 008-735-174

Lot 13 Block C District Lot 7165 Plan 13162

"the lands"

3. The Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 is varied as follows:
  - a) Vary the (west) side setback from 3 metres to 1.71 metres for a deck;
  - b) Vary the rear setback from 7.6 metres to 4.52 metres for a deck;

As illustrated on deck plans A1 dated February 18, 2022, A2 dated May 18, 2018 and A3 dated March 30, 2020 all prepared by Philip Beauregard, Beauregard Engineering Corp. attached to this Development Variance Permit as Schedule A.

4. The development shall be constructed on the lands in accordance with the following terms and conditions:
  - a) The deck surface material needs to be Class B fire-rated minimum. Porcelain, tile, aluminum, fibre-cement, Trex (Class B), Duradeck, pavers, fire-rated wood deck boards are acceptable. Deck joists need to be fire-rated or capped with corrosion resistant metal flashing if the deck surface will be slotted/gapped.



5. This Development Variance Permit shall automatically lapse, and the Municipality may file a notice of cancellation of this Development Variance Permit with the registrar of the Land Title Office if the Permittee does not substantially commence the construction permitted by this Development Variance Permit within two (2) years of the date of issuance.
6. The lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
7. The terms of this Development Variance Permit, or any amendment to it, are binding on all persons who acquire an interest in the lands affected by this Development Variance Permit.
8. This Development Variance Permit **is not** a Building Permit. A Building Permit is required for buildings, structures and site work regulated by the Municipality's building regulation bylaw, in addition to this Development Variance Permit.

**Authorizing resolution passed by the Council the \_\_\_\_ day of \_\_\_\_, 2022.**

**Issued this \_\_\_\_ day of \_\_\_\_, 2022.**

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Jessie Gresley-Jones  
General Manager of Resort Experience



PERMIT TO PRACTICE  
PROFESSIONAL  
PROVINCE OF  
P.J. BEAUREGARD  
# 20664  
BRITISH COLUMBIA  
ENGINEER

OFFICE COPY

IMPORTANT  
THIS PLAN MUST BE ON SITE AT TIME OF INSPECTIONS

SEE ATTACHED NOTES

6 MIL VAPOUR BARRIER  
CONFORMING TO  
CAN2-51.34-MS6 REQ'D

Via this professional seal and signature, Philip Beauregard, P. Eng. approves only the design of renovations to the structure as indicated in these drawings, and waives all responsibility for the design and construction of the existing structure.

Philip Beauregard, P.Eng.  
Beauregard Engineering Corp.  
1606 Sisqa Peak Drive,  
Pemberton BC V0N 2L3  
604-902-1345 phil@bengcorp.com

Sheet A1 rev 1  
issued for building permit  
February 18, 2022  
DRAWN BY:  
P. Beauregard, P.Eng.  
DRAWING TITLE:  
Site plan  
PROJECT:  
2605 Whistler  
Road deck

AREAS		SQ FT	SQ M
SITE		9462	679
ALLOW FS		3312	307.7
BASEMENT: EXIST		244	
NEW		192.8	
1ST: EXIST		975	
NEW		520.2	
2ND		1003.	
3RD		413.2	
TOTAL		3306.3	307.2
GARAGE (2+TALL)		536	
SUITE		519	
PARKING		4 SPACES	

REQUIRED PARKING  
TO BE COMPLETED BEFORE  
FRAMING IS ACCEPTED

SURVEY REQUIRED  
☒ PRIOR TO FORMS INSP.  
☒ AFTER CONCRETE POURED  
☐ AFTER P.W.F. CONSTRUCTED  
☐ FLOOD PLAIN ELEV. REQ'D.

PLANS  
ACCEPTED  
DATE: MAY 05/97  
Building Permit No. 97-5326  
Plumbing Permit No. 97-5327  
2605 WHISTLER RD.  
ADDRESS  
Building Inspector

THIS PERMIT IS ISSUED  
UNDER B.C. B.C. 1992

RECEIVED  
MAY 17 1997  
MUNICIPALITY OF WHISTLER

CONCRETE MINIMUM 20 MPa 28-DAY STRENGTH  
CONFORMING TO REQUIREMENTS OF CSA STD. CAN  
3-A23.1-11 (M1977). RE-BAR 15M AND LARGER MIN.  
YIELD POINT 400 MPa CONFORMING TO RE-  
QUIREMENTS OF CSA STD. C30.12 (M1977). ALL  
HEADERS TO BE MINIMUM 2-2X10 UNLESS SPECI-  
FIED.  
STRUCTURAL ENGINEERING APPLIES TO STRUCTURAL ELEMENTS ONLY  
AND SHOULD NOT BE CONSIDERED TO SUPERCEDE ANY APPLICABLE  
BUILDING CODES. DESIGN IS BASED UPON GROUND SNOW LOADS OF  
209-210 psf DEPENDENT UPON ELEVATION AND WIND GUSTS OF  
80 mph. INSPECTIONS TO CONFIRM THE SOIL BEARING CAPACITY.  
FOUNDATION CONSTRUCTION AND FRAMING INSTALLATIONS MUST BE  
COMPLETED AND CERTIFIED BY THE ENGINEER.

SPROAT ENTERPRISES LTD.  
Civil & Structural Engineering  
Box 239, Whistler, B.C.  
V0N 1B0 (604) 932-5519

- ATTACHMENTS
- GENERAL NOTES
  - SURVEY NOTICE
  - INSULATION REQ.
  - SUITE REQ.
  - VENTILATION CHECKLIST (FOR SUITE)
  - SEWERSPACE POLICY.

PROFESSIONAL  
OF  
D. G. BEAUREGARD  
BRITISH COLUMBIA  
ENGINEER

Jack Hanna, m. arch  
DESIGN  
118-2005 Nordic Place  
Whistler, B.C. V8E 1B2  
604-932-4100

ADDITIONS TO THE FLETCHER RESIDENCE	
3085 WHISTLER ROAD WHISTLER, B.C.	
DATE OCT. 1 98	REVISION
SCALE AS NOTED	
DRAWN JH	

2605 WHISTLER RD.



WINDOWS TO MEET  
CAN/CSA - A440 - M

FLASH OVER OPENINGS NOT  
PROTECTED BY EAVES

25% OF REQUIRED ROOF VENT-  
ILATION AT TOP OF ROOF AND  
25% AT BOTTOM

DECK MUST BE INSULATED & VENTED-  
X-STRAPPING REQ'D TO PROVIDE 3-WAY  
VENTILATION

DECK: NON-SKID MEMBRANE OF 5/8" PLY ON 2 X 10  
JOISTS @ 16" OC; CEDAR SIDING SOFFIT; SLOPE  
DECK 1% FOR DRAINAGE

GUARDRAIL: 2 X 6 TOP RAIL ON 4 X 4 POSTS  
ANCHORED TO DECK; TEMP. GLASS OR CEDAR  
SIDING PANELS, OR 2 X 2 PICKETS @ 4" SPACES;  
NO HORIZONTAL MEMBER BETWEEN 4" AND 36"  
ABOVE DECK

METAL ROOF

SNOW RETAINER

CEDAR SIDING

2X2 PICKETS @ 4" SPACES

CONC. RETAIN  
WALL

METAL ROOF

2X2 PICKETS @ 4" SPACES

EXIST HOUSE

ANCHOR POSTS TO  
PREVENT UPLIFT

CEDAR SIDING

FIN GRADE

CONC. RETAIN  
WALLS

RETAINING WALLS HIGHER THAN 1.5m  
REQUIRE ENGINEER'S CERTIFICATION

BASEMENT EXIST

BASEMENT NEW  
(GARAGE)

see plan view  
sht. S1

new upper deck

3RD EXIST

2ND EXIST

1ST EXIST

1ST NEW

Philip Beauregard, P.Eng.  
Beauregard Engineering Corp.  
8613 Fissile Lane, Whistler, BC V0N 1B8  
604-902-1345 phil@bengcorp.com

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

Via this professional seal and signature, Philip Beauregard, P.  
Eng. approves only the design of *renovations* to the structure as  
indicated in these drawings, and waives all responsibility for the  
design and construction of the existing structure.

PROJECT:  
2605 Whistler  
Road deck

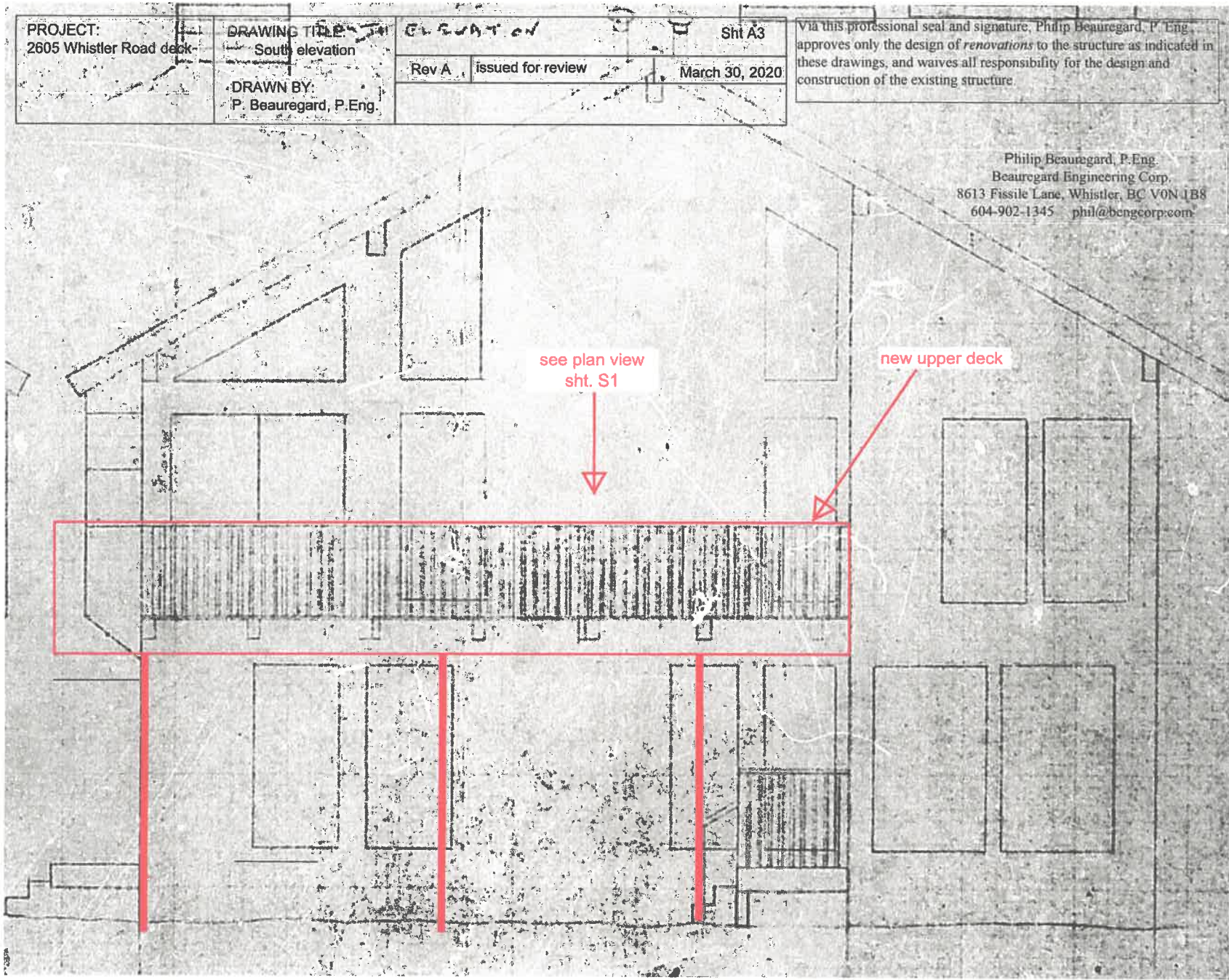
DRAWING TITLE:  
West elevation

DRAWN BY:  
P. Beauregard, P.Eng.

Sheet A2

Rev 0 issued for review  
May 18, 2018

<b>Jack Hanna, m. arch</b> 118-2005 Nordic Place Whistler, B.C. V0N 1B2 932-4109		<b>ADDITIONS TO THE FLETCHER RESIDENCE</b> 2605 WHISTLER ROAD WHISTLER, BC	
DATE OCT. 1 96	REVISION	<div style="border: 2px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div>	
SCALE AS NOTED			
DRAWN JH			



PROJECT:  
2605 Whistler Road deck

DRAWING TITLE:  
South elevation

ELEVATION

Sht A3

Rev A issued for review

March 30, 2020

DRAWN BY:  
P. Beauregard, P.Eng.

Via this professional seal and signature, Philip Beauregard, P. Eng. approves only the design of *renovations* to the structure as indicated in these drawings, and waives all responsibility for the design and construction of the existing structure.

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see plan view  
sht. S1

new upper deck