

**CITY OF PORT MOODY**  
**DEVELOPMENT VARIANCE PERMIT 3090-20-144**

**ISSUED BY:** CITY OF PORT MOODY

A municipal corporation pursuant to the *Community Charter*, S.B.C. 2003, c26  
with offices at 100 Newport Drive, Port Moody, BC V3H 5C3

(the “City”)

**TO:** Paul David Hagen  
Pamela Ann Hagen  
1034 Gatensbury St  
Port Moody, BC, V3H 2P2

(the “Owner”)

**WHEREAS:**

- A. City State Consulting Group, on behalf of the Owner, has made an application for a Development Variance Permit to vary Zoning Bylaw requirements for streamside setback in support of a proposed subdivision of the property described as:

**Parcel Identifier (PID):** 010-325-379;

**Legal Description:** LOT 3 DISTRICT LOT 375 GROUP 1 NEW WESTMINSTER  
DISTRICT PLAN 18070

(the “Land”);

NOW THEREFORE, in accordance with subsection 498(1) of the *Local Government Act*:

1. This Development Variance Permit is issued subject to all requirements contained in the City’s Bylaws, except where specifically varied or supplemented by this Development Variance Permit.
2. The City of Port Moody Zoning Bylaw, 2018, No. 2937, Sections 5.4.3(a) and 5.4.4(a) are hereby varied to:
  - (i) Notwithstanding 5.4.3(a) the Riparian Protection and Enhancement Area is limited to the area between the watercourse and the line labeled

“Stream Setback Per Keystone Environmental” as shown on the Preliminary Subdivision Plan attached as Schedule A to this Permit.  
(ii) Notwithstanding 5.4.4(a) no Riparian Transition Area will be required on the Land.

3. Prior to any Subdivision approval of the land, the existing trees shown as ‘Proposed Tree Protection Covenant’ are required to be protected through a restrictive covenant
4. Issuance of this permit is subject to Provincial confirmation that the “Stream Setback Per Keystone Environmental” as shown on Schedule A to this Permit is in compliance with the Riparian Area Regulation.
5. Whenever the singular or masculine is used in this Permit, the same shall be deemed to include the plural, or the feminine, or the body politic, or corporate as the context so requires, and every reference to each party shall be deemed to include the heirs, executors, administrators, successors, and assigns of such party whenever the context or the parties so require.

**AUTHORIZING RESOLUTION PASSED BY COUNCIL** the    day of    , 2021.

**ISSUED THIS** \_\_\_\_ day of \_\_\_\_\_ , 2021.

\_\_\_\_\_  
Rob Vagramov, Mayor

\_\_\_\_\_  
Dorothy Shermer, Corporate Officer

# Schedule A

## Preliminary Subdivision Plan

