

CITY OF PORT MOODY

DEVELOPMENT VARIANCE PERMIT 3090-20-141

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: Andrew Taylor and Lorraine Taylor
10 Spruce Court
Port Moody, BC V3H 0A5

Harjinder Kaur Chhina and Navpreet Chhina
12502 201 Street
Maple Ridge, BC V2X 4L4

(the "Owner")

WHEREAS:

- A. The Owner has made an application for Subdivision and consequently, for a Development Variance Permit to vary the minimum front yard setback and side yard setback for a principal building in the Single Detached Residential – Small Lot (RS1-S) Zone, allowing for the retention of an existing dwelling on the property described as:

Civic Address: 2122 St. George Street

Parcel Identifier (PID): 011-458-674

Legal Description: Lot 8 Block 3 District Lot 202 Group 1 New Westminster District Plan 55

(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. City of Port Moody Zoning Bylaw, 2018, No. 2937, Section 8.5.3(d)(i) is hereby varied to:
 - (i) reduce the minimum front lot line setback of a principal building from 6.0m to 3.96m for Proposed Lot B, as shown on the site plan included as Schedule "A" to this document.
3. City of Port Moody Zoning Bylaw, 2018, No. 2937, Section 8.5.3(e)(i) is hereby varied to:
 - (i) reduce the minimum side yard setback of a principal building from 1.2m to 0.77m for Proposed Lot B, as shown on the site plan included as Schedule "A" to this document.
4. The contents of this permit applies to the existing building only. Any new development within Proposed Lot B shall conform to the Zoning Bylaw regulations.
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.
6. The Owner shall comply with all permits applicable to the Land, and shall not commence work on the Land until a Building Permit in respect of such work has been issued by the City.

AUTHORIZING RESOLUTION PASSED BY COUNCIL the ____ day of _____, 2021.

ISSUED THIS __ day of _____, 2021.

Rob Vagramov, Mayor

Dorothy Shermer, Corporate Officer

