

**CITY OF PORT MOODY**  
**DEVELOPMENT VARIANCE PERMIT DVP00012**

**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:** Satinderjit Wahlla  
16351 91A Ave  
Surrey, BC V4N 5S5

(the “Applicant”)

**WHEREAS:**

The Applicant has made an application for Subdivision and consequently, for a Development Variance Permit to vary the minimum Riparian Protection and Enhancement Area (RPEA) setback of 5 m for ditches. The owner is requesting the variance to enable the construction of two detached accessory dwelling units in the Single Detached Residential – Small Lot (RS1-S) Zone, once the subdivision creates the two new lots has been approved, allowing for the construction on the property described as:

**Civic Address:** 2304 Henry Street

**Parcel Identifier (PID):** 011-463-431

**Legal Description:** Lot 19, Block 10, 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 5.4.5; ditches, is hereby varied to:
  - reduce the minimum Riparian Protection and Enhancement Area (RPEA) setback of the Ditch from 5.0 m to 2.0 m for Proposed Lots 1 and 2, as shown on the site plan included as Schedule “A” to this document.
3. The development of a new detached accessory dwelling unit within each of the Proposed Lots shall be within the prescribed 2.0 m setback included as Schedule “A” to this document.
4. 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.
5. The Applicant 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 \_\_\_\_\_, 2022.

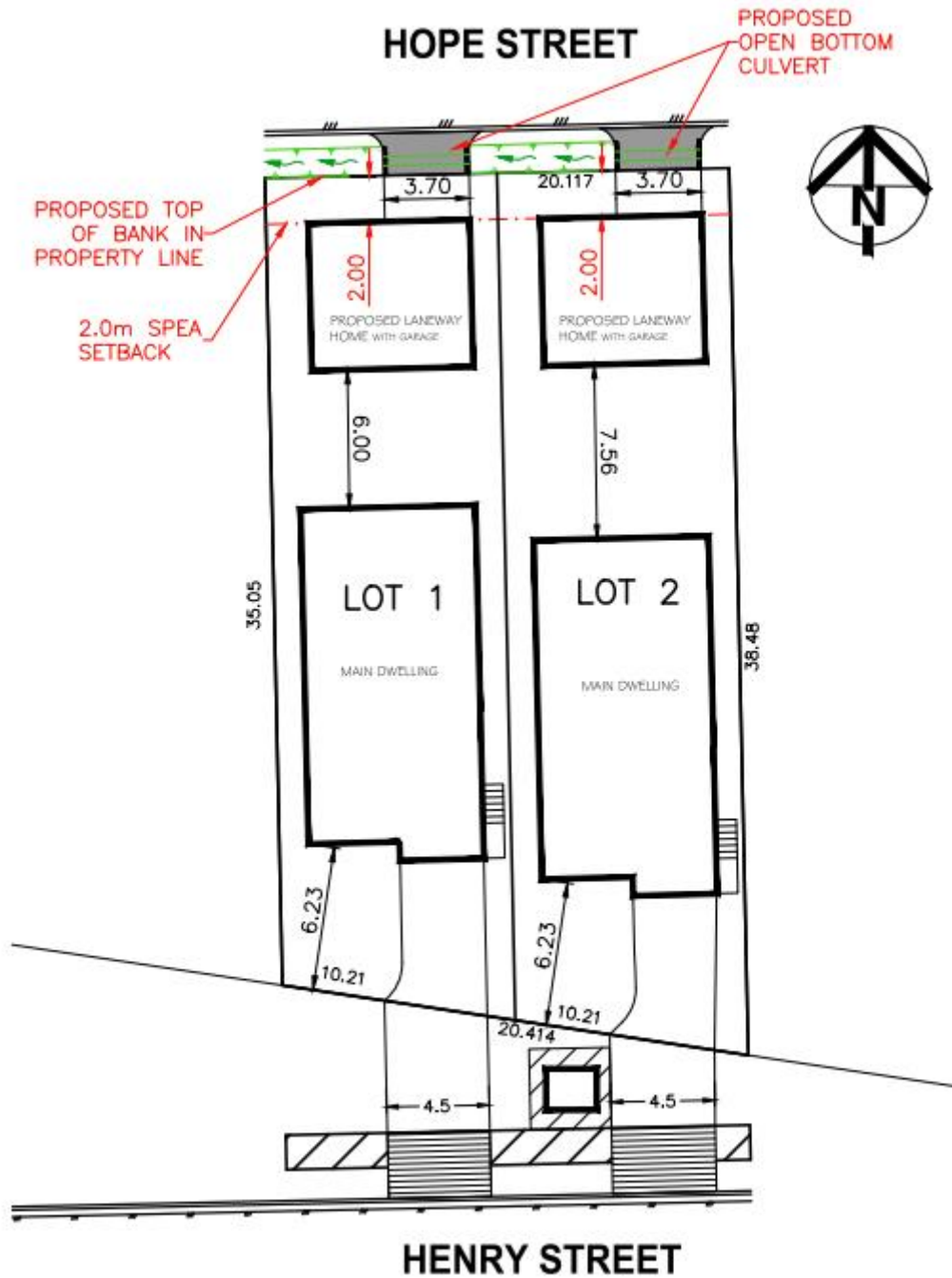
**ISSUED THIS** \_\_\_\_day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
,Mayor

\_\_\_\_\_  
, Corporate Officer

SCHEDULE "A"

SITE PLAN



DEVELOPMENT AT 2304 - HENRY STREET