

**CITY OF PORT MOODY**  
**DEVELOPMENT VARIANCE PERMIT DVP00010**

**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:** Arben Durmishaj  
221-801 Klahanie Drive  
Port Moody, BC, V3H 5K4

(the “Owner”)

**WHEREAS:**

The Applicant has made an application for Subdivision and consequently, for a Development Variance Permit to vary the minimum Riparian Transition Area (RTA) setback of 5 m, along with a second requested variance to vary the Front Lot Line Setback of 6 m. The owner is requesting the variances to enable the construction of two Single-Family homes once the proposed subdivision has been approved, which would allow for the construction on the property described as:

**Civic Address:** 111 Jacobs Road

**Parcel Identifier (PID):** 009-707-301

**Legal Description:** LT 25, PL NWP12483, DL 350, NWD

LOT 25, PLAN NWP12483, DISTRICT LOT 350, NEW WEST DISTRICT GROUP 1.

(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); Front Lot Line Setback, is hereby varied to:
  - reduce the minimum front yard setback of 6.0m to 3.7m, as shown on the site plan included as Schedule “A” to this document.
3. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 5.4.5; RTA setback, is hereby varied to:
  - reduce the minimum RTA area on the south lot line from 5 m to 3.2 m as shown on the site plan included as Schedule “A” to this document
4. The development of the new proposed single family homes within each of the Proposed Lots shall be within the prescribed 3.7 m Front Yard setback and the 3.2 m RTA setback in the rear of the property included as Schedule “A” to this document.
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 \_\_\_\_\_, 2023.

**ISSUED THIS** \_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

**SCHEDULE “A”**

## SITE PLAN

