

CITY OF PORT MOODY
DEVELOPMENT VARIANCE PERMIT DVP00011

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: Cole Shafer
988 Seaforth Way
Port Moody, BC, V3H 1P3

(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 three Single-Family homes once the proposed subdivision has been approved, which would allow for the construction on the property described as:

Civic Address: 988 Seaforth Way

Parcel Identifier (PID): 002-212-358

Legal Description: LT 28, PL NWP24187, DL 377, GROUP 1, NWD

LOT 28, PLAN NWP24187, DISTRICT LOT 377, 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 4.8m, 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 2.3 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 4.8 m Front Yard setback and the 2.3 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 _____, 2022.

ISSUED THIS ____ day of _____, 2023.

_____, Mayor

_____, Corporate Officer

SCHEDULE "A" SITE PLAN

