

## CITY OF PORT MOODY

### DEVELOPMENT VARIANCE PERMIT DA000424

**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:** Sunny Sandher  
NorthArc Properties  
#206-13049 76 Avenue,  
Surrey, BC, V3W 2V7

(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 setback along Wilkes Creek from 5.0 metres to 1.5 metres at the property described as:

**Civic Address:** 622 Foresthill Place

**Parcel Identifier (PID):** 011-454-831

**Legal Description:** LT 4, BLK 2, DL 202 NWD 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; Riparian Transition Area setback for Wilkes Creek, is hereby varied to:
  - to allow for a reduction in the Riparian Transition Area for Wilkes Creek from 5.0 meters to 1.5 metres on proposed Lot 4, while expanding the

Riparian Transition Area elsewhere on the lot, resulting in no net loss of Riparian Transition Area as shown on the site plan included as Schedule "A" to this document

3. 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.
4. 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 23<sup>rd</sup> day of July, 2024.

**ISSUED THIS** \_\_\_\_ day of \_\_\_\_\_, 2024.

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

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

## SCHEDULE "A" SITE PLAN

