

CITY OF PORT MOODY
DEVELOPMENT VARIANCE PERMIT DVP00022

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: David Nonis
354 Ioco Road
Port Moody, BC, V3H 2V7

(the “Owner”)

WHEREAS:

The Applicant has made an application for Development Variance Permit to vary the Rear Lot Line Setback of 7.5 m, along with a second requested variance to vary the requirement for Off-Street Parking for secondary suite. The owner is requesting the variances to enable the renovation and addition of single-family home on the property described as:

Civic Address: 354 Ioco Road

Parcel Identifier (PID): 001-751-824

Legal Description: LOT 78 DISTRICT LOT 347 GROUP 1 NEW WEST DISTRICT PLAN 62126.

(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); Rear Lot Line Setback, is hereby varied to:
 - reduce the minimum rear yard setback of 7.5 m to 4.9 m.
3. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 6.3.1; Required Off-Street Parking, is hereby varied to:
 - reduce the required off-street parking for the secondary suite from one to zero.
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. Prior to the issuance of a Building Permit, the Owner has agreed to submit the following documents as a condition of this Development Variance Permit:
 - Geotechnical Report;
 - Proposed Grading Plan;
 - Stormwater Management Plan;
 - Tree Management Plan; and
 - Arborist Report.
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 _____, 2024.

ISSUED THIS ____ day of _____, 2024.

M. Lahti, Mayor

S. Lam, Corporate Officer