

**CITY OF PORT MOODY**  
**DEVELOPMENT VARIANCE PERMIT 3090-20-136**

**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:** Farhoud Etemadi  
2310 St. George Street  
Port Moody, BC V3H 2M9

(the “Owner”)

**WHEREAS:**

The Owner has made an application for Subdivision and consequently, for a Development Variance Permit to vary the minimum front lot line setback, rear lot line setback, and exterior side lot line setback(s) for a principal building in the Single Detached Residential – Small Lot (RS1-S) Zone, allowing for the construction of a single detached residential dwelling on the property described as:

**Civic Address:** 148 Elgin Street

**Parcel Identifier (PID):** 011-453-770

**Legal Description:** Lot 10, Block 1, 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 8.5.3(d)(i) is hereby varied to:
  - reduce the minimum front lot line setback of a principal building from 6.0m to 3.43m for Proposed Lot 1, as shown on the site plan included as Schedule “A” to this document.
3. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 8.5.3(e)(iv) is hereby varied to:
  - reduce the minimum side yard setback on a corner lot adjoining the flanking street of a principal building from 1.8m to 1.19m for Proposed Lot 1, as shown on the site plan included as Schedule “A” to this document.
4. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 8.5.3(f)(i) is hereby varied to:
  - reduce the minimum rear yard setback of a principal building from 7.5m to 6.71m for Proposed Lot 1, as shown on the site plan included as Schedule “A” to this document; and
  - reduce the minimum rear yard setback of a principal building from 7.5m to 1.89m for Proposed Lot 2, as shown on the site plan included as Schedule “A” to this document.
5. The development of a new principal dwelling within Proposed Lot 2 shall be within the prescribed building envelope as shown on the site plan included as Schedule “A” to this document.
6. Should the existing dwelling on Lot 1 be demolished, the variances granted would no longer apply to Lot 1.
7. 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.
8. 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 \_\_\_\_\_, 2020.

**ISSUED THIS** \_\_\_\_day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Rob Vagramov, Mayor

\_\_\_\_\_  
Dorothy Shermer, Corporate Officer

## SITE PLAN

