CITY OF PORT MOODY

DEVELOPMENT VARIANCE PERMIT 3090-20-133

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: Carol Ann and John Hightower

2723 Henry Street

Port Moody, BC V3H 2J8

(the “Owner”)

WHEREAS:

A. The Owner has made an application for Subdivision and consequently, for a Development Variance Permit to vary the minimum front lot line setback and rear yard setback 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: 2723 Henry Street
Parcel Identifier (PID): 011-455-110
Legal Description: Lot 3 Block 30 District Lot 201 Group 1 New Westminster District Plan 72

(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:

(i) reduce the minimum front lot line setback of a principal building from 6.0m to 1.8m for Proposed Lot 2, 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(d)(f) is hereby varied to:

(i) reduce the minimum rear yard setback of a principal building from 7.5m to 4.0m for Proposed Lot 1, as shown on the site plan included as Schedule “A” to this document; and

(ii) reduce the minimum rear yard setback of a principal building from 7.5m to 6.6m for Proposed Lot 2, as shown on the site plan included as Schedule “A” to this document.

4. 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.

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 _____, 2020.

ISSUED THIS ___ day of _____, 2020.

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Rob Vagramov, Mayor

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Dorothy Shermer, Corporate Officer
SCHEDULE “A”

SITE PLAN

Rear Lot Line (Lot 1) Variance requested from 7.5m to 4.0m

Rear Lot Line (Lot 2) Variance requested from 7.5m to 6.6m

Existing house to be retained

Front Lot Line (Lot 2) Variance requested from 6.0m to 1.8m