

CITY OF PORT MOODY
DEVELOPMENT VARIANCE PERMIT 2019-139

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: Hui Mei Chu
2811 Ivy Street
Port Moody, BC V3H 2L1

(the “Owner”)

WHEREAS:

The Owner has made an application for a Development Variance Permit to allow for development to occur within the Riparian Protection Enhancement Area and Riparian Transition Area to facilitate the development of one single family dwelling on the property described as:

Civic Address: 2811 Ivy Street

Parcel Identifier (PID): 011-472-821

Legal Description: LOT 9, BLOCK 1, DISTRICT LOT 375, GROUP 1,
NEW WESTMINSTER DISTRICT PLAN 87

(the “Land”);

NOW THEREFORE, in accordance with subsection 498(1) of the *Local Government Act*:

1. City of Port Moody Zoning Bylaw, 2018, No. 2937 is hereby varied:
 - (i) in section 5.4.3 by allowing development on lands within a minimum Riparian Protection and Enhancement Area (RPEA) as defined in section 5.4.5.
2. 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.

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 with all applicable building regulations, and shall not commence work on the Land until a Building Permit in respect of such work has been issued by the City.
5. The Owner agrees to comply with the following conditions of Development Variance Permit 2019-139:
 - a) The single-family dwelling shall be sited in accordance with the Site Plan drawing shown in Schedule "A".
 - b) The enhancements works shall be completed as stipulated in the Slope Re-vegetation and Restoration Area Protection Plan (prepared by Aquaterra Environmental LTD.). This includes a three-year monitoring and maintenance period with final sign-off by a Qualified Environmental Professional.
 - c) An accepted erosion and sediment control plan shall be prepared to the satisfaction of the City.
 - d) Environmental monitoring shall be conducted to ensure slope is adequately protected and knotweed is adequately managed throughout the demolition, slope remediation, and construction.
 - e) It is the Owner's responsibility to obtain all necessary Minor Development Permits prior to a Building Permit application.
 - f) A no-build covenant shall be registered on title for the portion of the property shaded in green and included in Schedule "B".

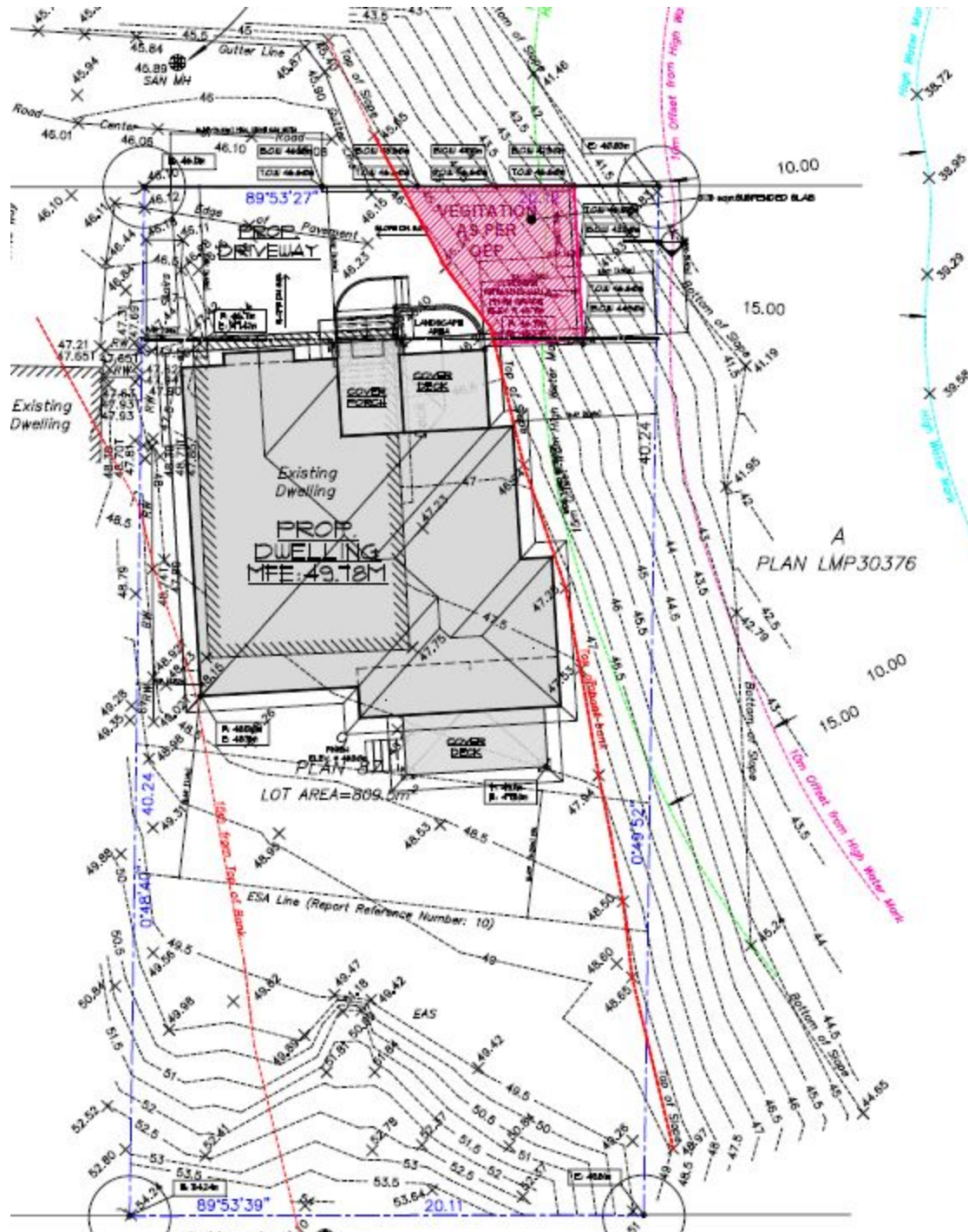
AUTHORIZING RESOLUTION PASSED BY COUNCIL the ____ day of _____, 2020.

ISSUED THIS ____ day of _____, 2020.

Rob Vagramov, Mayor

D. Shermer, Corporate Officer

SCHEDULE "A"



SCHEDULE "B"

