

CITY OF PORT MOODY
DEVELOPMENT VARIANCE PERMIT DVP00005

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: Seyed Hamed Najibi
2150 – 3096 Windsor Gate
Coquitlam, BC, V3B 0N2

(the “Owner”)

WHEREAS:

The Applicant has made an application for Subdivision and consequently, for a Development Variance Permit to vary the maximum building height of 10.5 m to 11.15 m, along with a second requested variance to vary the Rear Yard Setback of 7.5 m to 1.83 m. The owner is requesting the variances to enable the construction of two Single-Family homes once the proposed subdivision has been approved, which would allow for the construction of those two proposed dwellings on the property described as:

Civic Address: 148 Elgin Street

Parcel Identifier (PID): 009-707-301

Legal Description: LT 10, PL NWP55, DL 202, NWD

LOT 10, PLAN NWP55, DISTRICT LOT 202, NEW WEST DISTRICT.

(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(b); Rear Yard Setback, is hereby varied to:
 - reduce the rear yard setback of 7.5 m to 1.83 m, 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 (f); maximum building height of 10.5 m, is hereby varied to:
 - increase the maximum building height from 10.5 m to 11.15 m as shown on the site plan included as Schedule “A” to this document

4. The development of the new proposed single family homes within each of the Proposed Lots shall be within the prescribed 1.83 Rear Yard setback and the 11.15 m in height as shown in 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.

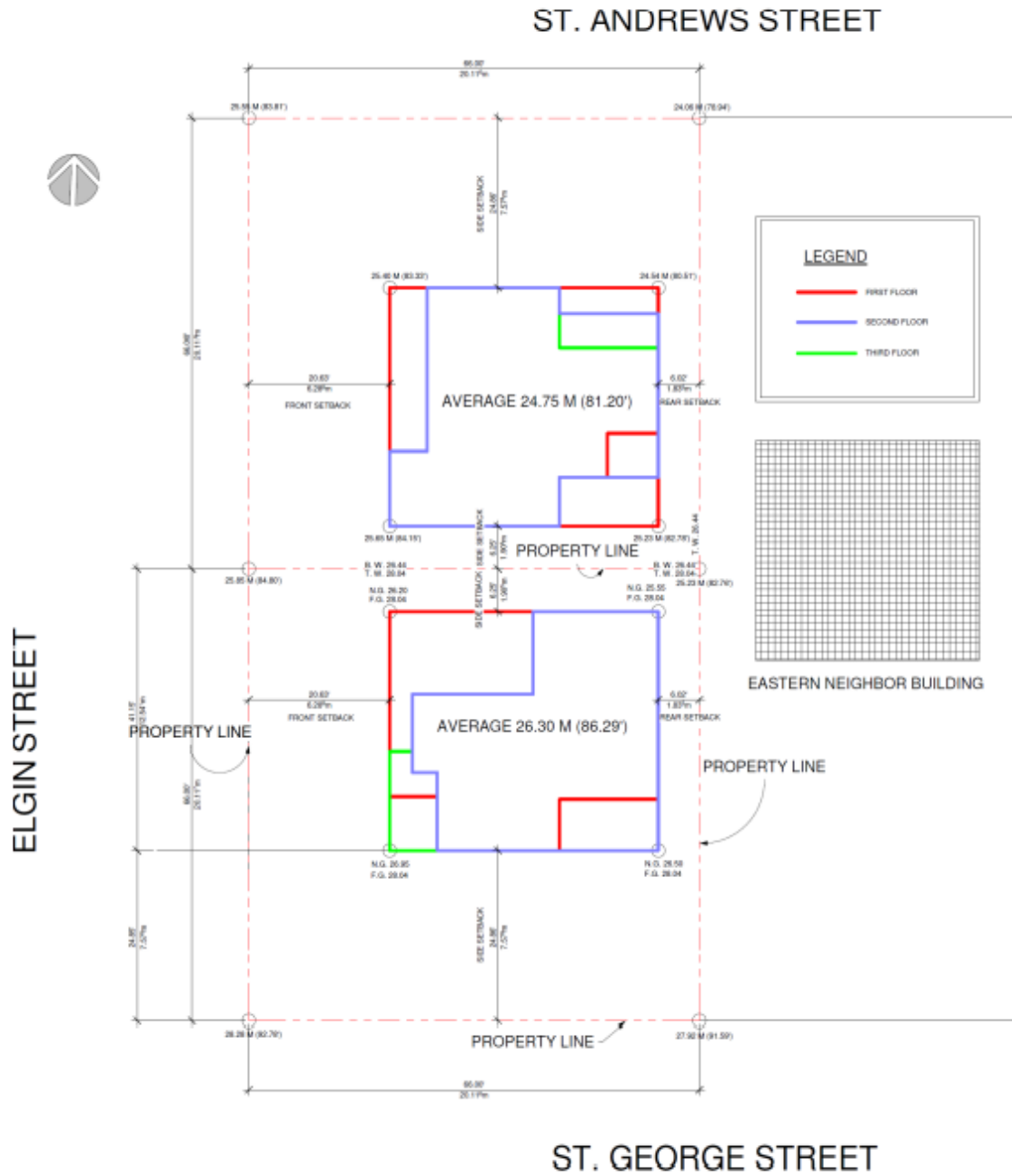
AUTHORIZING RESOLUTION PASSED BY COUNCIL the ___ day of _____, 2023.

ISSUED THIS ___day of _____, 2023.

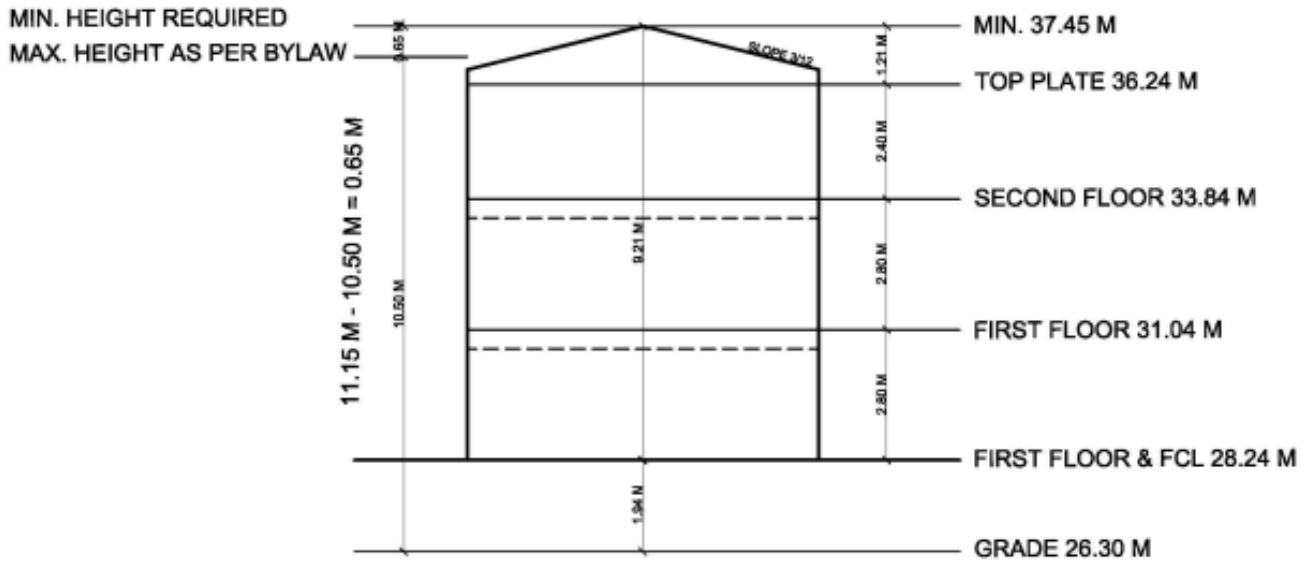
 ,Mayor

 , Corporate Officer

**SCHEDULE "A"
SITE PLAN**



PROPOSED HEIGHT



148 ELGIN (SOUTH LOT), PORT MOODY