

**CITY OF PORT MOODY**  
**DEVELOPMENT VARIANCE PERMIT NO. DVP00027**

**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:** Manjinder Singh Kahlon,  
Ranjit Kaur Kahlon  
8820 Monroe Avenue  
Burnaby, BC  
V3N 2E6

As joint tenants

(the "Owner")

**WHEREAS:**

The applicant, on behalf of the Owner, has made an application for Subdivision, and consequently, for a Development Variance Permit to vary the minimum rear yard setback of the principal building on Lot #1 from 7.5 to 5.5 metres. The applicant is requesting this variance due to the location of the shared driveway between proposed Lot #1 and Lot #2 on the development site, which necessitates orienting the building on Lot #1 towards the driveway rather than towards Ballantrae Court. The applicant is requesting the variance to enable the construction of two single-family homes on the lots, once the proposed subdivision has been approved, which would allow for the construction on the property legally described as:

**Civic Address:** 832 Ballantrae Court

**Parcel Identifier (PID):** 003-984-826

**Legal Description:** LOT 52 DISTRICT LOT 105 GROUP 1 NEW WESMINSTER  
DISTRICT PLAN 24319

(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(f); Rear Yard Setback, is hereby varied to:
  - reduce the rear yard setback from 7.5 m to 5.5 m, as shown on the site plan of Lot 1 included as Schedule "A" to this document.
3. The development of the new proposed single-family home on Lot #1 shall be within the prescribed 5.5 m rear yard setback as shown in Schedule "A" to this document.
4. The location of Lot #1 within the Land is shown on the proposed subdivision plan included as Schedule "B" 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.

**AUTHORIZED RESOLUTION PASSED BY COUNCIL** the \_\_\_\_ day of \_\_\_\_\_ 2025.

**ISSUED THIS** \_\_\_\_ day of \_\_\_\_\_, 2025.

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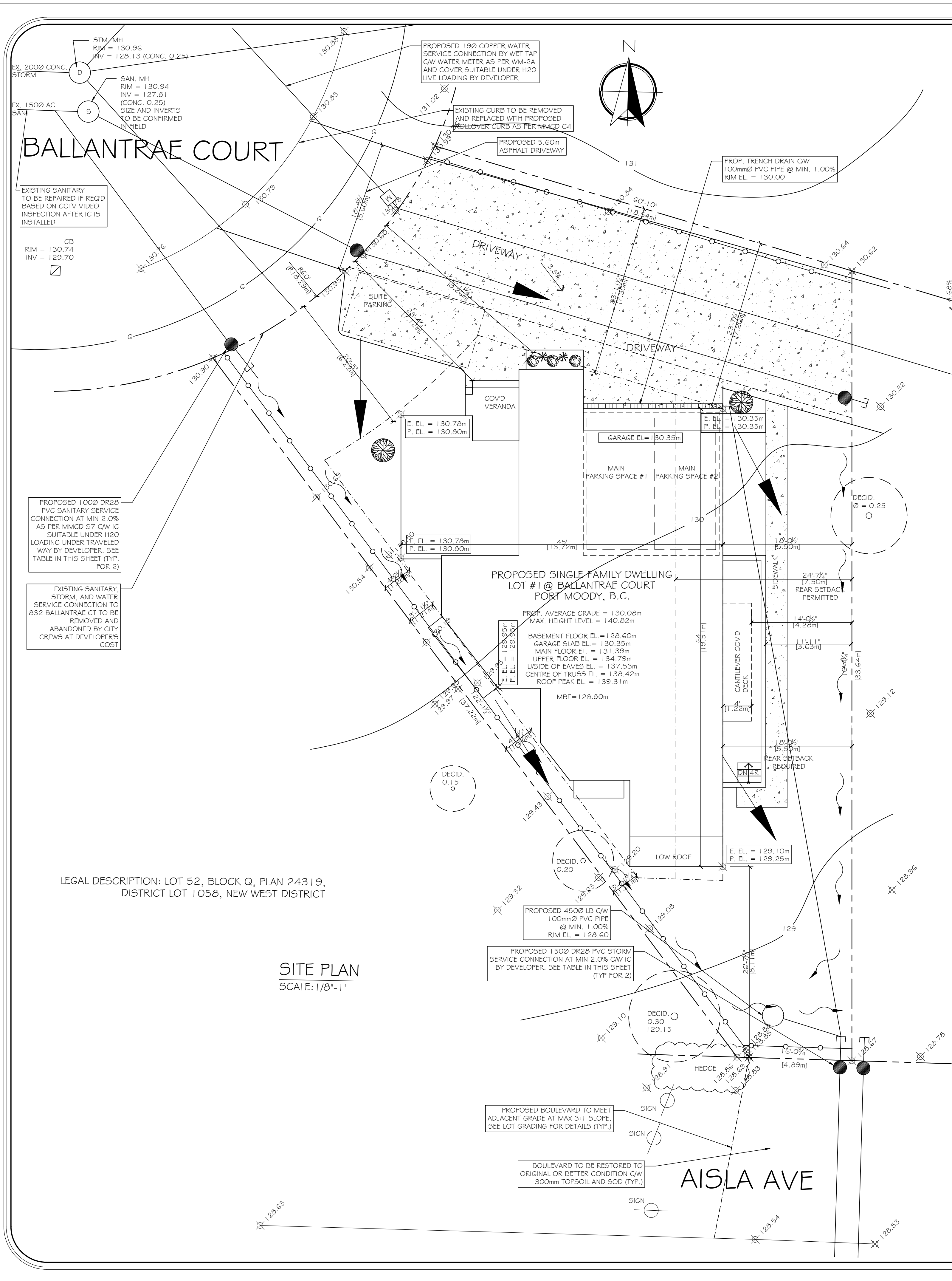
,Mayor

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, Corporate Officer

**SCHEDULE "A"**

**Site Plan of Lot 1**



PERSCRIPTIVE METHOD AS PER  
SECTION 9.36.2-9.36.4 of CBC

HEATING:

IN-FLOOR RADIANT HEAT WITH  
HRV SYSTEM FOR VENTILATION  
(PASSIVE AIR INLET FOR SECONDARY SUITE)

R51-5 ZONING			
LOT 1		6684.38 SQ. FT. (621 m <sup>2</sup> )	
LOT AREA		PERMITTED	PROPOSED
COVERED AREA (45%)		3008 SQ. FT.	2159 SQ. FT.
FLOOR AREA RATIO (50%)		3342 SQ. FT.	3298 SQ. FT.
MAIN FLOOR AREA			1690 SQ. FT.
UPPER FLOOR AREA			1607 SQ. FT.
GARAGE AREA		495 SQ. FT.	409 SQ. FT.
SETBACKS			
FRONT YARD		6.0m	6.22m
RIGHT SIDE		1.2m	1.21m
LEFT SIDE		1.2m	7.20m
REAR YARD		7.5m	5.50m
DECK AREA			
FRONT COVERED VERANDA	N/A		53 SQ. FT.
ALL OTHER COVD DECKS/PATIO			99 SQ. FT.
TOTAL COVD DECK AREA	N/A		152 SQ. FT.
IMPERMEABLE AREA			
IMPERMEABLE AREA	N/A		4327 SQ. FT.
PERMEABLE AREA	N/A		2358 SQ. FT.

1 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.  
2 CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE  
3 COMMENCEMENT OF WORK.  
4 ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH  
5 COLUMBIA BUILDING CODE; 2018 EDITION  
6 ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA  
7 A.23.1 LATEST EDITION.  
8 CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS,  
9 AND 32 MPa FOR GARAGE SLABS  
10 ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN  
11 TO CSA LATEST EDITION.  
12 ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.  
13 WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN  
14 B.C.  
15 ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA O121 LATEST  
16 EDITION.  
17 ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL  
18 COMPLY WITH NEW NAFS STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C.  
19 2018 EDITION)  
20 THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL  
21 ENGINEERING REQUIREMENTS.  
22 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK  
23 COMMENCES.  
24 PROTECTIVE GRATE ENCLOSURE CONFORMING TO 9.9.10 I.(B)  
25 TO BE INSTALLED OVER WINDOW WELLS  
26 WINDOW SEAT MUST BE RAISED AT LEAST 0.5m OFF FLOOR

THESE PLANS CONFORM TO REQUIREMENTS IN THE  
B.C. BUILDING CODE 2024.

# TOORA HOME PLANS

TEL: (604) 951-4343      ADDRESS:  
 FAX: (604) 951-4373      12968 - 107th AVE  
 EMAIL: [toorahomes@gmail.com](mailto:toorahomes@gmail.com)      SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING  
LOT #1 @ BALLANTRAE COURT  
PORT MOODY, B.C.

TITLE:	SITE PLAN		
SCALE:	1/8" = 1'	DESIGNER:	RAJ TOORA
DATE:	AUG/2023	DRAWN BY:	

**SCHEDULE "B"**

**Proposed Subdivision Plan**

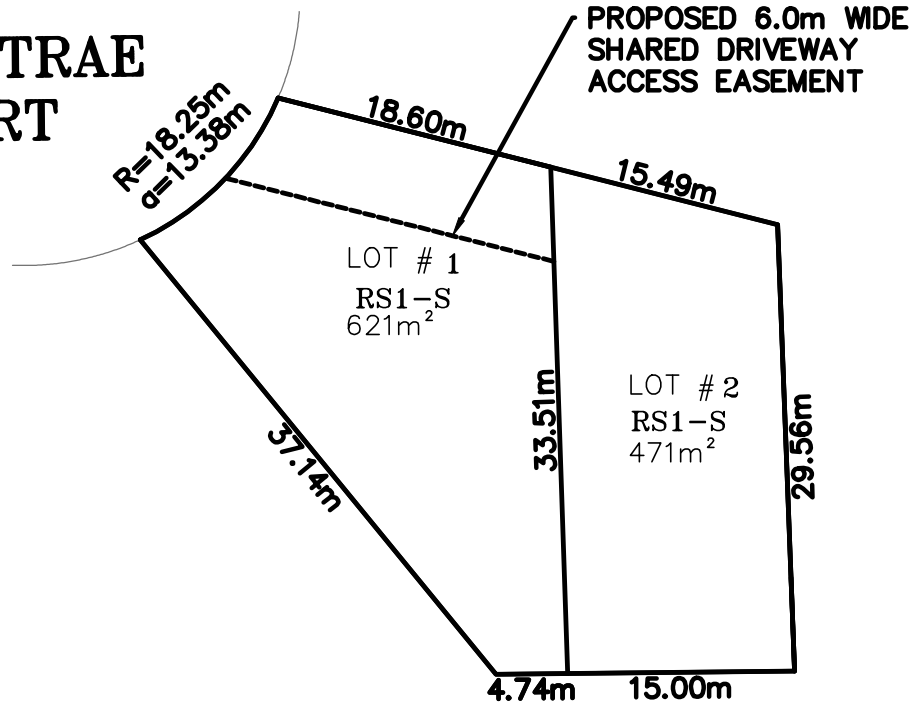
# PROPOSED 2 LOT SUBDIVISION LAYOUT

EXIST. ZONE: RS1  
PROP. ZONE: RS1-S

CIVIC ADDRESS: #832 - BALLANTRAE COURT, PORT MOODY, B.C.  
LEGAL: LOT 52, BLOCK Q, PLAN 24319, DISTRICT LOT 105, NEW WEST DISTRICT



**BALLANTRAE  
COURT**



**GLENAYRE DR**

**AISLA AVE**

**DEVELOPMENT VARIANCE PERMIT REQUIRED TO:**

1. REDUCE REAR YARD SETBACK FROM MIN. 7.5m TO 5.5m FOR LOT#1

**Westridge Engineering & Consulting Ltd.**

SUITE 215, 12992 - 76 Avenue, Surrey, BC V3W 2V6

TEL: (778) 564 - 6506, FAX: (778) 564 - 6507

EMAIL: [info@westridgeengineering.ca](mailto:info@westridgeengineering.ca)

DATE: 13 OCT 2023

SCALE: 1:500