

CITY OF PORT MOODY
DEVELOPMENT VARIANCE PERMIT DVP00030

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: Shazan Developments Inc., Inc. No. BC1538810
1642 Charland Avenue
Coquitlam, BC
V3K 3L7

(the “Owner”)

WHEREAS:

The applicant, on behalf of the Owner has made an application for a Development Variance Permit to reduce the Riparian Protection and Enhancement Area (RPEA) setback and to reduce the interior Side Lot Line setback to facilitate the development of a Small-Scale Multi-Unit Housing (SSMUH) development. The subject lot is legally described as:

Civic Address: 205 Mount Royal Drive

Parcel Identifier (PID): 009-511-237

Legal Description: LOT 21 DISTRICT LOT 377 GROUP 1 NEW WESMINSTER
DISTRICT PLAN 11381

(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 5.4.5; Minimum Riparian Management Setbacks, is hereby varied to:
 - reduce the Riparian Protection and Enhancement Area (RPEA) from 5m to 2.2m for a Class C watercourse (ditch); and

3. City of Port Moody Zoning Bylaw, 2018, No. 2937, section 9.1.4(e)(i); Side Lot Line Setbacks (minimum) is hereby varied to:
 - reduce the interior Side Lot Line Setback from 1.5m to 1.2m for a Small-Scale Multi-Unit Housing (SSMUH) Building.

3. The Site Plan shall be generally in accordance with the plan included in Schedule 'A'

4. 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.

5. 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 BY COUNCIL RESOLUTION _____

ISSUED THIS ____ day of _____, 2026.

 Mayor

 Corporate Officer

SCHEDULE "A"

VEDDER LANE

MOUNT ROYAL DRIVE

AVERAGE GRADE = 128.71
BASEMENT FLOOR ELEVATION = 126.81
(70.9% IN-GROUND)
MAIN FLOOR ELEVATION = 129.59
UPPER FLOOR ELEVATION = 132.98

Required Interior Side Lot Line setback - 1.5m

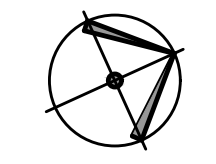
Proposed Interior Side Lot Line setback - 1.2m

Required RPEA setback - 5m

Proposed RPEA setback - 2.2m

SITE PLAN
SCALE: 1/8"=1'-0"

REFER TO ENVIRONMENTAL CONSULTANT'S REPORT FOR LANDSCAPE IN THE "NO-BUILD ZONE"



UNIT #1 GARAGE
SLAB @ 129.04

UNIT #4 GARAGE
SLAB @ 128.66

UNIT #3 GARAGE
SLAB @ 128.26

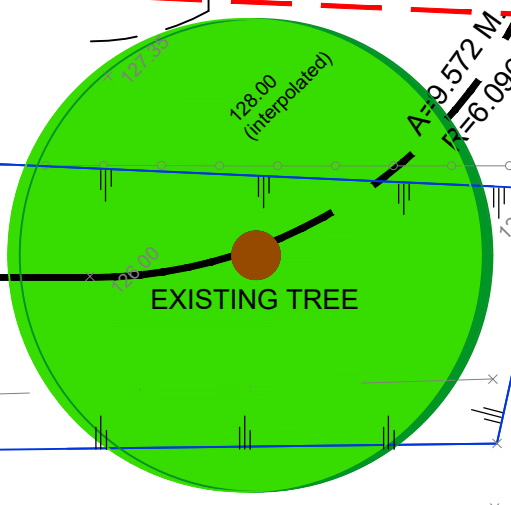
UNIT #2 GARAGE
SLAB @ 127.86

UNIT #4

UNIT #3

UNIT #1

UNIT #2



EXISTING TREE

GROUSE LANE

