

DEVELOPMENT VARIANCE PERMIT NO. VP100648

1100 Patricia Blvd. | Prince George, BC, Canada V2L 3V9 | www.princegeorge.ca

- 1) This Development Variance Permit is issued to:

Name: James Yorston
Address: 7792 Toombs Drive
Prince George, BC V2K 5A2

cc: **Name:** Copper Falls Custom Homes Ltd.
Address: 130-1990 Oglvie Street South
Prince George, BC V2N 1X1

- 2) This Development Variance Permit applies to:

Address: 8391 Toombs Drive

Legal Description: Lot A, District Lot 2099, Cariboo District, Plan 16953

- 3) This permit is issued subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except as specifically varied by this permit.
- 4) This permit varies **Sections 9.5.6 1. and 9.5.6 2. of City of Prince George Zoning Bylaw No. 7850, 2007** as follows:
- a. Increase the maximum total combined gross floor area of accessory buildings and structures on a site from 90.0 m² to 246.0 m²; and
 - b. Increase the maximum height of accessory development from 6.0 m to 7.4 m.

The variance is only granted for the construction of a 246.0 m² accessory building, as shown on Exhibits "A" and "B" to VP100648.

- 5) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced within **two years** after the date of this permit's issuance, this permit shall lapse.
- 6) **This Development Variance Permit is not a Building Permit.**
- 7) **This Development Variance Permit does not satisfy any other approvals required by the City of Prince George, the Province of British Columbia or the Federal Government.**

Authorizing resolution passed by Mayor and Council on ____ day of _____, 2023.

Issuance date: _____

Authorizing Signature: _____