

This Development Variance Permit is issued to:

Name: **0961279 B.C. Ltd., Inc. No. 961279**
Address: **1977 Queensway
Prince George, BC V2L 1M1**

cc: Name: **Chernoff Thompson Architects North**
Address: **230 - 177 Victoria St
Prince George, BC V2L 5R8**

This Development Variance Permit applies to:

Address: **1082-1050 20th Avenue**

Legal Description: **Parcel E (Being A Consolidation Of Lots 12, 13 And 14, See CB358677)
Block 343 District Lot 343 Cariboo District Plan 1268**

- 1) This Permit varies City of Prince George Zoning Bylaw No. 7850, 2007 as follows:
 - a. **Vary Section 7.1.17 by decreasing the minimum distance from any parking area to any window of any habitable room in apartment housing from 5.2 m to 1.6 m.**

This variance is only granted for development of a 2-storey, 10-unit apartment building, as shown on Exhibit "A" to VP100693 (1 page).
- 2) This Permit is subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except as specifically varied or supplemented by this permit.
- 3) 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.
- 4) **This Development Variance Permit is not a Building Permit.**
- 5) **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 _____, 2025.

Issuance date: _____ Authorizing Signature: _____