

VARIANCE PERMIT

No. VP100565

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

- 1) This Development Permit is issued to:

Name: Boni-Maddison Architect
Address: 3732 West Broadway
Vancouver, BC V6R 2C1

cc: Name: City of Prince George
Address: 1100 Patricia Blvd
Prince George, BC V2L 3V9

- 2) This Development Permit applies to:

Address: 2855 14th Avenue

Legal Description: Lot 1, District Lot 1429, Cariboo District, Plan EPP72370

- 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 **City of Prince George Zoning Bylaw No. 7850, 2007** as follows:

- a. **Section 10.11.5 3. by increasing the maximum height of an apartment from 12.0 to 13.2 m**
- b. **Section 10.11.5 7. by decreasing the minimum exterior side yard setback from 3.0 m to 1.0 m**
- c. **Table 7-4 by decreasing the total required parking spaces from 61 to 45**

This variance is only granted for the proposed apartment and row housing development, as shown on Exhibits "A", "B" and "C", respectively.

- 5) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced within two (2) 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 _____, 2020

Issuance date: _____

Authorizing Signature: _____