

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 20<sup>th</sup> 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

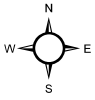
- 1) This Permit varies City of Prince George Zoning Bylaw No. 7850, 2007 as follows:
  - a. **Vary Section 7.1.17 by decreasing the minimum distance from any parking area to any window of any habitable room in apartment housing from 5.2 m to 1.6 m.**

This variance is only granted for development of a 2-storey, 10-unit apartment building, as shown on Exhibit "A" to VP100693 (1 page).

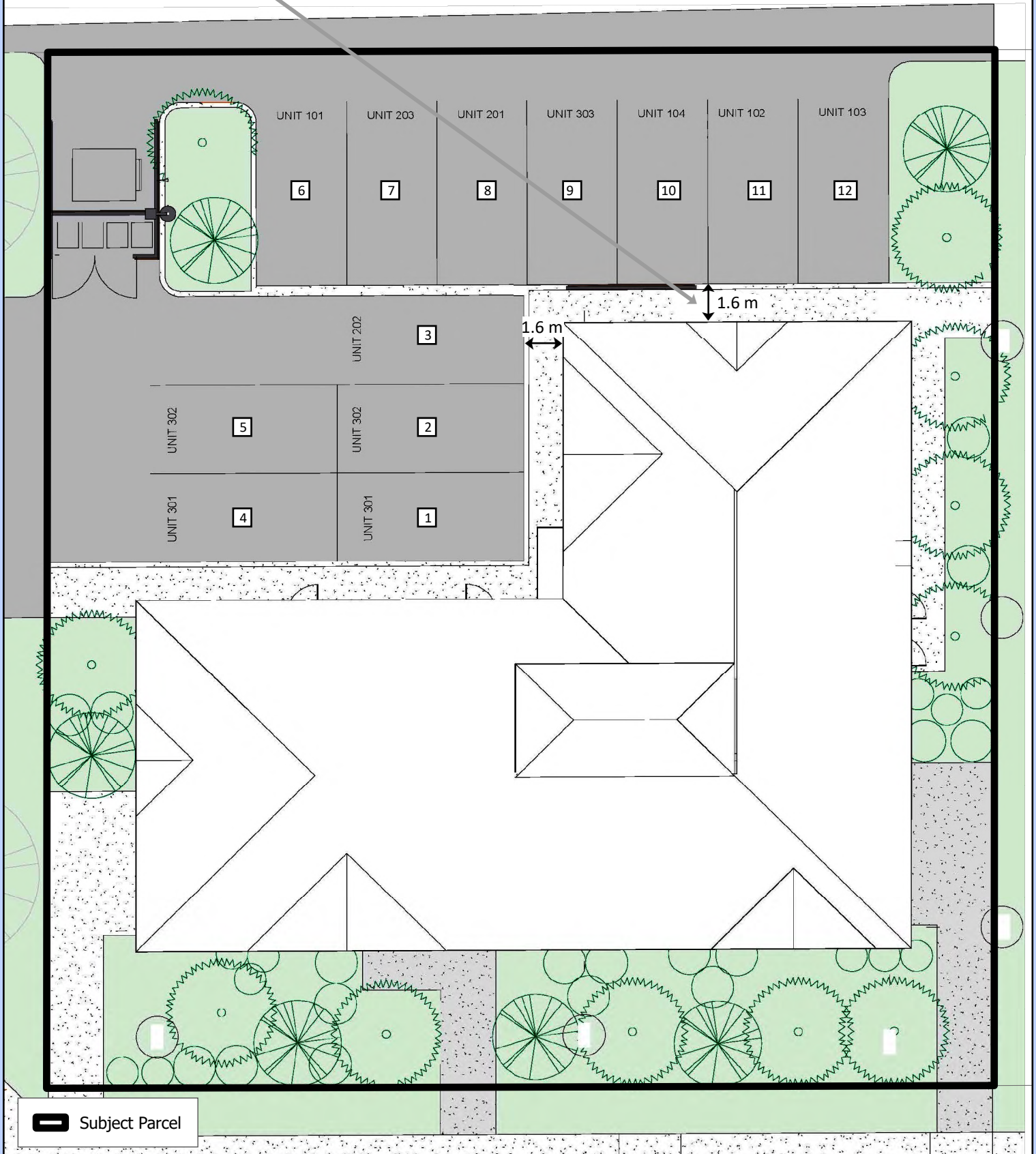
- 2) This Permit is subject to compliance with all of the Bylaws of the City of Prince George applicable thereto, except as specifically varied or supplemented by this permit.
- 3) If a Building Permit for the development permitted by this permit has not been issued and construction substantially commenced 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: \_\_\_\_\_



Vary section 7.1.17 of the City of Prince George Zoning Bylaw No. 7850, 2007 as follows:  
a) Decrease 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.



 Subject Parcel

0 10 20 30 Meters

Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

1:150

### Exhibit "A" to VP100693

Parcel E, (Being A Consolidation of Lots 12-14, See CB358677) Block 343, DL343 3, CD, Plan 1268

