

**CITY OF MISSION
DEVELOPMENT VARIANCE PERMIT DV22-032**

Issued pursuant to Section 498 of the *Local Government Act*

Issued to: Zovin Investments INC., INC.NO. BC1265310
9131 Dewdney Trunk Road
Mission, BC
V2V 6X7

as the registered owner (hereinafter referred to as the Permittee) and shall only apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Mission, in the Province of British Columbia, and more particularly known and described as:

Address: 33174 Tunbridge Avenue
Parcel Identifier: 011-441-411
Legal Description: LOT 4 SECTION 28 TOWNSHIP 17 NEW
WESTMINSTER DISTRICT PLAN 9836

1. The said lands are zoned Urban Compact 372 Zone (UC372) pursuant to "District of Mission Zoning Bylaw 5949-2020" as amended.
2. "District of Mission Zoning Bylaw" as amended is hereby varied in respect of the said lands as follows:
 - (a) Section 109.E.3.I to allow lots 5-8 to increase the required on-site parking from two parking stalls to four parking stalls per single family home;
 - (b) Section 801.A.1(a) to allow lots 5 to 8 to be developed without a lane access and without detached garages;
 - (c) Section 801.D.1 to require lot 5 to increase the principal building rear setback from 7.5 m to 9.0 m;
 - (d) Section 801.D.1 to require lots 6-8 to increase the principal building front setback from 4.0 m to 11.0 m;
 - (e) Section 801.D.2 to require lots 6-8 to increase the front yard setback from 9.0 m to 11.0 m;
 - (f) Section 801.D.3 to require lots 6-8 to increase the setback for any attached garage to be 11.0 m;
 - (g) Section 801.D.5 to allow lot 8 to decrease the setback from undevelopable area to 1.5 m, to match the SPEA line.
3. This Permit does not constitute a subdivision approval or a building permit.

AUTHORIZING RESOLUTION NO. [Click here to type resolution number] passed by the Council on the [Click here to type day of the month] day of [Click here to type month] , [Click here to type year] .

IN WITNESS WHEREOF this Development Variance Permit is hereby issued by the Municipality signed by the Mayor and the Corporate Officer the

[Click here to type day of the month] day of [Click here to type month] , [Click here to type year]

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Paul Horn,
MAYOR

Jennifer Russell,
CORPORATE OFFICER

Development Variance Permit DV22-032