

This Development Variance Permit is issued to:

**Name:** 1134195 B.C. Ltd., Inc. No. BC1134195

**Address:** 3940 Estabrook Court  
Prince George, BC V2N 0G3

**cc: Name:** PRD Construction

**Address:** 1253 5th Avenue,  
Prince George, BC V2L 3L3

This Development Variance Permit applies to:

**Address:** 3833-3851 22<sup>nd</sup> Avenue

**Legal Description:** Lot A, District Lots 936 and 8169, Cariboo District, Plan 16583

- 1) This Permit varies the definition of a “Contractor Service, Major” use as per City of Prince George Zoning Bylaw No. 7850, 2007 as follows:

**Increase the maximum percentage of the gross floor area of the building used for accessory office, technical, administrative support, or retail sale operations from 25% to 69.3%, as shown on Exhibit “A”.**

- 2) This Permit is issued 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 February, 2026

Issuance date: \_\_\_\_\_

Authorizing Signature: \_\_\_\_\_



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Vary the definition of a "Contractor Service, Major" use as per the City of Prince George Zoning Bylaw No. 7850, 2007, by increasing the maximum gross floor area of accessory office from 25% to 69.3%.

22nd Ave

1

Quinn St

A

2

3

A

PCL A

5

4

Nicholson St



Subject Parcel



Existing Building



Proposed Office Building



Proposed Shop Building



Parcel

0 10 20 30 Meters

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

1:1,500

### Exhibit "A" to VP100711

Lot A, DL 936 and 8169, CD, Plan 16583

