

This Development Variance Permit is issued to:

Name: Canadian Home Builders' Association of Northern BC (CHBA-Northern BC), Inc. No. S-0013333

Address: 300 - 1705 3rd Avenue
Prince George, BC V2L 3G7

cc: Name: Praxis Solutions

Address: 2911 Killarney Drive
Prince George, BC V2K 3J5

This Development Variance Permit applies to:

Address: 1736 4th Ave

Legal Description: Parcel A (Being The Consolidation of Lots 13, 14, 15 And 16 See BB289368) Block 128 District Lot 343 Cariboo District Plan 1268

- 1) This Permit varies Table 1 Section 7.3.1 of Subdivision and Development Servicing Bylaw No. 8618, 2014 as follows:

- a. **Vary requirements of Table 1, Section 7.3 for Portland Cement Concrete Sidewalk along 4th Avenue.**

- b. **Vary requirements of Table 1, Section 7.3 for City standard streetlighting along both 4th Avenue and Prince Rupert Street.**

This variance only applies for the area identified as Area to Waive City-standard Streetlighting and Area to Waive Portland Cement Sidewalk on Exhibit A.

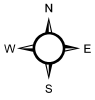
- 2) Although Subdivision Application No. SD100806 has been cancelled; the Development Variance Permit may be applied to a future subdivision application for the same property, provided the proposal is substantially the same and would otherwise be subject to the same Preliminary Review Letter requirements. For clarity, a new subdivision file number would be issued for any future application. If a subdivision application relying on this Development Variance Permit is not approved within two years of the permit's issuance date, this permit will lapse.

3) This Development Variance Permit is not a Subdivision Approval.

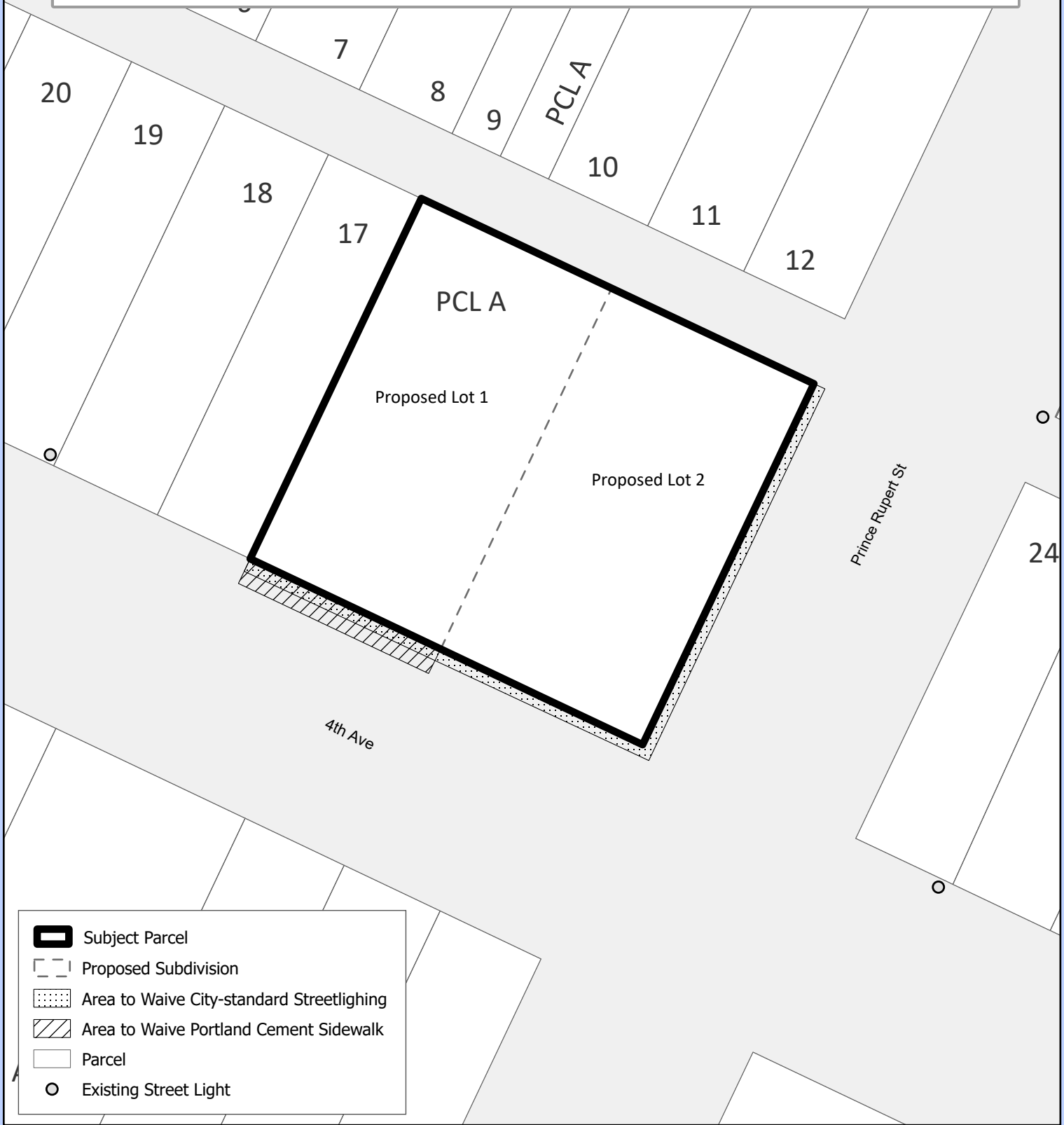
Authorizing resolution passed by Mayor and Council on ____ day of _____, 2026.

Issuance date: _____

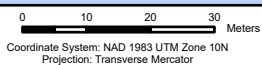
Authorizing Signature: _____



Vary Section 7.3, Table 1 of Subdivision & Development Servicing Bylaw No. 8618, 2014, to waive the requirement to install Portland cement concrete sidewalk along the frontage of Proposed Lot 1, and City-standard Streetlighting along the entire property frontage.



- Subject Parcel
- Proposed Subdivision
- Area to Waive City-standard Streetlighting
- Area to Waive Portland Cement Sidewalk
- Parcel
- Existing Street Light



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

1:450

Exhibit "A" to VP100707
 Parcel A (Being the consolidation of Lots 13, 14, 15 and 16,
 see BB289368), Block 128, DL 343, CD, Plan 1268

