

This Development Variance Permit is issued to:

Name: Darcy Gene Espenhain and Tony Murray Sims

Address: 6959 Southridge Avenue
Prince George, BC, V2N 5A4

cc: Name: Darcy Gene Espenhain and Tony Murray Sims

Address: 1738 Carnegie Street
Kelowna, BC, V1P 1T3

This Development Variance Permit applies to:

Address: 6959 Southridge Avenue
Prince George, BC, V2N 5A4

Legal Description: Lot 20, District Lot 2003, Cariboo District, Plan PGP38667

- 1) This Permit varies Section 10.6.5.7 and Section 10.6.5.10 of City of Prince George Zoning Bylaw No. 7850, 2007 as follows:
 - a. **Vary Section 10.6.5 7 by decreasing the minimum front yard setback of a principal building from 4.5m to 3.78m, as shown on Exhibit "A" to VP100713**
 - b. **Vary Section 10.6.5 10 by decreasing the minimum rear yard setback of a principal building from 6m to 2.01m, as shown on Exhibit "A" to VP100713.**

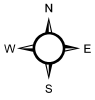
This variance if only granted for the existing duplex, as shown on Exhibit "A"

- 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 March, 2026

Issuance date: _____

Authorizing Signature: _____



Vary Sections 10.6.5.7 and 10.6.5.10 of the City of Prince George Zoning Bylaw No. 7850, 2007 as follows:
a) Decrease the minimum front yard setback of a principal building from 4.5 m to 3.78 m
b) Decrease the minimum rear yard setback of a principal building from 6.0 m to 2.01 m

Southridge Ave

19

20




Proposed A

Proposed B

3.78 m

2.01 m

St Frances Cres

 Subject Parcel
 Existing Residence
 Parcel

0 10 20 30 Meters
Coordinate System: NAD 1983 UTM Zone 10N
Projection: Transverse Mercator
Datum: North American 1983

Exhibit "A" to VP100713
Lot 20, DL 2003, CD, Plan PGP38667



1:250