

This Development Variance Permit is issued to:

Name: First Prince George Developments Limited, Inc. No. A56164

Address: 201 - 11120 Horseshoe Way
Richmond, BC V7A 5H7

cc: Name: Daniela Alvarado

Address: 201 - 11120 Horseshoe Way
Richmond, BC V7A 5H7

This Development Variance Permit applies to:

Address: 5995-6565 Southridge Avenue

Legal Description: Lot A, District Lots 2003, Cariboo District, Plan BCP26820

1) This Permit varies Section 15.8.6 2. of City of Prince George Zoning Bylaw No. 7850, 2007 as follows:

a. Increase the maximum total gross floor area of office, financial service, and health service uses for the site from 500 m² to 1,718.3 m².

This variance if only granted for the area of land 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 _____, 2026

Issuance date: _____

Authorizing Signature: _____