

This Development Variance Permit is issued to:

Name: Mehsem Holding Ltd., Inc No. 450385

Address: PO Box 2805 Station B
Prince George, BC, V2N 4T6

cc: Name: Makhan Dhillon

Address: 2789 E 52nd Avenue
Vancouver, BC, V5S 1S9

This Development Variance Permit applies to:

Address: 2239 Croft Road

Legal Description: Lot A, District Lot 4046, Cariboo District, Plan 28244

1) This Permit varies Section 10.1.5 8. of City of Prince George Zoning Bylaw No. 7850, 2007 as follows:

a. Vary Section 10.1.5 8. by Decreasing the minimum rear yard setback of a principal building from 6.0 m to 1.17 m, as shown on Exhibit "A" to VP2026-14.

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.

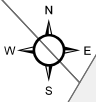
4) **This Development Variance Permit is not a Building Permit.**

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.**

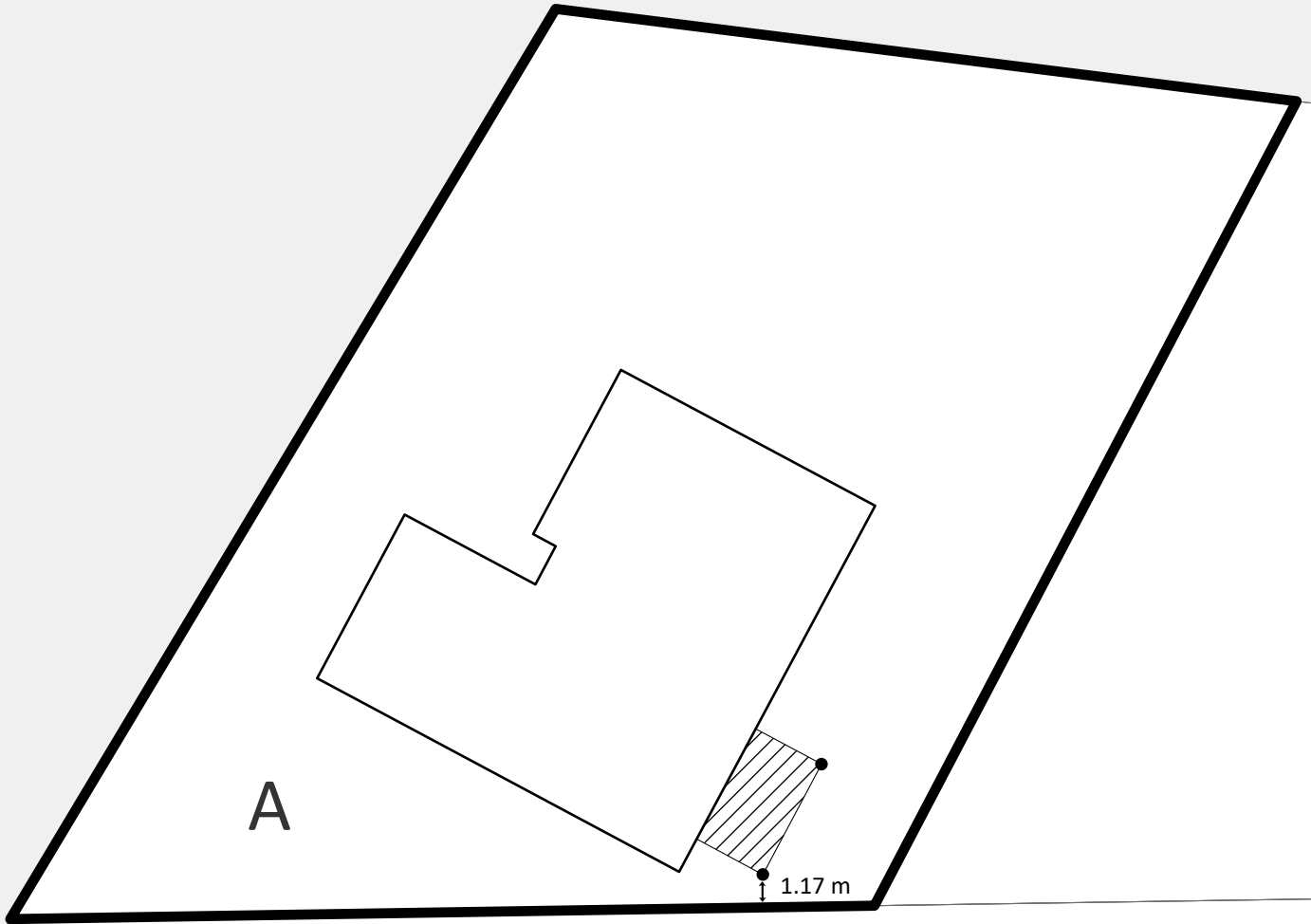
Authorizing resolution passed by Mayor and Council on ____ day of July 2026

Issuance date: _____

Authorizing Signature: _____







Croft Rd



A

1.17 m

To vary section 10.1.5. 8. of the City of Prince George Zoning Bylaw No. 7850, 2007 to decrease the minimum required rear yard from 6.0 m to 1.17 m.

-  Residence Foundation
-  Proposed Deck
-  Subject Parcel
-  Parcel

0 10 20 30 Meters

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

Exhibit "A" to VP2026-14

Lot A, DL 4046, CD, Plan 28244



1:250