



Development Variance Permit No. VP2026-29

1100 Patricia Blvd. | Prince George, BC, Canada, V2L 3V9 | PrinceGeorge.ca

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:

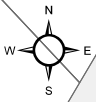
a. Vary Section 10.1.5 8. by Decreasing the minimum rear yard setback of a principal building from 6.0 m to 1.17 m, as shown on Exhibit "A" to VP2026-29.

- 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) As a condition of the issuance of this Permit, the City has required that the applicant for the Permit provide security for the **Proposed Landscaping works** in the form of a **Letter of Credit** to guarantee the performance of the terms of the Permit.
- 4) 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.
- 5) **This Development Variance Permit is not a Building Permit.**
- 6) **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 September 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
-  Proposed Landscaping Screen

0 10 20 30 Meters

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

1:250

Exhibit "A" to VP2026-29

Lot A, DL 4046, CD, Plan 28244

