



THE CORPORATION OF THE CITY OF NORTH VANCOUVER
DEVELOPMENT VARIANCE PERMIT

Permit No. PLN2023-00018

File: 08-3400-20-0126/1

Issued to owner(s): **1432877 B.C. LTD., INC.NO. BC1432877**

Respecting the lands located at **618 East 4th Street**, North Vancouver, BC, legally described as:

LOT 23 BLOCK 18 DL 273 PLAN 1063 PID: 014-871-076

(the “**Lands**”)

List of Attachments:

Schedule “A”: List of Plans

Authority to Issue:

1. This Development Variance Permit is issued pursuant to Section 498 of the *Local Government Act*.
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Bylaws Supplemented or Varied:

2. The provisions of the City of North Vancouver “Zoning Bylaw, 1995, No. 6700” are hereby varied as follows:
 - A. Section 509(5)(b) shall be varied to permit the Principal Building on Lot B to be sited 10.2 metres (33.5 feet) measuring from the Rear Lot Line.
 - B. Section 514(5)(c) shall be varied to permit Accessory Building To be sited 2.5 meters (8.5 feet) apart from the principal building on lot B.
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Special Terms and Conditions of Use:

3. The Buildings and Structures shall be developed in accordance with the plans dated and listed on the attached Schedule A “List of Plans” and filed in the offices

of the City, approved by Council, and in compliance with the regulations and conditions listed hereunder; OR hereunder including:

4. No variances other than those specifically set out in this permit are implied or to be construed.
5. All plans attached to this Permit and specifications referred to above, are subject to any changes required by the Building Inspector or other officials of the City where such plans and specifications do not comply with any bylaw or statute, and such non-compliance is not specifically permitted by this Development Variance Permit. The Lands may be subject to additional regulations, restrictive covenants and agreements which may affect their use, development and amenities, if any section or lesser portion of this Development Variance Permit is held invalid for any reason the invalid portion shall be severed from this Development Variance Permit and the validity of the remainder of the Development Variance Permit shall not be affected.

General Terms and Conditions:

6. Pursuant to Section 504 of the *Local Government Act*, this Permit lapses if the work authorized herein is not commenced within 24 months following issuance of this Development Variance Permit. In the event the Owner is delayed or interrupted or prevented from commencing or continuing the construction on or about the subdivision by reason of any Act of God, labour unrest (including strike and lockouts), weather conditions or any similar cause reasonably beyond the control of the Owner, the time for the completion of the works shall be extended for a period equal to the duration of the contingency that occasioned the delay, interruption or prevention, provided that the commercial or financial circumstances of the Owner shall not be viewed as a cause beyond the control of the Owner.
7. This Development Variance Permit shall not vary the permitted uses or densities of land use in the applicable zoning bylaw nor a flood plain specification designated under Section 524(3) of the *Local Government Act*.
8. Nothing in this Permit shall in any way relieve Land Owner/Developers obligation to ensure that the development proposal complies in every way with the statutes, regulations, requirements, covenants and licences applicable to the undertaking.

9. Nothing in this Permit shall in any way relieve the Land Owner/Developers obligation to comply with all setback regulations for construction of structures or provision of on-site services pursuant to the *Health Act*, the *Fire Services Act*, the *Electrical Energy Inspection Act*, and any other provincial statutes.
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Authorized by Council: _____
Year / Month / Day

Linda C. Buchanan, Mayor

Amelia Cifarelli, Corporate Officer

Date Signed: _____
Year / Month / Day

Note: As required by Section 503 of the *Local Government Act*, the City of North Vancouver shall file a notice of this permit in the Land Title Office stating that the land described in this Permit is subject to Development Variance Permit No. PLN2023-00018.

Notice filed the _____ day of _____, 20____.

THIS IS NOT A BUILDING PERMIT

Schedule A
List of Plans – 618 East 4th Street

Designer	Project Name	Sheet Description	Sheet No.	Sheet Date	CityDocs File Number
Vernacular Studio	618 E 4 th St.	Site Plan	A-01	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Basement Floor Plans House A&B	A-02	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Main Floor Plans House A&B	A-03	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Upper Floor Plans House A&B	A-04	April 30, 2025	2666269
Vernacular Studio	618 E 4 th St.	Landscape Plan	L-01	April 30, 2025	2666277

PUBLIC NOTICE

November 17, 2025 - 6:00pm

Proposed Development Variance Permit No. PLN2023-00018 618 East 4th Street

PURPOSE: The purpose of the proposed Development Variance Permit is to keep construction outside the Statutory Right-of-Way Area (City stormwater pipe). Consideration of the proposed Development Variance Permit will be at the Regular Council Meeting on **November 17, 2025**. No Public Meeting will be held.

SUBJECT LANDS: The lands that are the subject of the proposed Development Variance Permit are shown on the inset map, with a civic address of 618 East 4th Street. **LEGAL DESCRIPTION:** Lot 23, Block 18, DL 273, Plan 1063.

ACCESS DOCUMENTS: A copy of the proposed Development Variance Permit is available for inspection online at **www.cnv.org/PublicNotices** from November 3 to November 17, 2025.

PROVIDE INPUT: Written submissions only, including your name and address, may be addressed to the Corporate Officer and sent by email to input@cnv.org, or by mail or delivered to City Hall, no later than 12:00 pm on Monday, November 17, 2025, to ensure availability to Council at the meeting. No Public Input Period submissions on this matter will be heard at the Council meeting.

QUESTIONS? Sara Rasooli, Planner 1, planning@cnv.org / 604-982-9675



141 W 14th Street
North Vancouver, BC V7M 1H9

This is important information. Please have it translated.

这是重要资料。请找人为您翻译。

這是重要訊息，請找人為您翻譯。

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Ce sont des renseignements importants. Veuillez les faire traduire.

Dies sind wichtige Informationen. Bitte lassen Sie sie übersetzen.

これは重要な情報です。日本語に訳してもらってください。

여기에는 중요한 내용이 담겨 있으므로 영어를 아는 분에게 부탁하여 읽어보시기 바랍니다.

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Esta información es importante. Pida que alguien se la traduzca.

You are receiving this notification because you are either an owner or occupant of a property that falls within the notification area of the subject property.

