

THE CORPORATION OF THE CITY OF PORT COQUITLAM

“DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849”

DEVELOPMENT PERMIT

NO. DP000391

Issued to: KAYLA BABYACZUK and GUSTAVO BABYACZUK  
(Owner as defined in the Local Government Act,  
hereinafter referred to as the Permittee)

Address: 3176 Kilmer Street, Port Coquitlam, BC V3B 3K1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 3176 Kilmer Street

Legal Description: LOT 25 SECTION 6 TOWNSHIP 40 NEW WESTMINSTER  
DISTRICT PLAN 21046

P.I.D.: 002-823-675

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the “Official Community Plan Bylaw, 2013, No. 3838”.
4. “Port Coquitlam Zoning Bylaw, 2008, No. 3630” and “Parking and Development Management Bylaw, 2018, No.4078” are varied, supplemented or both in accordance with the following:
  - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000391 (1) to DP000391 (3) which are attached hereto and form part of this permit.
  - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000391 (3) and the following standards for landscaping are imposed:
    - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
    - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
  - c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements as shown on Schedule A to the drawings which are attached hereto and form part of this permit.

5. **Landscape Security**

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$2,500** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping, and recoup additional costs from the Permittee if necessary. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE  
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF  
[CLICK **HERE** - ENTER THE MONTH, YEAR].

SIGNED THIS [CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF  
[CLICK **HERE** - ENTER THE MONTH, YEAR].

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Mayor

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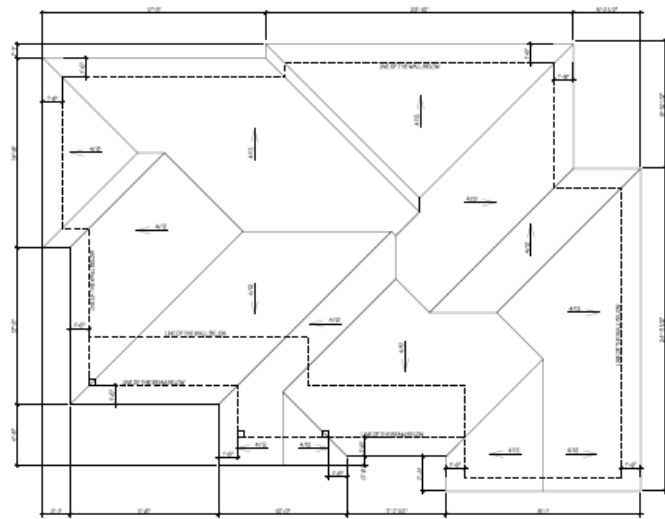
Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND  
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

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Applicant (or Authorized Agent or  
Representative of Applicant)

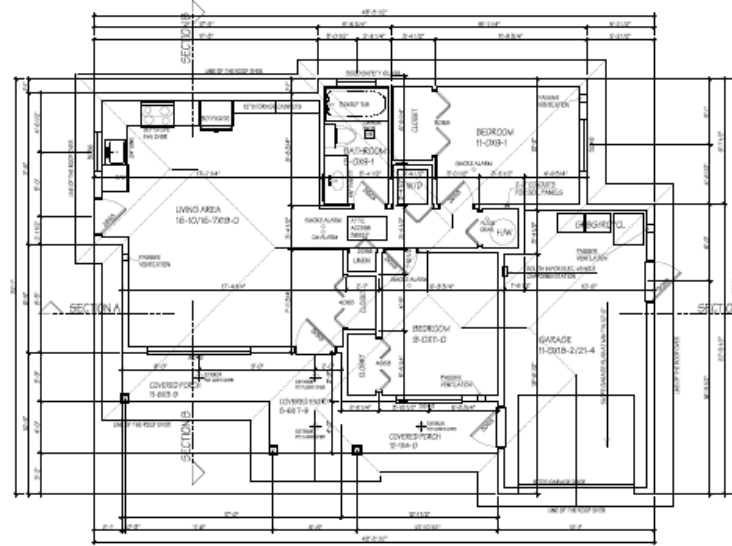




COACH HOUSE ROOF LAYOUT  
SCALE 1/4" = 1'-0"



NOTES:  
1. LIGHT FIXTURE TO BE INSTALLED IN GARAGE AREA.  
2. LIGHT FIXTURE TO BE INSTALLED IN GARAGE AREA.  
3. LIGHT FIXTURE TO BE INSTALLED IN GARAGE AREA.  
4. LIGHT FIXTURE TO BE INSTALLED IN GARAGE AREA.  
5. LIGHT FIXTURE TO BE INSTALLED IN GARAGE AREA.



COACH HOUSE FLOOR PLAN 752.91SF  
SCALE 1/4" = 1'-0"



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COACH HOUSE SOUTH (LEFT SIDE) ELEVATION  
SCALE 1/4" = 1'-0"



COACH HOUSE EAST (FRONT) ELEVATION  
SCALE 1/4" = 1'-0"



COACH HOUSE NORTH (RIGHT SIDE) ELEVATION  
SCALE 1/4" = 1'-0"



COACH HOUSE WEST (REAR) ELEVATION  
SCALE 1/4" = 1'-0"

CR commercial - residential design & drafting	201-2555 MELCHER AVE PORT COQUITLAM, BC V5C 1Y5	778 899 0091
DATE SUBMIT FOR 2/18/2019 (FEBRUARY 2019)	REVISION FOR 2/18/2019 (FEBRUARY 2019)	
PROJECT NAME COACH HOUSE	3176 KILMER STREET PORT COQUITLAM, BC	OWNER NATASHA DURELL, M. Arch.
DESIGNER NATASHA DURELL, M. Arch.	DATE FEBRUARY 2019	REVISION REVISION NOVEMBER 2019
DRAWN BY AS NOTED ON PLANS	FLOOR PLAN FLOOR PLAN	ROOF LAYOUT ROOF LAYOUT
ELEVATIONS ELEVATIONS	A-2	2/1/2019

DP000391 (2)



## Schedule A

### Energy Conservation:

Conservation Measure	Verification Method
Energy Star rated appliances to be used	BP stage; written confirmation by applicant along with staff review of BP submission
Installation of Energy Star rated windows and doors	BP stage; written confirmation by applicant along with staff review of BP submission
LED lighting to be used	BP stage; written confirmation by applicant along with staff review of BP submission
Location and size of windows will increase natural ventilation and natural daylight	DP and BP stage; staff review of BP submission
Light Charcoal Grey roof membrane to be used to reduce heat absorption and build-up	DP and BP stage; staff review of BP submission

### Water conservation:

Conservation Measure	Verification Method
Low flow plumbing fixtures	BP stage; written confirmation by applicant along with staff review of BP submission
Drought-tolerate shrub species to be planted	BP stage; written confirmation by applicant
All plants to have sufficient soil depth to promote water retention	BP stage; written confirmation by applicant

### GHG Reduction:

Conservation Measure	Verification Method
Locally sourced products and materials with low organic compounds and VOC materials to be used	BP stage; written confirmation by applicant along with staff review of BP submission
Waste materials to be separated and recycled, including separation of wood and concrete	BP stage; written confirmation by applicant

per OCP Sec. 9.11 Environmental Conservation DPA designation