

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE PERMIT NO. 2026-005

ISSUED BY:

THE CITY OF PITT MEADOWS, a City under the "Local Government Act" of the Province of British Columbia, and having its Municipal Offices at 12007 Harris Road, in the Municipality of Pitt Meadows, in the Province of British Columbia, V3Y 2B5

(hereinafter called the "City")

TO: RAJPAUL CHEEMA
IQBAL KAUR CHEEMA
12384 193B ST
PITT MEADOWS, BC
V3Y 1A4

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) requests certain provisions be varied or supplemented upon ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Pitt Meadows in the Province of British Columbia, and more particularly known and described as:

Parcel Identifier: 010-790-365

**Legal Description: LOT 39 EXCEPT: PART DEDICATED ROAD ON PLAN 66632;
SECTION 3 TOWNSHIP 40 NEW WESTMINSTER DISTRICT
PLAN 2933**

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Development Variance Permit (hereinafter "the Permit") in regard to the Lands;

AND WHEREAS the Local Government Act provides that in such a Permit certain matters may be regulated, required or limited; and

NOW THEREFORE, the Council of the City hereby issues this Permit in respect of the Lands as follows:

1. All development of lands shall conform to all requirements contained in the City's Bylaws except where specifically varied or supplemented by this Development Variance Permit.
2. Section 8.1.8 (f) (iii), Siting of Zoning Bylaw 2505, 2011, is varied to reduce the minimum watercourse setback from 15.0 m to 13.0 m for the proposed agricultural building labelled as 'SHED' on the plans attached to and forming part of this permit as Attachment A.

3. Whenever the singular or masculine is used in this Development Variance Permit, the same shall be deemed to include the plural, or the feminine, or the body politic or corporate as the context so requires, and every reference to each part hereto shall be deemed to include the heirs, executors, administrators, successors and assigns of such party whenever this context or the parties so require.
4. It is understood and agreed that the City has made no representations, covenants, warranties, guarantees, promises or agreement (verbal or otherwise) with the Permittee(s) other than those in this Permit.
5. The terms of this Permit, or any amendment to it, are binding on all persons who acquire an interest in the Land.
6. This Permit is not a building permit.
7. This Permit shall expire upon demolition of the subject building.

DRAFT

AUTHORIZING RESOLUTION passed by Council the _____ day of _____, 2026.

ISSUED by the City of Pitt Meadows the _____ day of _____, 2026.

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was
hereunto affixed on the _____ day of _____, 2026.

Nicole MacDonald,
Mayor

Kate Barchard, Corporate Officer

RAJPAUL CHEEMA

Print Name

IQBAL KAUR CHEEMA

Print Name

SIGNED, SEALED AND DELIVERED BY
the Owner(s) on the _____ day of _____, 2026

Attachment A

11x17 version attached

DRAFT



www.dmandesign.com
(604) 597 1838
14658 84 AVENUE
SURREY, BC V3S9K7
V3S 9K7

THESE PLANS CONFORM TO CBC 2024

DO NOT SCALE DRAWINGS

CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

BUILDERS' NOTES:
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS. SUDARE FOOTAGE SHOWN ARE APPROXIMATE. THE BUYER RESERVES THE RIGHT TO MAKE ON-GOING CHANGES AND ADJUSTMENTS. FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS.

IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

#	DATE	DESCRIPTION
1.	/ /	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

JOB DESCRIPTION:
S.F.D. C/W ACC BLDG.

ADDRESS:
LOT 39, McNEIL ROAD,
PITT MEADOWS, B.C.

LEGAL DESCRIPTION:
LOT 39, SEC 3, TWP 40
NWD 2933
PID:

010-790-385
CLIENT:
PCL HOMES

DATE: **SEPTEMBER 2025**

SCALE: **1/4"=1'-0" (UND)**