

CITY OF PITT MEADOWS

TEMPORARY USE PERMIT NO. 2026-001

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:

**HANK BITTER**  
**HANK'S TRUCKING**  
17607 Ford Road Detour  
Pitt Meadows, BC  
V3Y 0A7

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) wishes to conduct a commercial operation 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:* 008-384-932

*Legal Description:* *Lot 9 Section 4 Block 5 North Range 1 East New Westminster District Plan 37014*

*Parcel Identifier:* 013-180-681

*Legal Description:* *West Half of the North East Quarter Section 4 Block 5 North Range 1 East New Westminster District*

(hereinafter called the "Lands")

AND WHEREAS the Permittee(s) has made application for a Temporary Use 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;

NOW THEREFORE, the Council of the City of Pitt Meadows hereby issues a Temporary Use Permit in respect of the Lands as follows:

1. This Temporary Use Permit is issued subject to compliance with all City Bylaws except those bylaw conditions that are at variance with the conditions described in this Permit.
2. This Temporary Use Permit applies to and only to the Lands.
3. The Temporary Use described on this permit shall be discontinued on or before **three years from the date of Council authorization of this permit.**
4. The Temporary Use permitted on the said lands shall be to:

*Allow the operation of a soil screening and mixing business on the southwest corner of 17607 Ford Road Detour (Site A) and the northeast corner of 17890 Ford Road Detour (Site B), shown cross hatched on the site plan appended as Attachment A.*

5. The Temporary Use shall be carried out according to the following conditions:
  - a) The topsoil screening and mixing operations on Sites A & B must comply with the conditions of non-farm use approval granted by the Agricultural Land Commission under Resolution #207/2025, appended as Attachment B;
  - b) The top soil screening and mixing uses shall operate per the locations identified in the March 21, 2025 approval letter from the Agricultural Land Commission, appended as Attachment C, as follows:
    - Site A produces and mixes mushroom growing material
    - Site B processes topsoil products;
  - c) All machinery, structures and facilities associated with the topsoil screening and mixing operation are to be restricted to the hatched area identified on the attached site plan (Attachment A);
  - d) The commercial use and operation of earth moving equipment including machinery, conveyors, bulldozers, backhoes and excavators shall operate only during the hours permitted by the City's Noise Control Bylaw (reference: A-1 Zone (General Agriculture – Quiet Zone));
  - e) An approved Highway Use Permit is required prior to the delivery of any materials related to the topsoil screening and mixing operation to the site. Compliance with the terms and conditions in that permit is required;
  - f) Surface drainage and run-off from the working area shall be managed at all times in order to:

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- Prevent erosion, flooding, siltation or other degradation of the subject property, adjacent lands or waterways; or
  - Prevent the release of deleterious materials from the property into any watercourse or drainage system.
- g) The operation shall comply with the Sediment Control Best Management Practices identified in Schedule B of the City's Soil Deposit and Removal Bylaw No. 3000, 2024, as amended;
- h) Soil material and mushroom growing material are to be stored and managed as per best management practices (e.g. soil mixing and compost operations) to avoid air quality and odour impacts (BC Ministry of Agriculture Farm Practice – Odour information sheet).
- i) Weed control is to be practiced at all times. Mechanical and/or approved chemical control is acceptable;
- j) No concrete, asphalt, construction or demolition debris, petroleum products, food waste, land clearing waste, yard waste, or any non-soil material, with the exception of horse/cattle manure and spent mushroom manure, is to be brought onto the property;
- k) Under no circumstances is cedar hog fuel or any other form of cedar wood waste to be brought onto the property;
- l) The sites are to be secured in such a manner as to prevent unauthorized deposition of fill. An unobstructed sign is to be posted in a prominent location on the properties prohibiting the unauthorized deposition of material. Additionally, a gate is required to ensure no unauthorized access to each site is allowed, and each site is required to be fenced with wire fencing for the purposes of security and safety;
- m) If internal roads are to be used for transportation of materials between sites, that appropriate noise and dust mitigation measures must be undertaken to the satisfaction of the City;
- n) Maintenance, to municipal standards, of a stop sign on the south west corner of Ford Road at Ford Road Detour;
- o) Confirmation on an annual basis that the soil production and mixing facility uses have not exceeded the permitted boundaries of each site;
- p) This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation which may apply to the land. This includes

zoning, subdivision, or other land use bylaws, and decisions of any authorities which have jurisdiction; and

q) The operation of the soil mixing and screening business is restricted to Monday through Saturday only.

6. As a condition of the issuance of this Temporary Use Permit, Council is holding the security set out below to ensure that the temporary use is carried out in accordance with the terms and conditions of this permit. Should any interest be earned upon the security, it shall accrue the Permittee and be paid to the Permittee, if the security is returned.

The condition of the posting of the security is that, should the Permittee fail to comply with the terms and conditions of this permit within the time provided, the Municipality may retain the security and with its own forces or contractor under its direction enter onto the property and perform such work as is necessary to eliminate the Temporary Use and bring the use and occupancy of the property in compliance with the Zoning Bylaw.

There is filed accordingly:

An irrevocable Letter of Credit in the amount of \$10,000.00 (Ten Thousand Dollars)

7. 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 shall form a part hereof.
8. This permit is not transferable. The permit may be amended or cancelled by Council resolution and in accordance with the regulations prescribed by the Lieutenant Governor in Council.
9. This permit is not a building permit.

AUTHORIZING BY COUNCIL RESOLUTION, passed on the     day of     , 2026

**THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS**

was hereunto affixed on the     day of     , 2026

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Nicole MacDonald, Mayor

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Kate Barchard, Corporate Officer

SIGNED, SEALED AND DELIVERED BY  
the Owner of the Lands on  
the \_\_\_\_day of \_\_\_\_\_, 2026

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Hank Bitter

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Print Name

Attachment "A"

Site Plan

