

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE 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: **AVENUE ONE HOMES LTD., INC.NO. BC1363986**

9908 126 St
Surrey, BC
V3V 5E6

(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: 032-565-321

Legal Description: LOT 2 DISTRICT LOT 283 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP141239

(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 10.3.6 (b), Siting of Zoning Bylaw 2505, 2011, is varied to reduce the minimum rear lot line setback from 6 m by 1.14 m to 4.86 m at 12047 Bonson Rd

subject to the development of the Lands conforming to 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

AVENUE ONE HOMES LTD, INC.NO.BC1363986
(by its authorized signatory(ies))

Print Name

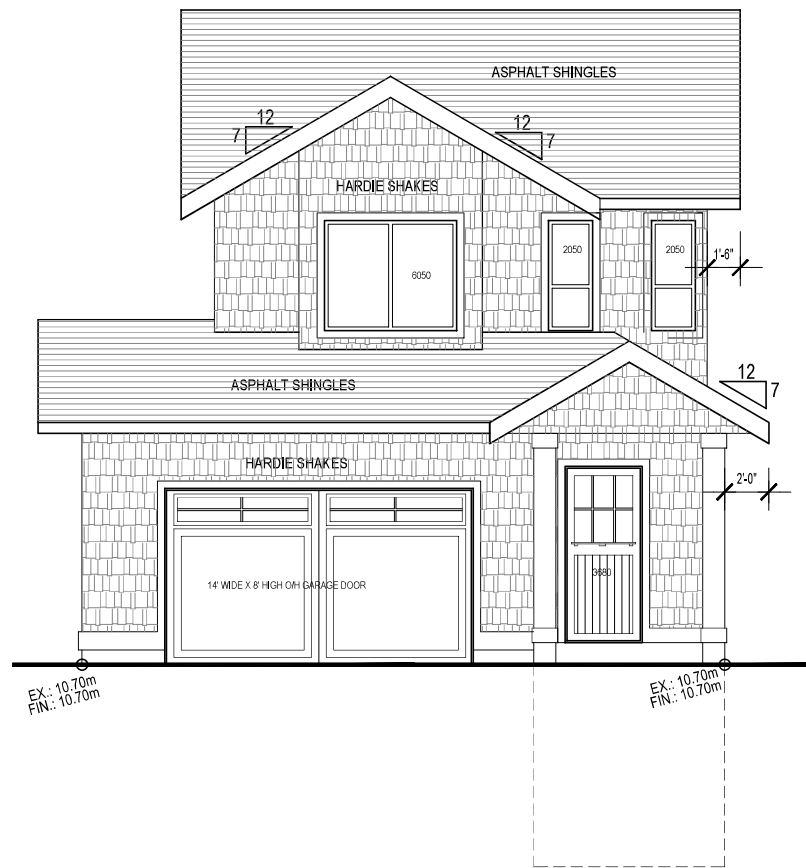
Print Name

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

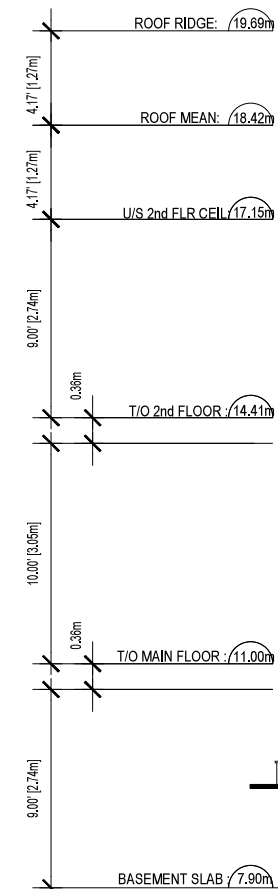
Attachment A

11x17 version attached

DRAFT

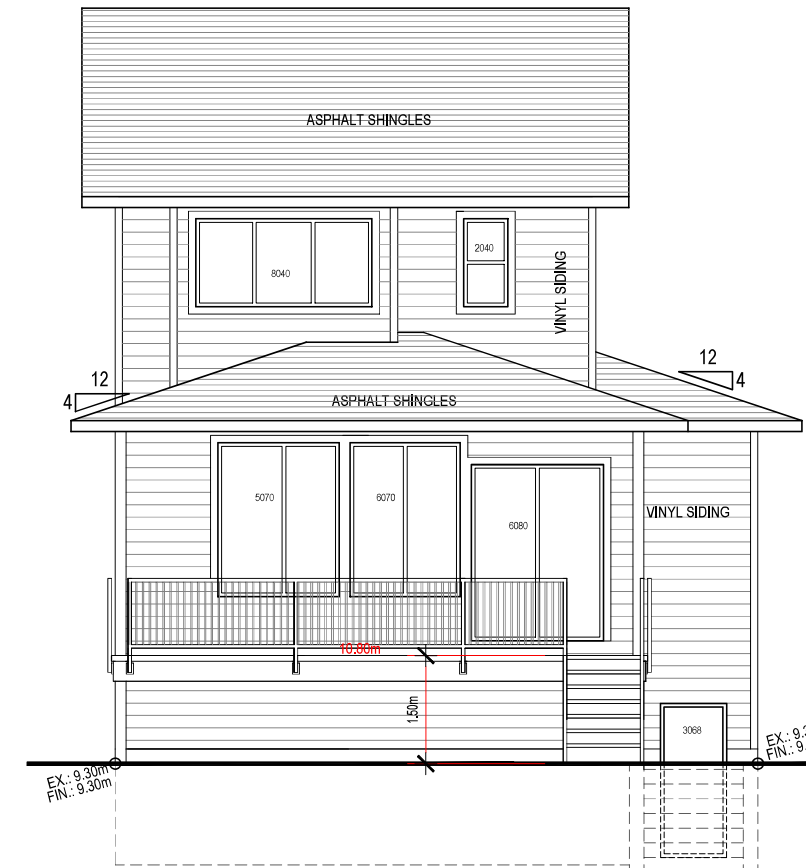


EAST ELEVATION

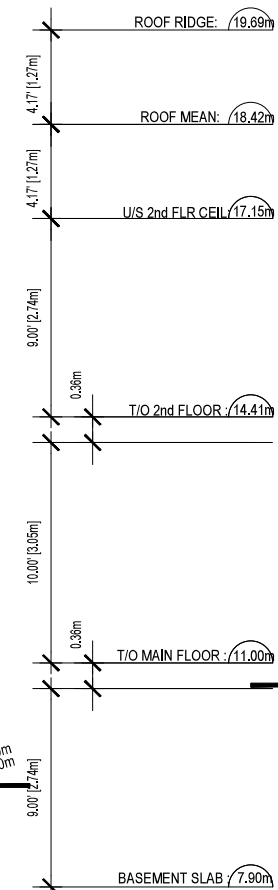


SOUTH ELEVATION

LIMITING DISTANCE: 1.60m
 WALL AREA: 1,185 sq.ft.
 PERMITTED OPENINGS: 83 sq.ft. (7%)
 PROPOSED OPENINGS: 67 sq.ft.



WEST ELEVATION



NORTH ELEVATION

LIMITING DISTANCE: 1.50m
 WALL AREA: 1,215 sq.ft.
 PERMITTED OPENINGS: 85 sq.ft. (7%)
 PROPOSED OPENINGS: 28.50 sq.ft.



www.dmanddesign.com
 (604) 597 1838

14658 84 AVENUE
 SURREY, BC V3S9K7
 V3S 9K7

THESE PLANS CONFORM TO BCBC 2024
 DO NOT SCALE DRAWINGS
 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
 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.
 BUILDER'S NOTES:
 THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS. SQUARE FOOTAGE SHOWN ARE APPROXIMATE. THE BUILDER RESERVES 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.

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REVISIONS:

JOB DESCRIPTION:

ADDRESS:
 12047 Bonson Rd,
 Pitt Meadows, BC

LEGAL DESCRIPTION:

CLIENT:
 PCL HOMES

DATE:
 MARCH 2026

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



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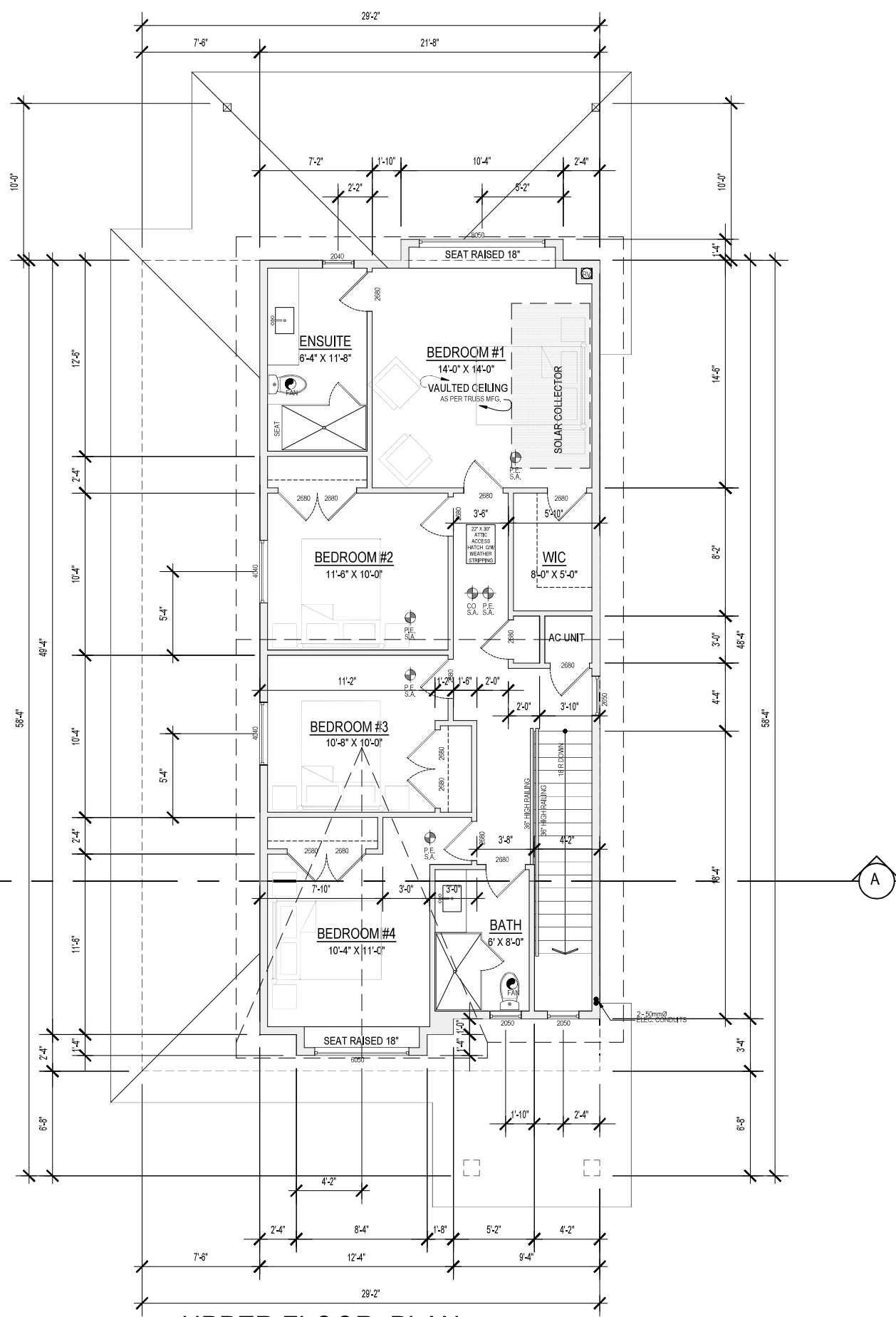
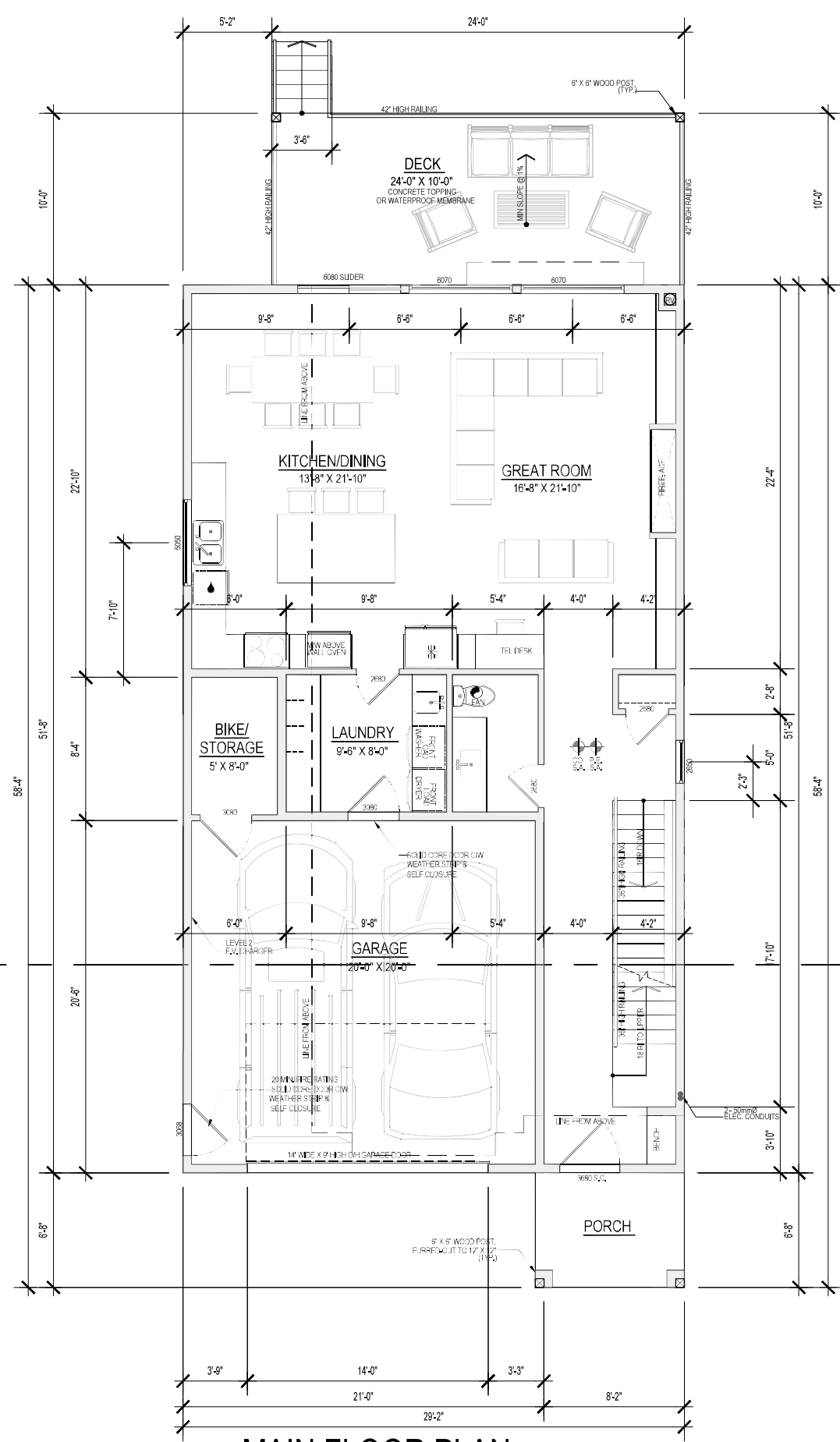
ADDRESS:
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Pitt Meadows, BC

LEGAL DESCRIPTION:

CLIENT:
PCL HOMES

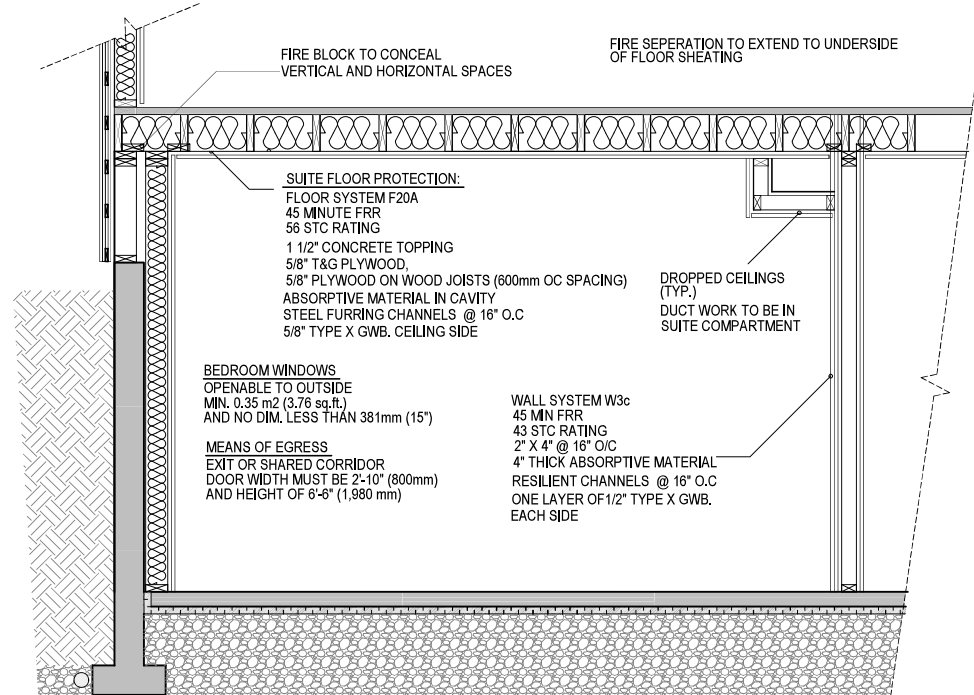
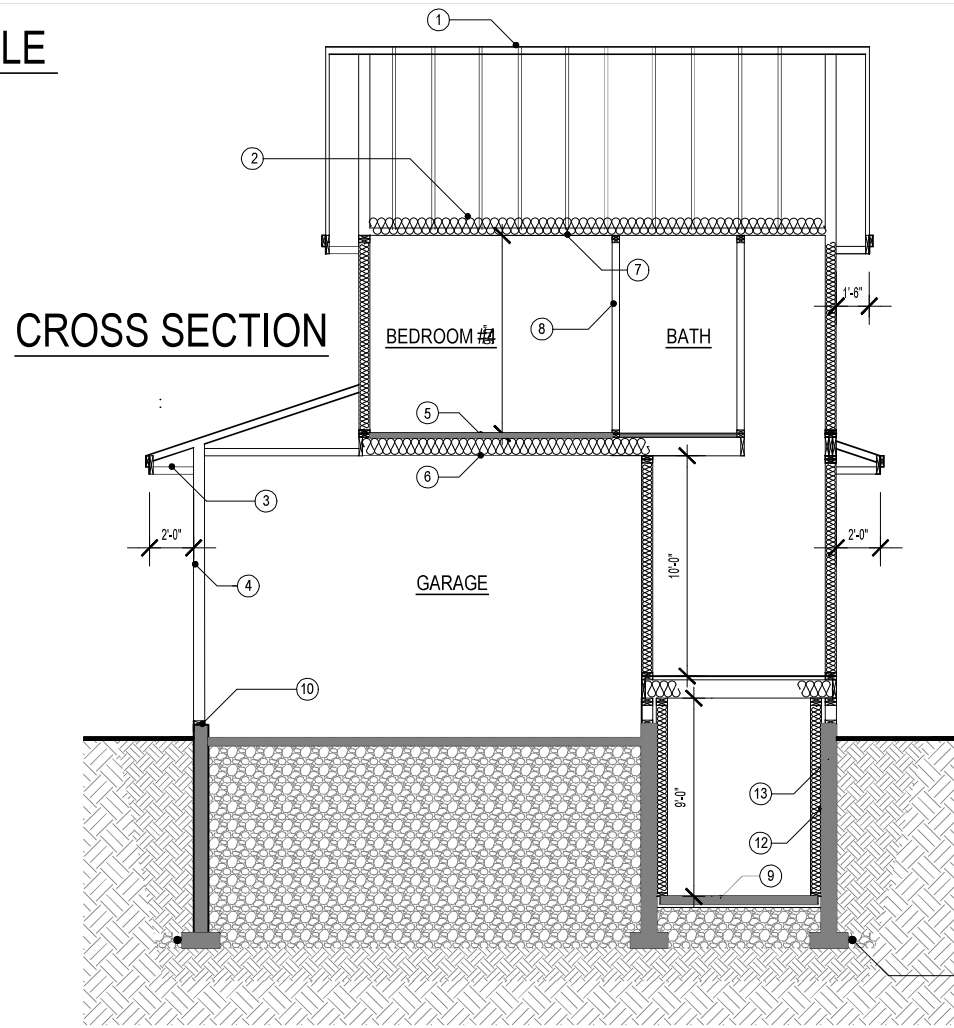
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CROSS SECTION SCHEDULE

- 1 ASPHALT SHINGLE ROOFING, MIN. 2 THICKNESSES OF SHINGLE OVER ENTIRE ROOF. MIN. HEAD LAP OF 50mm. TABS SECURED BY MAX. 25mm Ø SPOT OF PLASTIC CEMENT SHINGLES TO EXTEND MIN. 4" ON EITHER SIDE OF HIP OR RIDGE, AS PER B.C.B.C. 9.26.7
1" X 4" STRAPPING - SPACING IN ACCORDANCE WITH ROOF SLOPE AND MANUFACTURERS SPECIFICATIONS.
2-LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CGSB-51.34-M
3/8" THICK PLYWOOD SHEATHING PLACED WITH GRAIN PERPENDICULAR TO ROOF FRAMING, STAGGERED.
CONTINUOUS VENTED ALUMINUM SOFFITS.
- 2 ATTIC SPACE
ROOF TYPE VENTS AT 1/300 TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-A93-M PLACED UNIFORMLY AT OPPOSITE SIDES OF BUILDING.
CONTINUOUS RIBBED BAFFLE TO PREVENT INSULATION FROM BLOCKING SOFFIT VENTS & TO MAINTAIN 1" GAP FOR VENTILATION AIR TRAVEL.
R-50 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2
- 3 ALUMINUM GUTTERS, 2" X 6" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.
- 4 VINYL SIDING, INCLUDING FLASHING AND TRIM ACCESSORIES TO CONFORM TO CAN/CGSB-41.24. ATTACHMENT TO CONFORM TO REQUIREMENTS IN SUBSECTION B.C.B.C. 9.27.5.
WEATHER TREATED LUMBER
1" X 4" VERTICAL STRAPPING @ 16" O/C TO PROVIDE 1" AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE.
2-LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CGSB-51.33-M
7/16" O.S.B.
2" X 6" STUDS @ 16" C.C.
R-24 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL, FULL WIDTH AND LENGTH OF FRAMING, WITH ONE FACE IN FULL CONTACT WITH SHEATHING
POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CGSB-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng(Pa'S'm²) MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.
1/2" TYPE 'X' GYPSUM WALL BOARD

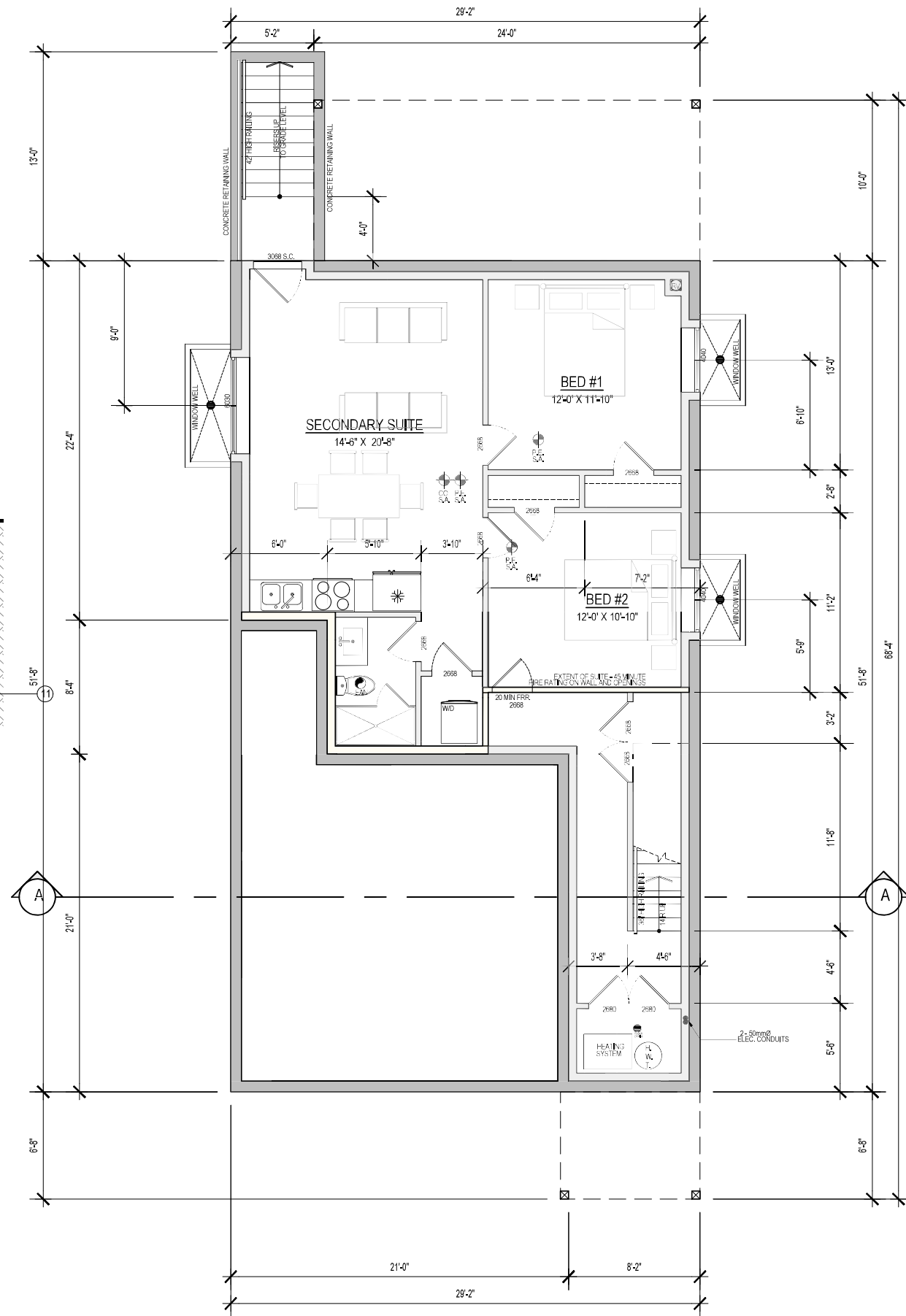


CROSS SECTION

TYP. SECONDARY SUITE
SCALE: 1/2" = 1'-0"

NOTES:

- FIRE STOP ALL PLUMBING SERVICES PENETRATING THROUGH FIRE SEPARATIONS
- MAIN ELEC. PANEL IN DWELLING UNIT WITH SUB PANEL IN SEC. SUITE
- ELEC. SUB PANEL IS NOT PERMITTED IN REQ'D RATED FIRE SEPARATIONS
- CARBON MONOXIDE DETECTORS AND HARD WIRE PHOTO ELEC. SMOKE ALARMS (ALL INTERCONNECTED)
- AN ADDITIONAL SMOKE ALARM OF PHOTO ELEC. TYP. CONFORMING TO CAN/ULC-SA531 "STANDARD OF SMOKE ALARMS" SHALL BE INSTALLED IN EACH SUITE



BASEMENT FLOOR PLAN

FLOOR AREA: 206 sq.ft.
SUITE AREA: 787 sq.ft.



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OCTOBER 2025

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