

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE PERMIT NO. 2026-002

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: 032-565-330

Legal Description: LOT 3 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 to 0.53 m to 5.47 m at 12043 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

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2024). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS, DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
- LINTELS: DOUGLAS FIR #2 OR BETTER.
- BEAMS: DOUGLAS FIR #2 OR BETTER.
- HEADERS: DOUGLAS FIR #2 OR BETTER.
- RAFTERS: DOUGLAS FIR #2 OR BETTER.
- PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
- STUDS: DOUGLAS FIR OR SPF STUD GRADE.

UNLESS OTHERWISE STATED. APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C RESIDENTIAL STANDARDS AND THE SPAN BOOK CURRENT EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB. FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2 - 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

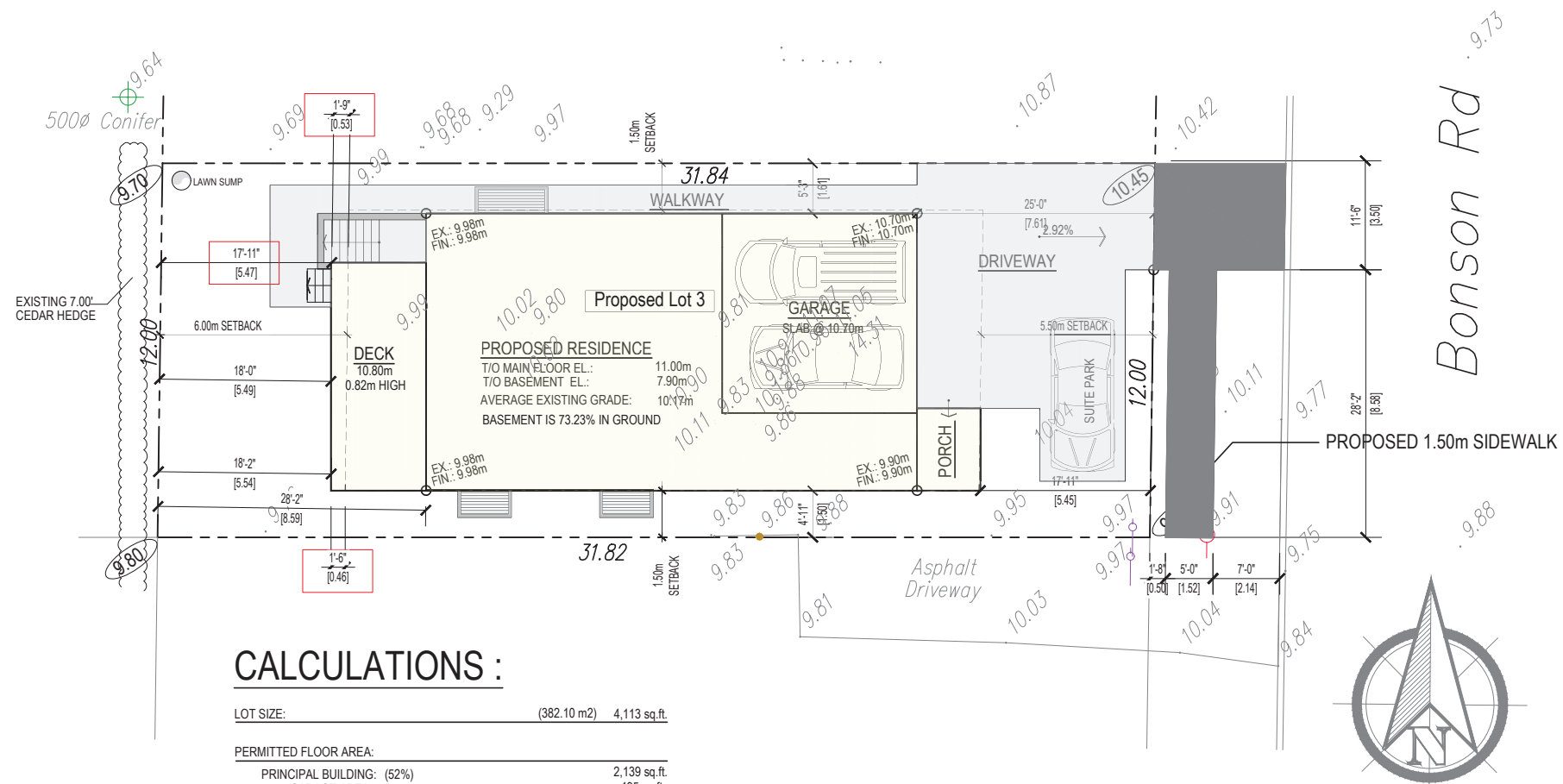
- FOUNDATION WALL: R-12
 - ROOF: R-40
 - 2" X 4" WALLS: R-14
 - 2" X 6" WALLS: R-20
 - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED EXISTING 7.00' CEDAR HEDGE

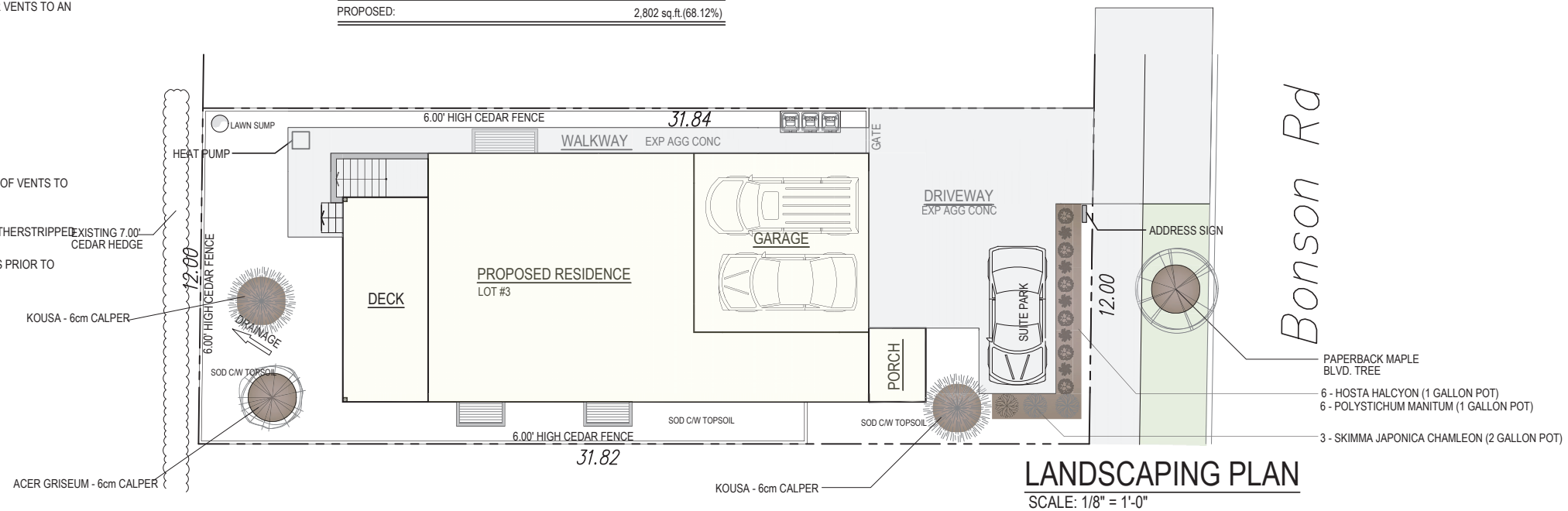
PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.



CALCULATIONS :

LOT SIZE:	(382.10 m ²)	4,113 sq.ft.
PERMITTED FLOOR AREA:		
PRINCIPAL BUILDING: (52%)		2,139 sq.ft.
GARAGE AREA:		495 sq.ft.
PROPOSED FLOOR AREAS:		
PRINCIPAL BUILDING:		2,138 sq.ft.
MAIN FLOOR:	1,087 sq.ft.	
UPPER FLOOR:	1,051 sq.ft.	
GARAGE AREA:	420 sq.ft.	3,225 sq.ft.
BASEMENT FLOOR :		
	1,087 sq.ft.	
TOTAL FAR:		3,645 sq.ft.
LOT COVERAGE:		
PERMITTED (50%):		2,056 sq.ft.
PROPOSED:		1,905 sq.ft.
IMPERVIOUS SURFACE:		
PROPOSED:		2,802 sq.ft. (68.12%)



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(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.

BUILDERS 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.

SITE PLAN

SCALE: 1/8" = 1'-0"

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REVISIONS:

JOB DESCRIPTION:

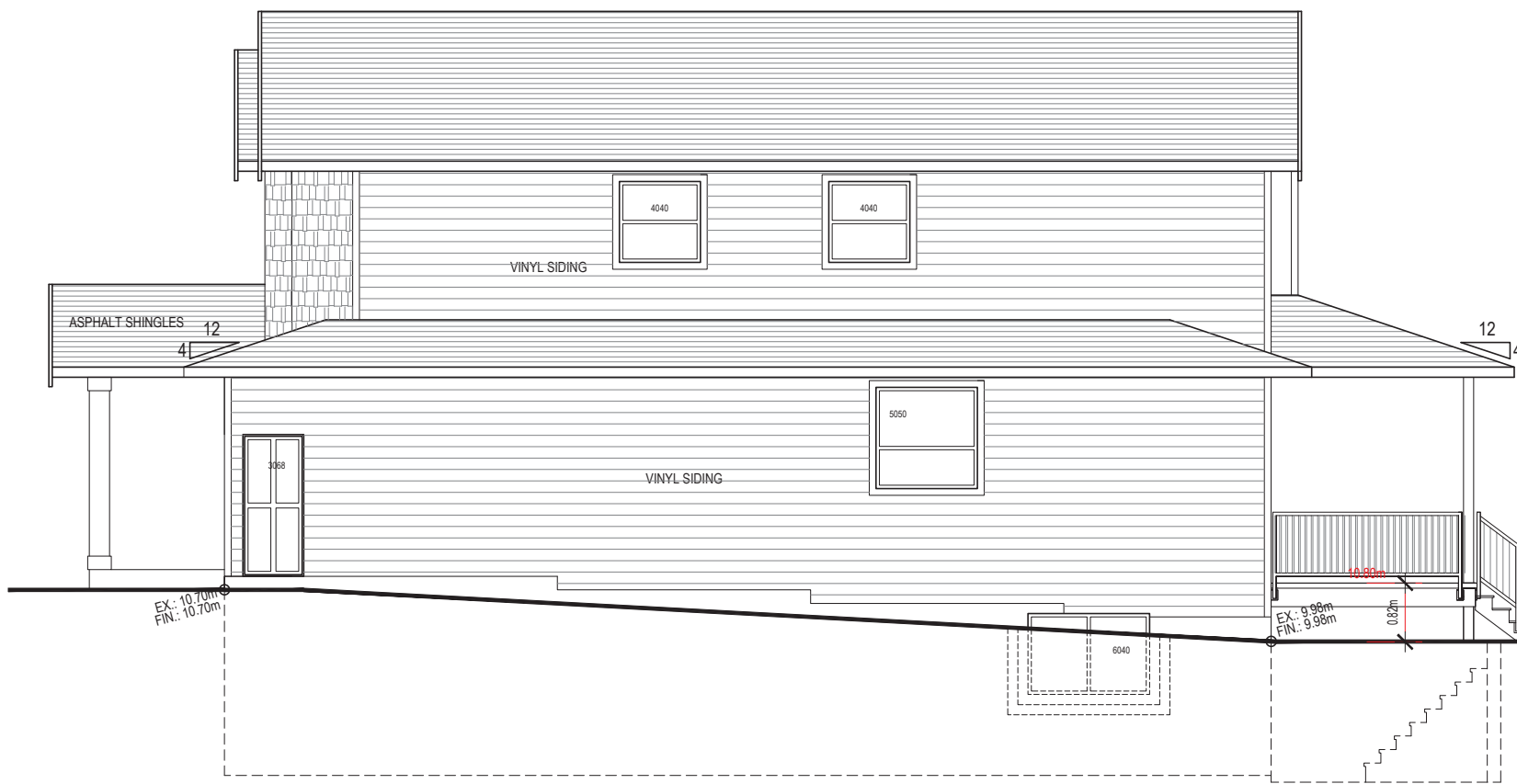
ADDRESS:
12043 Bonson Rd,
Pitt Meadows, BC

LEGAL DESCRIPTION:

CLIENT:
PCL HOMES

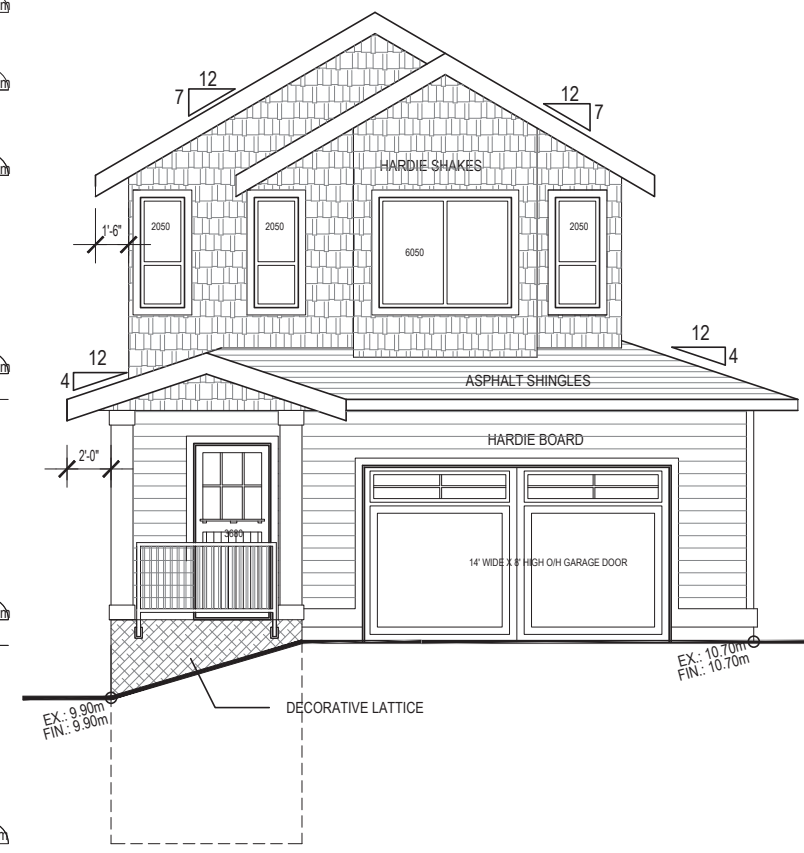
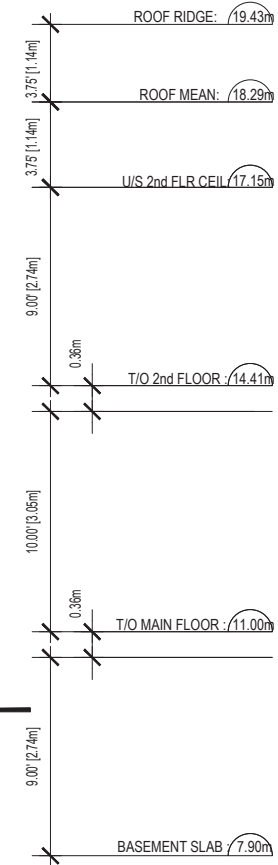
DATE:
MARCH 2026

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

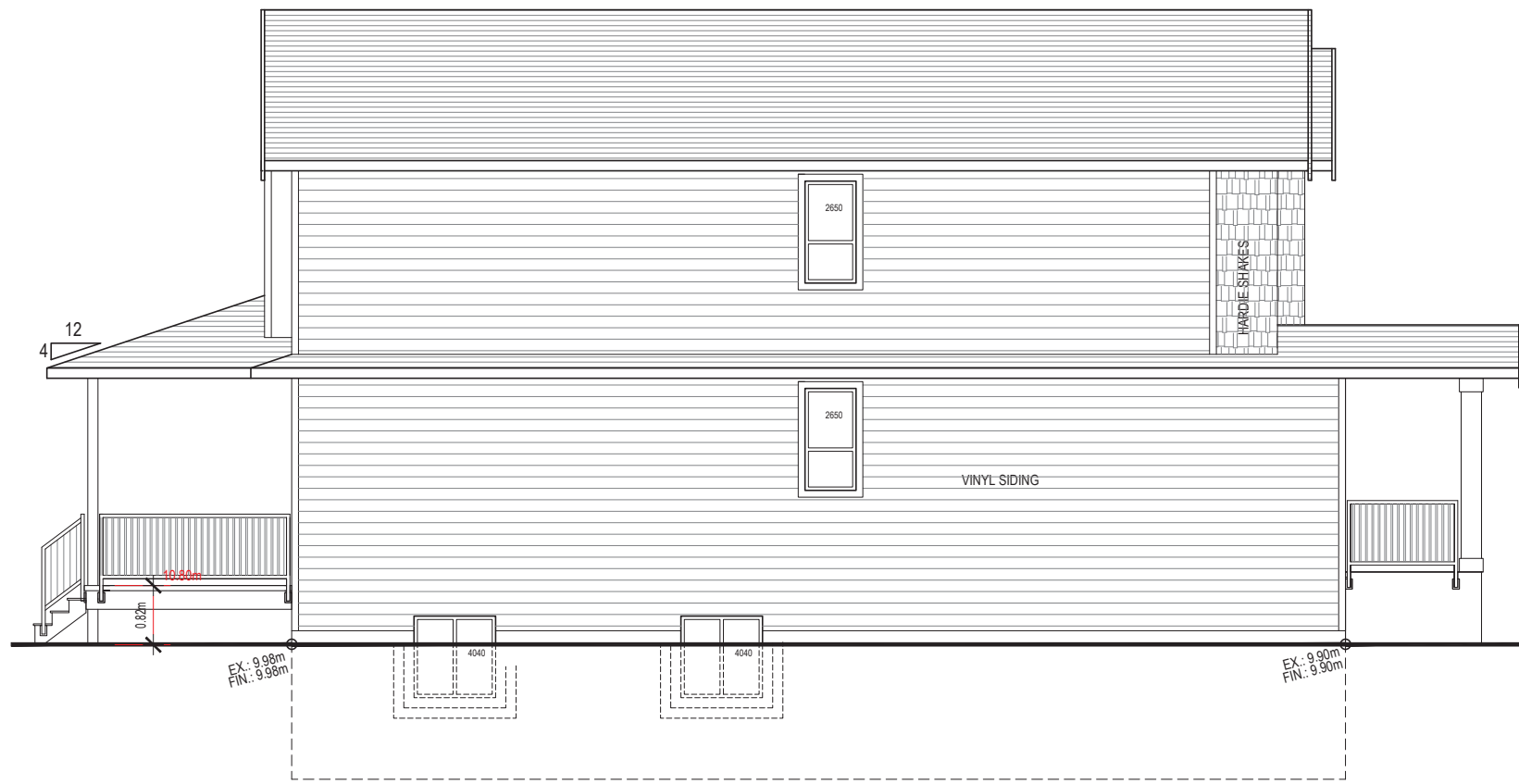
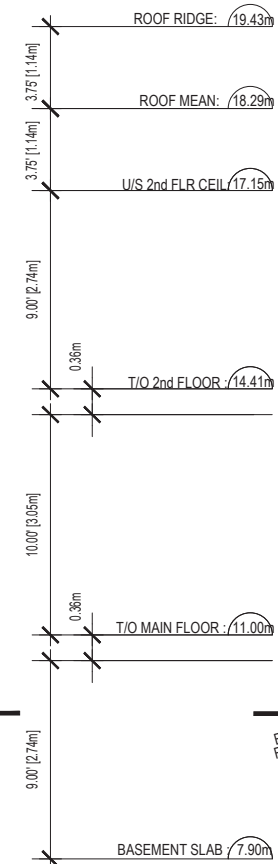


NORTH ELEVATION

LIMITING DISTANCE: 1.60m
 WALL AREA: 1,195 sq.ft.
 PERMITTED OPENINGS: 84 sq.ft. (7%)
 PROPOSED OPENINGS: 67 sq.ft.

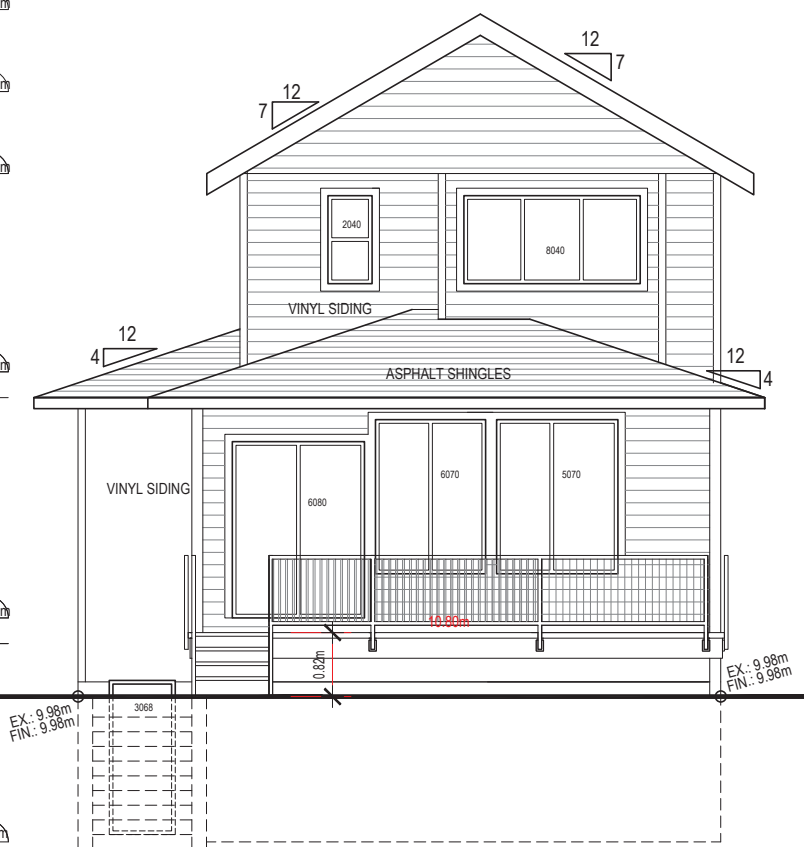


EAST ELEVATION



SOUTH ELEVATION

LIMITING DISTANCE: 1.50m
 WALL AREA: 1,207 sq.ft.
 PERMITTED OPENINGS: 85 sq.ft. (7%)
 PROPOSED OPENINGS: 28.50 sq.ft.



WEST ELEVATION



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JOB DESCRIPTION:

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LEGAL DESCRIPTION:

CLIENT:
 PCL HOMES

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



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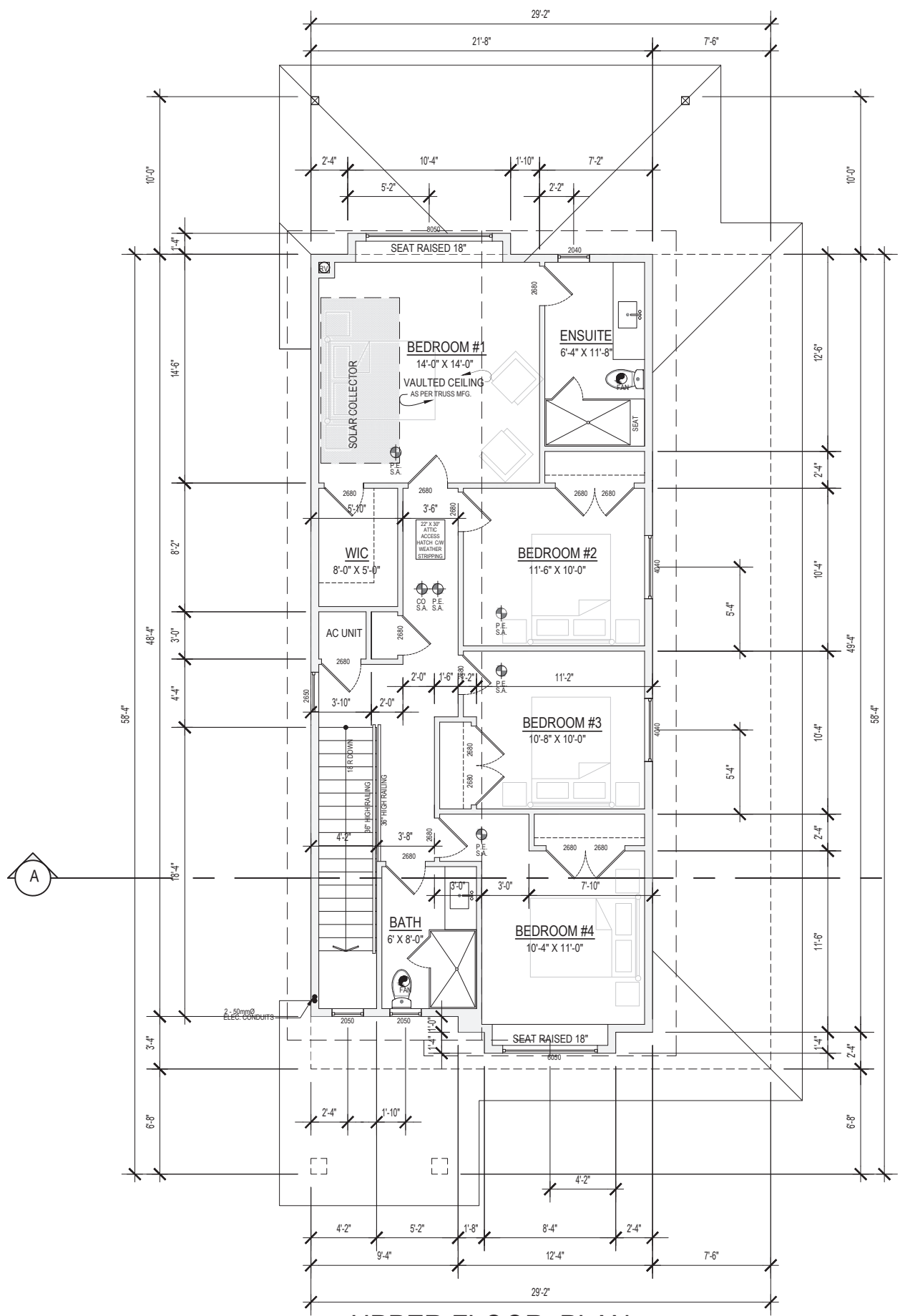
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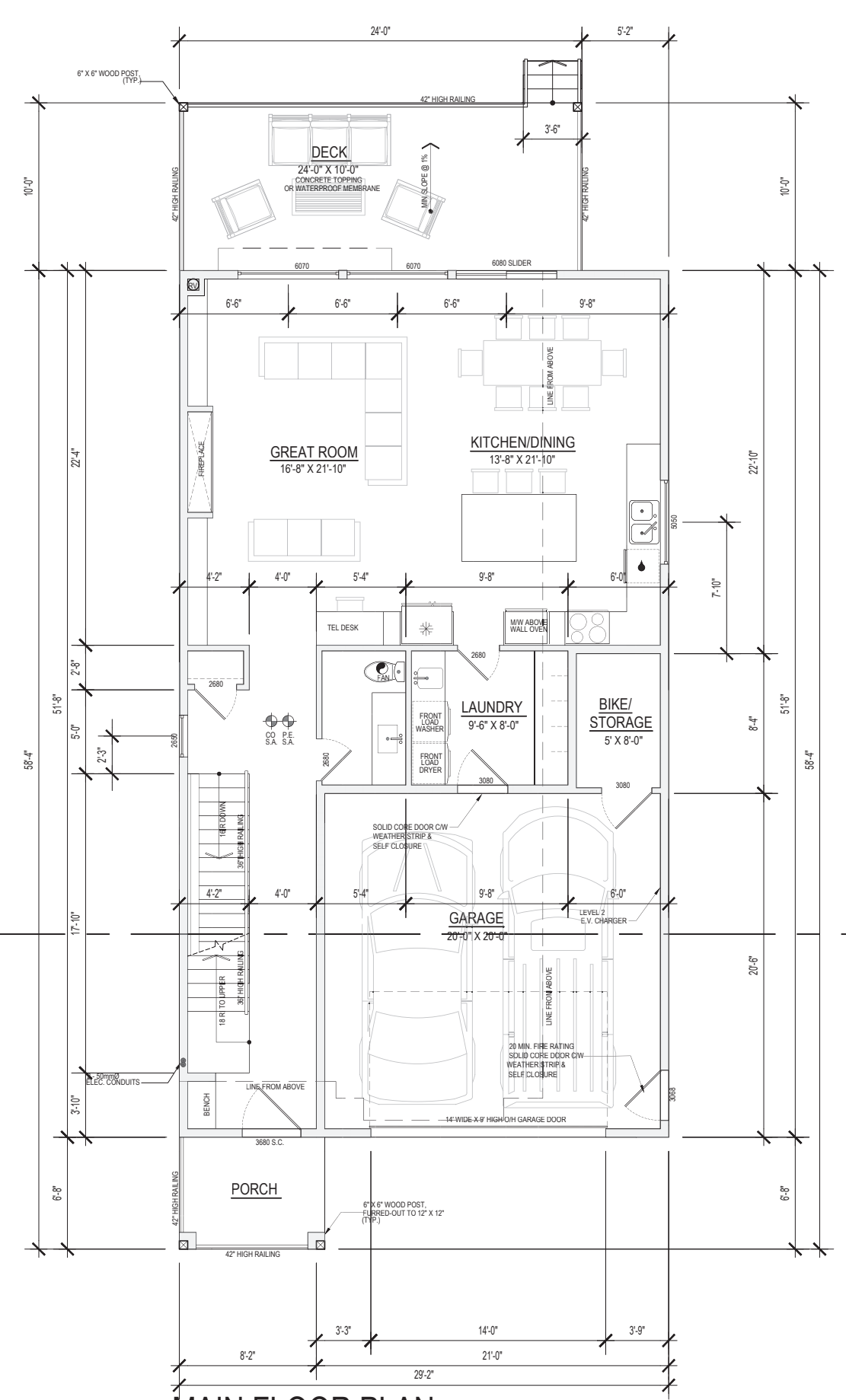
DATE:
MARCH 2026

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



UPPER FLOOR PLAN

FLOOR AREA: 1,051 sq.ft.



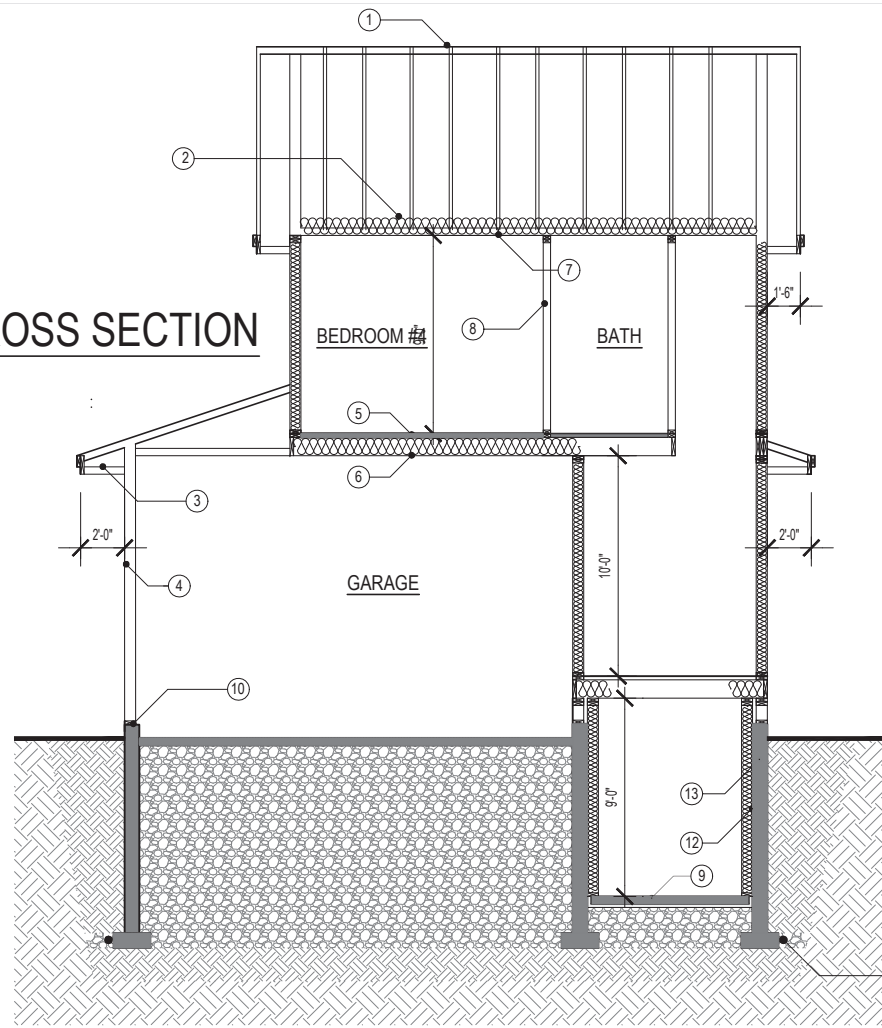
MAIN FLOOR PLAN

FLOOR AREA: 1,087 sq.ft. PORCH AREA: 58 sq.ft.
GARAGE AREA: 420 sq.ft. DECK AREA: 240 sq.ft.

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



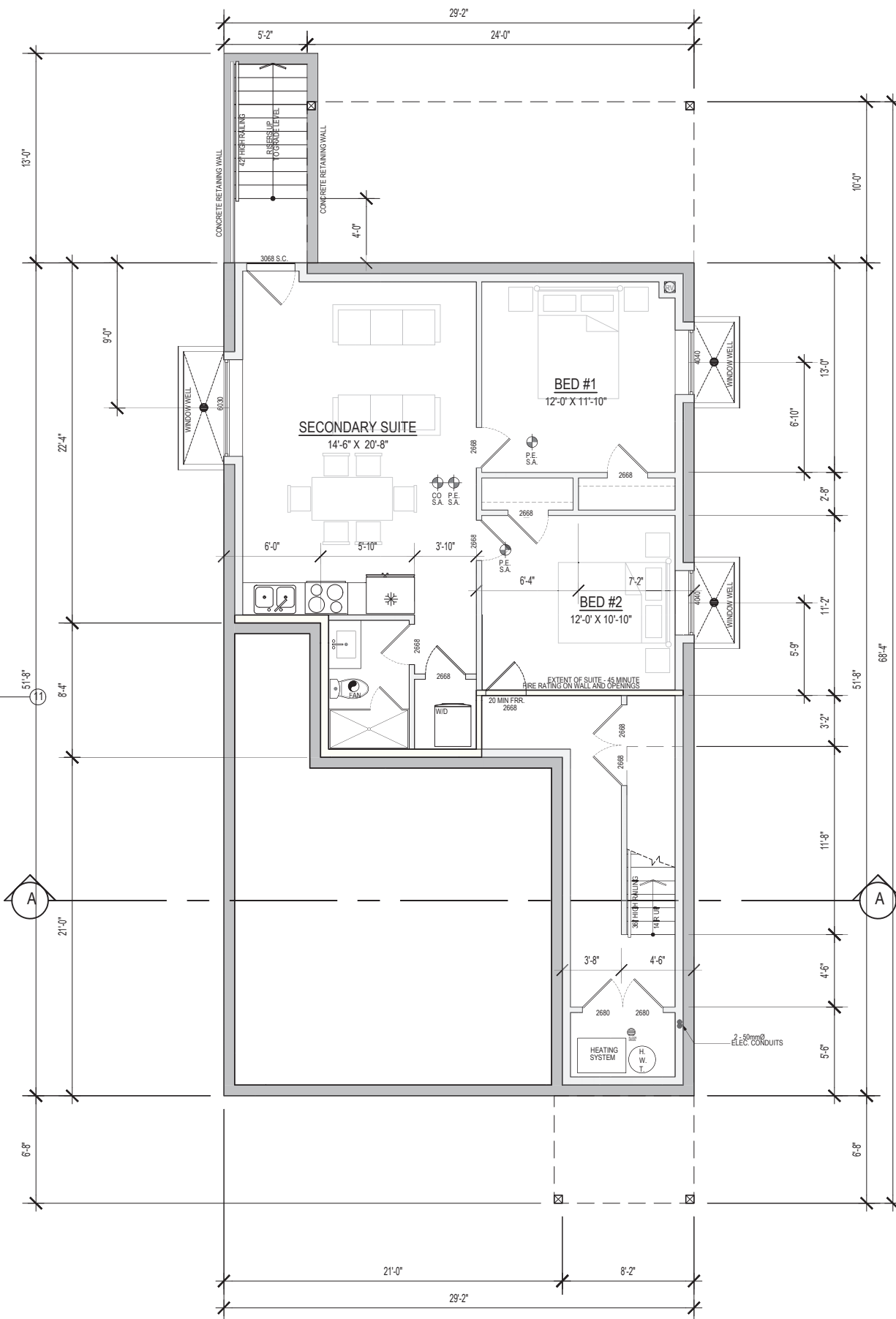
- 5 1 1/2" LIGHT WEIGHT CONCRETE (FOR RADIANT HEATING)
- 6 FINISH FLOOR ON 5/8" T&G PLYWOOD, 9.5" TJI @ 16" C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.
- 7 5/8" GYP. BOARD ON CEILING.
- 8 2" X 4" @ 16" C.C., 1/2" GYP. BOARD ON BOTH SIDES
- 9 4" THICK BASEMENT SLAB CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT., R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 8" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALLUING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.
- 10 1/2" ANCHOR BOLT @ 6" O/C, 2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER, TYPE 'S' ROLL ROOFING SILL GASKET, 6" CONCRETE FOUNDATION
- 11 4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1 INSTALLED AS PER B.C.B.C. 9.14.3.3. C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- 12 FULL HEIGHT 2" X 4" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-14 INSULATION
- 13 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)

CROSS SECTION

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

NOTES:

- FIRE STOP ALL PLUMBING SERVICES PENETRATING THROUGH FIRE SEPERATIONS
- MAIN ELEC. PANEL IN DWELLING UNIT WITH SUB PANEL IN SEC. SUITE
- ELEC. SUB PANEL IS NOT PERMITTED IN REQ'D RATED FIRE SEPERATIONS
- CARBON MONOXIDE DETECTORS AND HARD WIRED 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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Pitt Meadows, BC

LEGAL DESCRIPTION:

CLIENT:
PCL HOMES

DATE:
OCTOBER 2025

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