

CITY OF PITT MEADOWS

DEVELOPMENT VARIANCE PERMIT NO. 2025-001

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:

**STEVE BULL
ASHLEY BULL**
19339 119B Ave
PITT MEADOWS, BC
V3Y 1J9

**JAGMOHAN SINGH DHALIWAL
RAJINDER KAUR DHALIWAL**
5518 129 ST
SURREY, BC
V3X 3G4

(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: 032-337-566

Legal Description: STRATA LOT 1 DISTRICT LOT 283 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10361 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Parcel Identifier: 032-337-574

Legal Description: STRATA LOT 2 DISTRICT LOT 283 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10361 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

(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 10.4.5 (i), Dimensions of Buildings and Structures of Zoning Bylaw 2505, 2011, is varied to permit the surface of the first floor of the duplex at 19339 and 19347 119B Avenue being up to a maximum of 1.58 m above the average finished grade at any building elevation facing a street.
3. To minimize the visual impact of the first-floor elevation height, the underside of all front porches or verandas shall be screened using wood, lattice, stone, or other complementary materials. In addition, landscaping and screening elements shall be incorporated to soften the building's appearance and integrate it with the streetscape.
4. 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.
5. 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.
6. The terms of this Permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This permit is not a building permit.

AUTHORIZING RESOLUTION passed by Council the ____ day of _____, 2025.

ISSUED by the City of Pitt Meadows the ____ day of _____, 2025.

THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS was hereunto affixed on the ____ day of _____, 2025.

Nicole MacDonald, Mayor

Kate Barchard, Corporate Office

Steve Bull

Ashley Bull

Jagmohan Singh Dhaliwal

Rajinder Kaur Dhaliwal

SIGNED, SEALED AND DELIVERED BY
the Owner(s) on the ____ day of _____, 2025