

CITY OF PITT MEADOWSDEVELOPMENT VARIANCE PERMIT NO. 2025-002

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: **HEINZE, ROBERT R**  
17612 FORD ROAD DETOUR  
PITT MEADOWS BC V3Y 0A7

(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: 012-021-067**

**Legal Description: PARCEL "ONE" (REFERENCE PLAN 13135) OF PARCEL "D" (307554E) LOT "A" SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1167**

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 5.3 Home-Based Businesses of Zoning Bylaw No. 2505, 2011 is varied as follows:
  - 5.3.1 b) is varied to reduce the minimum lot area for a rural home-based business to 4,046 m<sup>2</sup>; and
  - 5.3.1 i) is varied to increase the maximum gross floor area for a rural home-based to 168 m<sup>2</sup>.

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 or business licence.

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

\_\_\_\_\_  
Tanya Barr, Corporate Officer

\_\_\_\_\_  
*Owner of the Lands*

\_\_\_\_\_  
*(PRINT name of Owner)*

SIGNED, SEALED AND DELIVERED BY

the Owner(s) on the      day of      , 2025