

**CITY OF PITT MEADOWS**

**TEMPORARY INDUSTRIAL USE PERMIT NO. 2021-003**

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: **ROBERT RICHARD HEINZE**  
9980 280 STREET  
MAPLE RIDGE, BC  
V2W 1L4

(hereinafter called the "Permittee(s)")

WHEREAS the Permittee(s) wishes to conduct an industrial 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: 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 Temporary Industrial 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 Industrial Use Permit in respect of the Lands as follows:

1. This Temporary Industrial 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 Industrial Use Permit applies to and only to those lands within the City described below, and any and all buildings, structures and other development thereon:

***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***

3. The Temporary Use described on this permit shall be discontinued on or before **April 26, 2024**.

4. The Temporary Use permitted on the said lands shall be to:

*Allow the operation of a blacksmithing and metal fabrication business within an existing accessory building with storage in the container and shed on the property at 17612 Ford Road Detour, shown outlined on the site plan appended as Attachment A.*

5. The Temporary Use shall be carried out according to the following conditions:

- a. A maximum of two business clients are permitted on the property at any given time;
- b. No outdoor storage of equipment or materials associated with the business shall take place on site;
- c. Production and storage of the materials and products used and produced shall take place entirely within the existing accessory building, storage container and shed identified on the site plan appended as Attachment A;
- d. The size of the operation shall be limited to the floor area of the existing accessory building (167 m<sup>2</sup> /1800 ft<sup>2</sup>), storage container (30 m<sup>2</sup>/320 ft<sup>2</sup>) and shed (37.9 m<sup>2</sup>/408 ft<sup>2</sup>);
- e. The hours of operation of the business shall be limited to 8 AM to 6 PM, Monday through Saturday;
- f. Use of a coal-fueled forge is not permitted;
- g. The building's sprinkler system must be serviced by a certified ASTTBC Technician;
- h. The applicant shall obtain a business licence and any other applicable permits under all applicable City bylaws;
- i. 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;

- j. The structure identified as "Storage Container" on Schedule A is permitted on the property provided it is used for the storage of goods related to the business authorized under a valid Temporary Use Permit registered on title. If the TUP expires and the business is not authorized to operate on the subject property, the storage container must be removed within 30 days, provided the applicant is not in the process of applying for a new TUP or TUP renewal.
6. As a condition of the issuance of this Temporary Industrial 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 \$5,000.00 (Five 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. Bylaw Enforcement Staff will monitor operations on the site on a yearly basis at a minimum, and more frequently whenever possible.
- 9. 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.
- 10. This permit is not a building permit.

AUTHORIZING BY COUNCIL RESOLUTION, passed on the       day of       , 2022

**THE CORPORATE SEAL OF THE CITY OF PITT MEADOWS**  
was hereunto affixed on the       day of       , 2022

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Bill Dingwall, Mayor

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Kate Barchard, Corporate Officer

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Robert Richard Heinze

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Print Name

SIGNED, SEALED AND DELIVERED BY  
the Owner of the Lands on  
the \_\_\_\_ day of \_\_\_\_\_, 2022

Attachment "A"  
Site Plan

