



# BOARD OF VARIANCE MEETING AGENDA

Monday, March 3, 2025, 9:00 a.m.

Blaney Room

City Hall, 11995 Haney Place

All meetings are hybrid, allowing virtual participation via Zoom or in-person in the Blaney Room at Maple Ridge City Hall.

Join the meeting from your computer, tablet or smartphone: <https://mapleridge-ca.zoom.us/j/84463255714>

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## Pages

### 1. CALL TO ORDER

#### Territory Acknowledgement

The City of Maple Ridge carries out its business on the traditional and unceded territories of the Katzie (q̓íçəy̓) First Nation and the Kwantlen (q̓ʷa:ń̓ł'əń̓) First Nation.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION:

THAT the minutes of the November 5, 2024, Board of Variance meeting be adopted as circulated.

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### 3. NEW AND UNFINISHED BUSINESS

#### 3.1 Introductions to the Board of Variance

#### 3.2 2025 Chair and Vice Chair Elections

### 4. APPEALS

#### 4.1 Pavanveer Singh Lehal, Gurpal Singh Lehal & Devo Kaur Lehal - File no: BV 2025-001541

Property Location: 11546 239A Street

Legal Description: Lot 14 Section 16 Township 12 New Westminster District Plan LMP44521

The property is currently zoned CD-1-93 (Amenity Residential District). The applicants are requesting the following variances:

#### i. Minimum Rear Lot Line Principal Structure Setback Variance

Relevant Requirement:

- Part 10, Section 1018.7 (1) (b) of the *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended, outlines how for lots less than 15.0 metres in lot width, the minimum setback for principal buildings and principal structures shall be not less than 14.5 metres from a rear lot line.

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Requested Variance:

- The applicant is seeking a variance to reduce the minimum rear lot line principal structure setback from 14.5 metres to 8.4 metres to accommodate a proposed deck in the rear yard of the existing single detached residence. This represents a variance of 6.1 metres.

ii. **Maximum Lot Coverage Variances**

Relevant Requirement:

- Part 10, Section 1018.6 (1) of the *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended, outlines how principal buildings and principal structures shall not exceed a lot coverage of 40%.
- Part 10, Section 1018.6 (3) of the *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended, outlines how all buildings and structures together shall not exceed a lot coverage of 45%.

Requested Variance:

- The applicant is seeking a variance to increase the maximum lot coverage for principal structures from 40% to 50%. This represents a variance of 10%.
- The applicant is seeking a variance to increase the maximum lot coverage for all structures from 45% to 50%. This represents a variance of 5%.

**4.2 Beth Anne Wiggins, Kevin David Cyrus Wiggins, Nicole Selena Larose & Kenneth James Larose - File no: BV 2025-001590**

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**Property Location:** 26493 Cunningham Avenue

Legal Description: Lot 11 Section 7 Township 15 New Westminster District Plan 54091

The property is currently zoned RS-3 (Single Detached Rural Residential). The applicants are requesting the following variance:

i. **Detached Garden Suite Siting Variance**

Relevant Requirement:

- Part 4, Section 402.11 (1) (b) of the *Maple Ridge Zoning Bylaw No. 7600-2019*, as amended, outlines how a detached garden suite residential use shall be located within the rear yard of a principal single detached residential use.

Requested Variance:

- The applicant is seeking a variance to waive the requirement for a detached garden suite to be in the rear yard of a single detached residence, to accommodate a proposed detached garden suite in the front yard of the existing single detached

residence.

**5. ADJOURNMENT**

**Next Meeting: April 7, 2025**

**Appeal Submission Deadline: March 6, 2025**

**City of Maple Ridge  
Board of Variance  
MEETING MINUTES**

November 5, 2024, Regular Meeting

The Minutes of the Regular Meeting of the Board of Variance held via Zoom teleconference and at Maple Ridge City Hall on Tuesday, November 5, 2024, at 9:00 am.

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**MEMBERS PRESENT**

Tracy Spackman, Chair  
Carl Jacobsohn  
Jared Bissky  
Brad Dumaas

**MEMBERS ABSENT**

Daoud Nouri, Vice Chair

**STAFF PRESENT**

Daniel Rajasooriar	Planner 1, Staff Liaison
Rosario Alvarado	Planning Technician
Emma Lovas	Planning Assistant 2
Emily Davies	Committee Clerk
Andreea Vukovic	Committee Clerk

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**1. CALL TO ORDER – 9:01 am**

Board of Variance Chair, T. Spackman, called the meeting to order, introduced Board members and invited staff to introduce themselves. The Chair then provided the territory acknowledgment.

**2. ADOPTION OF THE MINUTES**

R/2024-BOV-045

It was moved and seconded

**That the minutes of the Board of Variance Regular Meeting dated October 8, 2024, be adopted as circulated**

CARRIED UNANIMOUSLY

**3. UNFINISHED BUSINESS – NIL**

**4. NEW BUSINESS - NIL**

**5. APPEALS**

## **5.1 Rajveer Rai – File no. BV 2024-117055**

### **Property Location: 24689 124 Avenue**

The property is currently zoned RS-3(Single Detached Rural Residential).

**Maple Ridge Zoning Bylaw Maple Section 402.12 (1) (b)** as amended, outlines how the maximum depth of a Farm Home Plate shall not exceed 60.0 metres measured from the front lot line to a line parallel to the front lot line.

**Maple Ridge Zoning Bylaw Maple Section 402.12 (1) (e)** as amended, outlines how the maximum distance from the front lot line to any portion of the single detached residence shall not exceed 50.0 metres.

The following variances are requested:

- to allow a Farm Home Plate with a maximum depth of 195.46 metres from the front lot line to accommodate the existing/proposed residential footprint. This represents a variance of 135.46 metres.
- to allow a maximum distance of 175.1 metres from the front lot line to any portion of the single detached residence to accommodate the existing single detached residence. This represents a variance of 125.1 metres.

### **Discussion:**

The Chair provided the applicant an opportunity to comment. The Applicant, R. Rai, provided the board with more information about the property.

The Chair provided a brief overview of the appeal.

The Chair called on Board Members to ask questions of the applicant. J. Bissky inquired about the placement of the garage, and whether there were other options for the siting of the garage. The applicant informed the board members that were the garage to be moved, it would be too far from the house and necessitate either another driveway on the property or they would have to move the septic. C. Jacobsohn asked about the front lot line. R. Alvarado, Planning Technician, provided more information about the events that led to the front lot line being sited where it is. Staff informed the board that the mistake was caught once the Detached Garden Suite variance application came to the City.

The Chair provided staff with an opportunity to comment. Staff reminded the Board that the application in front of them is strictly for the Front Lot Line and Farm Home Plate siting, and that the Detached Garden Suite siting and plans are not for review at this time.

The Chair requested E. Davies to read out any correspondence submitted for this appeal. E. Davies stated that 1 piece of correspondence was submitted for the appeal. The Chair invited residents from the adjacent properties who were in attendance to share their concerns. B. Halstead raised concerns regarding the proposed Detached Garden Suite and

the size and siting of the proposed garage, which could potentially overlook the adjacent yard. Additional concerns were raised about the drainage and the ditches surrounding both the subject property and the neighboring properties, as well as potential impacts on the septic system. E. Taylor raised concerns about the wells on the adjacent property and the potential impact of flooding. There were also concerns regarding the wells if the septic field were moved to that side of the property.

During the Boards final comments, B. Dumaas noted that given the intent of the variance, it doesn't appear to be minor, and that this application seems better suited for a development variance permit. C. Jacobsohn stated that the applicant thought that the original placement of the house was the front lot line, and if the proposed accessory building stays within a small footprint, the other issues raised by neighbours – though valid – were not for the board to discuss. J. Bissky believed that hardship had been demonstrated but wasn't sure that he would be supportive of the siting of the proposed garden suite due to the setback. T. Spackman agreed with B. Dumaas, that this application exceeds what the Board can reasonably rule on.

R/2024-BOV-046

It was moved and seconded

**THAT the appeal to allow a Farm Home Plate with a maximum depth of 195.46 metres from the front lot line to accommodate the existing/proposed residential footprint at the property of 24689 124 Avenue be allowed; and**

Tied – Defeated  
J. Bissky & C. Jacobsohn in Favour  
T. Spackman & B. Dumaas Opposed

R/2024-BOV-047

It was moved and seconded

**THAT the appeal to allow a maximum distance of 175.1 metres from the front lot line to any portion of the single detached residence to accommodate the existing single detached residence at the property of 24689 124 Avenue be allowed**

Tied – Defeated  
J. Bissky & C. Jacobsohn in Favour  
T. Spackman & B. Dumaas Opposed

**5.2 Jeffrey Joel Bezugley & Gabrielle Noreen Beer – File no. BV 2024-117277**

**Property Location: 11806 Glenhurst Street**

The property is currently zoned RS-1b (Single Detached (Medium Density) Residential).

**Maple Ridge Zoning Bylaw Maple Section 607.7 (2) (d)** as amended, outlines how the minimum setback from an exterior side lot line for an accessory structure shall not be less than 3.0 metres.

The following variances are requested:

- To allow an accessory structure exterior side lot line setback of 2.0 metres to accommodate a proposed carport and detached garage. This represents a variance of 1.0 metre.

**Discussion:**

The Chair provided a brief overview of the appeal.

The Chair provided the applicant an opportunity to comment. The Applicant, G. Beer, provided more information regarding the existing structure and the plans to rebuild on the current footprint on the exterior side lot.

The Chair provided staff with an opportunity to comment, but staff had no further comment.

The Chair requested E. Davies to read out any correspondence submitted for this appeal. E. Davies stated that no correspondence was submitted for the appeal.

During the final comments, C. Jacobsohn and T. Spackman noted that since the building is pre-existing, and the variance is just to replace the structure in the same footprint, they see no issue with the variance being approved.

R/2024-BOV-048

It was moved and seconded

**THAT the appeal to allow an accessory structure exterior side lot line setback of 2.0 metres to accommodate a proposed carport and detached garage at the property of 11806 Glenhurst Street be allowed**

CARRIED UNANIMOUSLY

**5. ADJOURNMENT – 9:52 am**

The next regular meeting of the Board will be held on Tuesday, December 3, 2024, at 9:00 am.

Certified Correct:

**Tracy Spackman, Chair**

/ed

**To:** Board of Variance

**File number:** BV 2025-001541

## **BV 2025-001541, 11546 239A Street**

### **Board of Variance Application**

#### **BACKGROUND:**

Applicants: Pavanveer Singh Lehal;  
Gurpal Singh Lehal;  
Devo Kaur Lehal

Property Owners: Pavanveer Singh Lehal;  
Gurpal Singh Lehal;  
Devo Kaur Lehal

Legal Description: Lot 14 Section 16 Township 12 New Westminster District Plan  
LMP44521

OCP Designation: [Urban Residential](#)

Zoning: [CD-1-93](#)

#### **ANALYSIS:**

##### **Site Characteristics:**

The subject property is located on 239A Street and has a total site area of 372 m<sup>2</sup> (4004.2 ft<sup>2</sup>) (Attachments B, C, and D). The site, which is relatively flat, has a single detached residence on it. It is bounded by single detached residences to the north and south. To the west is 239A Avenue with single detached residences across the road. To the east is a lane with single detached residences across the road.

##### **Project Description:**

The proposed development involves constructing a larger deck in the rear yard of the existing single detached residence. Information regarding the proposed development can be found on the BOV Application Form (Attachment A), Proposed Site Plan (Attachment F), Proposed Floor Plan (Attachment G), and Proposed Building Elevation Plan (Attachment H).



**Proposed Variance:**

The Board of Variance application requests the variances summarized in the table below. Information regarding the applicants’ claimed undue hardship in terms of complying with the relevant Zoning Bylaw requirements can be found on the BOV Application Form (Attachment A).

<b>Minimum Rear Lot Line Principal Structure Setback Variance</b>	
<b>Variance</b> <a href="#">Zoning Bylaw No. 7600-2019, Part 10, Section 1018.7 (1) (b)</a> <ul style="list-style-type: none"><li>To reduce the minimum rear lot line principal structure setback from 14.5 m to 8.4 m, to accommodate a proposed deck in the rear yard of the existing single detached residence.</li></ul>	<b>Staff Comment</b> The following rationale for the variance is relevant: <ul style="list-style-type: none"><li><u>Insufficient Deck Size</u> The applicants’ claimed undue hardship is that the existing deck in the rear yard of the existing single detached residence is not large enough for their family and that a larger deck is necessary.</li></ul>
<b>Maximum Lot Coverage Variances</b>	
<b>Variance</b> <a href="#">Zoning Bylaw No. 7600-2019, Part 10, Section 1018.6 (1)</a> <ul style="list-style-type: none"><li>To increase the maximum lot coverage for principal structures from 40% to 50%.</li></ul>	<b>Staff Comment</b> The following rationale for the variance is relevant: <ul style="list-style-type: none"><li><u>Insufficient Deck Size</u> The applicants’ claimed undue hardship is that the existing deck in the rear yard of the existing single detached residence is not large enough for their family and that a larger deck is necessary.</li></ul>
<b>Variance</b> <a href="#">Zoning Bylaw No. 7600-2019, Part 10, Section 1018.6 (3)</a> <ul style="list-style-type: none"><li>To increase the maximum lot coverage for all structures from 45% to 50%.</li></ul>	

**CONCLUSION:**

It is recommended that the Board of Variance application be considered in relation to the requirements of Section 542 of the *Local Government Act*.

“Daniel Rajasooriar”

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Prepared by: Daniel Rajasooriar, Planner 2

**Attachments:**

- (A) BOV Application Form
- (B) Location Map
- (C) Aerial Photo Map
- (D) OCP and Zoning Map
- (E) Title Search
- (F) Proposed Site Plan
- (G) Proposed Floor and Building Elevation Plans
- (H) Existing Floor and Building Elevation Plans



**SUBJECT PROPERTY**

**Civic Address:** 11546 239A Street

**Legal Description:** LT14 SEL16 TWP12 NWD PL LMP44521

**PROPERTY OWNER(S)** (Must be completed by all property owners)

As a registered owner of the subject property indicated above, I/we authorize this Board of Variance application.

**Name:** Pavanveer Lehal

**Mailing Address:** [Redacted] 11546 239a st V2W 1Y4

**Email:** [Redacted] **Phone:** [Redacted]

**Signature:** plhu **Date:** Jan 20 2024

**Name:** Devo Lehal Gurbal Lehal

**Mailing Address:** 11546 239a st V2W 1Y4

**Email:** **Phone:** [Redacted]

**Signature:** [Signatures] **Date:** V2W

**AGENT** (If applicable)

**Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Email:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**AGENT AUTHORIZATION** (Must be completed by all property owners if there is an agent)

As a registered owner of the subject property indicated above, I/we authorize the agent indicated above to act on my/our behalf on all matters pertaining to this Board of Variance application. It is understood that until the City / Board is advised in writing that the agent no longer acts on behalf of my/our behalf, the City / Board shall deal exclusively with the agent and is under no obligation to communicate with me/us or any person other than the agent.

**Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**PROPOSAL**

**Proposal Description**

Provide background/details regarding the proposal associated with the requested minor variance(s):

Making deck larger than what permit requires

**Requested Variances and Claimed Undue Hardship** (See Note 2 Below)

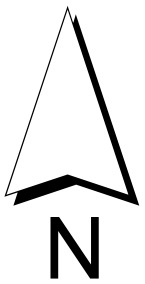
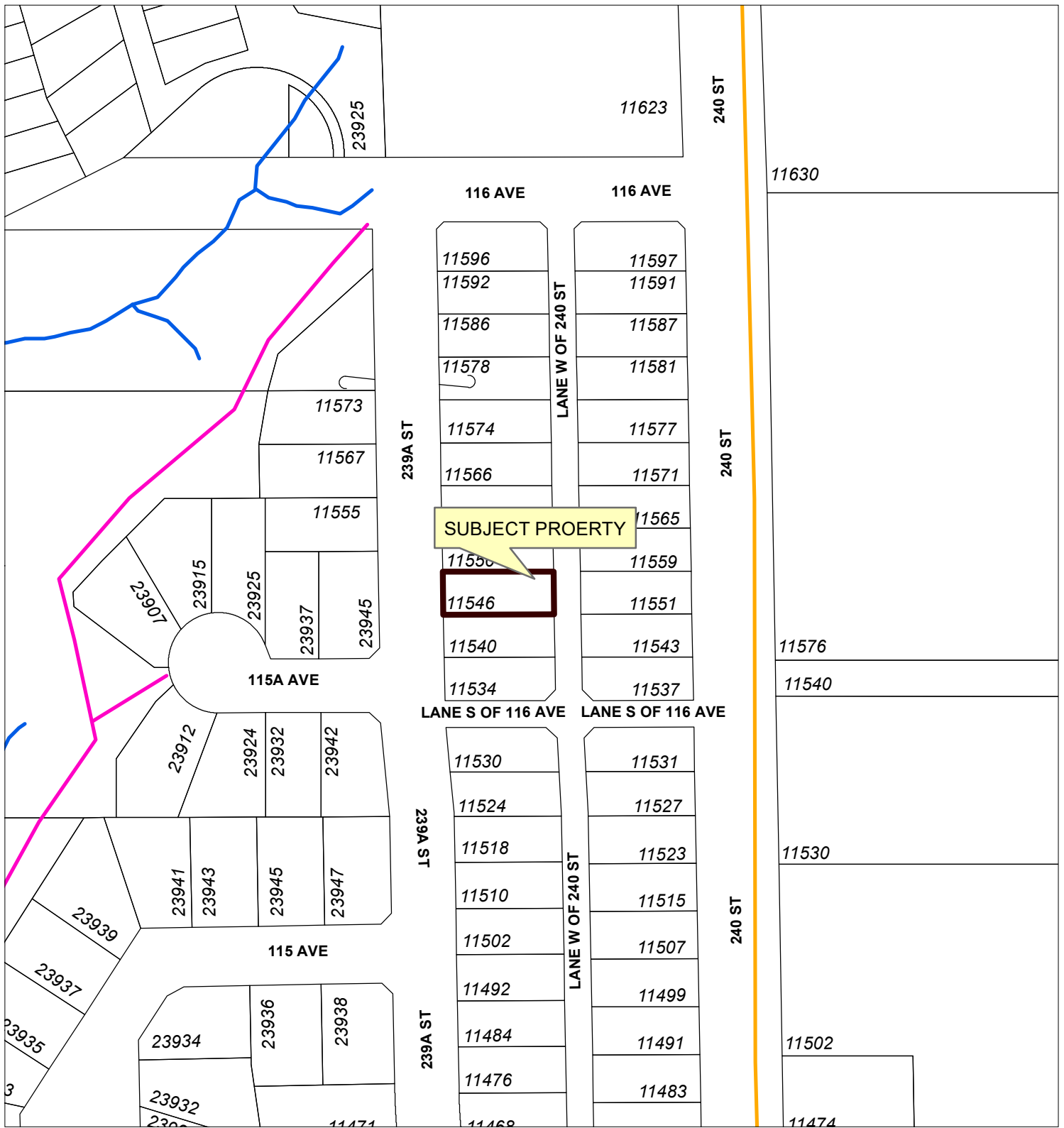
Complete the table below with each relevant bylaw requirement, requested variance, and claimed undue hardship:

	Relevant Bylaw Requirement	Requested Variance from Bylaw	Claimed Undue Hardship
Variance 1	Rear setback allowed 14.5m	Deck is larger than Rear setback <sup>what is allowed by</sup> proposed 8.44M	Compliance with a bylaw respecting the siting, dimension or size of a building or structure, or the siting of a manufactured home in a manufactured home park.
Variance 2	Lot coverage allowed 40%	Proposed lot coverage 49.73	
Variance 3			
Variance 4			
Variance 5			

**Note 1:** The Board of Variance application, including this form and supporting documents, will be available to the public, subject to the Province’s *Freedom of Information and Protection of Privacy Act*.

**Note 2:** Refer to the [Board of Variance Guide](#) for more information – including the kinds of variances and undue hardships that are considered by the Board of Variance.

**Note 3:** Refer to the [Board of Variance Application Submission Checklist](#) to identify required supporting documents.



**Legend**

- Stream
- Existing Trails
- Pending, Proposed, & Desired Trails

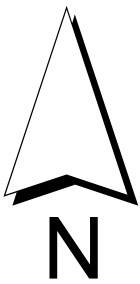
Scale: 1:1,500

**11546 239A STREET  
LOCATION MAP**

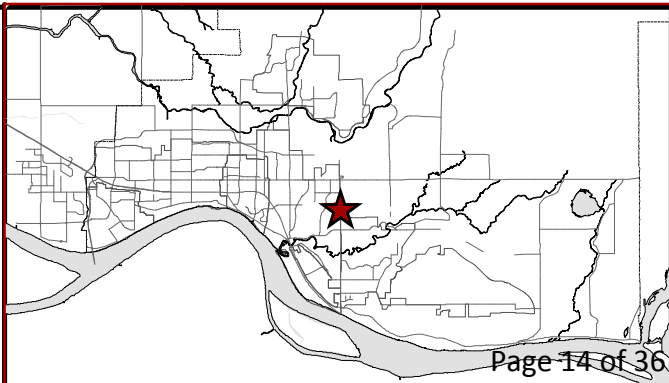
PLANNING DEPARTMENT



**Maple Ridge**



Scale: 1:1,500



11546 239A STREET  
AERIAL PHOTO

PLANNING DEPARTMENT



**Maple Ridge**

FILE: 3730.20/25/03  
DATE: Feb 11, 2025

BY: DM



**TITLE SEARCH PRINT**

2025-01-06, 12:10:06

File Reference: Title

Requestor: Pav Rakhra

Declared Value \$799000

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\***

**Land Title District** NEW WESTMINSTER  
Land Title Office NEW WESTMINSTER

**Title Number** CA8545033  
From Title Number CA5641804

**Application Received** 2020-11-03

**Application Entered** 2020-11-19

**Registered Owner in Fee Simple**  
Registered Owner/Mailing Address: PAVANVEER SINGH LEHAL, KINESIOLOGIST  
GURPAL SINGH LEHAL, SELF-EMPLOYED  
DEVO KAUR LEHAL, PRODUCTION WORKER  
11546 239A STREET  
MAPLE RIDGE, BC  
V2W 1Y4  
AS JOINT TENANTS

**Taxation Authority** Maple Ridge, City of

**Description of Land**  
Parcel Identifier: 024-659-339  
Legal Description:  
LOT 14 SECTION 16 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP44521

**Legal Notations** NONE

**Charges, Liens and Interests**  
Nature: COVENANT  
Registration Number: BN342387  
Registration Date and Time: 1999-12-29 14:34  
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
Remarks: INTER ALIA

Nature: COVENANT  
Registration Number: BN342389  
Registration Date and Time: 1999-12-29 14:34  
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE  
Remarks: INTER ALIA



**TITLE SEARCH PRINT**

2025-01-06, 12:10:06

File Reference: Title

Requestor: Pav Rakhra

Declared Value \$799000

Nature:	COVENANT
Registration Number:	BN342391
Registration Date and Time:	1999-12-29 14:35
Registered Owner:	THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks:	INTER ALIA

Nature:	MORTGAGE
Registration Number:	CA8545034
Registration Date and Time:	2020-11-03 11:47
Registered Owner:	THE TORONTO-DOMINION BANK

**Duplicate Infeasible Title** NONE OUTSTANDING

**Transfers** NONE

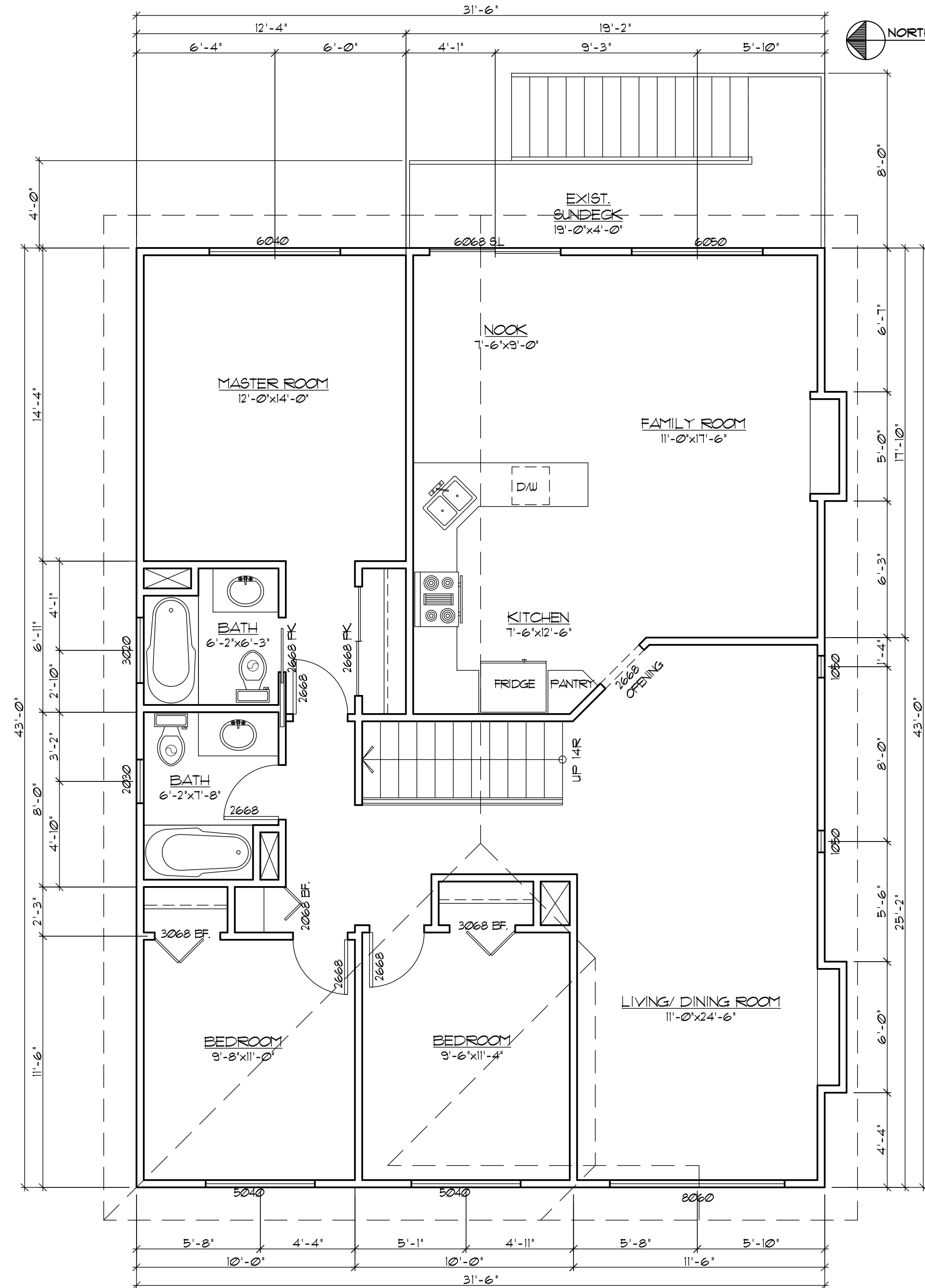
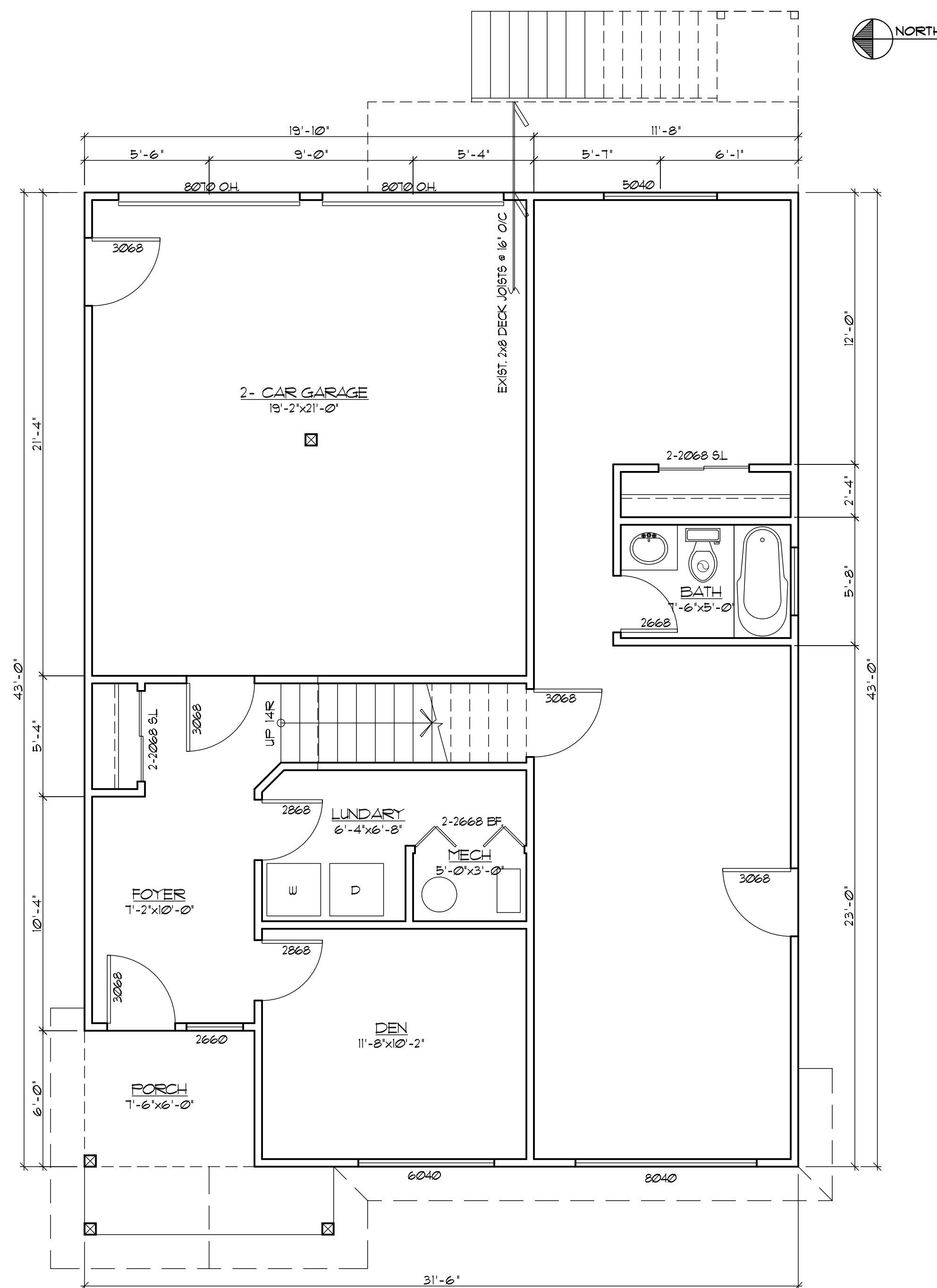
**Pending Applications** NONE

**GENERAL NOTES:**

- ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C.) 2024.
- ALL DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL AUTHORITIES HAVING JURISDICTION AND HAVE APPLICABLE PERMITS ISSUED BEFORE STARTING CONSTRUCTION.
- BUILDER MUST ENSURE THAT ALL WORK PERFORMED ON SITE COMPLIES WITH WORKER'S COMPENSATION BOARD'S REQUIREMENTS AND STANDARDS. BUILDER MUST NOTIFY HIS ENGINEER BEFORE AND AFTER EXCAVATION AND OBTAIN CERTIFICATION FROM THE ENGINEER BEFORE ANY WORKERS ARE ALLOWED TO WORK IN THE EXCAVATED AREA. SUCH CERTIFICATION MUST BE POSTED ON SITE AT A PROMINENT LOCATION AND UPDATED BY THE ENGINEER AT REGULAR INTERVALS.
- SUB-CONTRACTORS AND/OR SUB-TRADES RESPONSIBLE FOR ON SITE EXECUTION OF WORK THESE DRAWINGS DETAIL ARE TO CHECK AND VERIFY ALL DIMENSIONS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY SEL ENGINEERING LTD. IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
- TRUSS DESIGN MUST BE COMPLETED BEFORE FORM CONSTRUCTION AND ENLARGED FOOTINGS AS DESIGNED BY STRUCTURAL ENGINEER PURSUANT TO TRUSS POINT LOADS MAY BE REQUIRED.
- ALL FRONT LOADS MUST BE FULLY SUPPORTED DOWN TO FOUNDATION. THE WIDTH OF SUPPORTING COLUMN SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED MEMBER (A11.4). ALL POINT LOADS FROM TRUSSES MUST BE STRUCTURALLY SUPPORTED BY COLUMNS OR ENGINEERED BEAMS AND DOUBLE GRIP/PIE JOISTS AS DESIGNED BY STRUCTURAL ENGINEER.
- CONTRACTORS, SUB-CONTRACTORS AND/OR SUB-TRADES SHALL INSURE THAT ANY CONCENTRATED LOAD WHICH MAY BE APPLIED TO A STRUCTURE WHETHER OR NOT IT HAS BEEN SPECIFICALLY DETAILED, SHALL BE SUPPORTED ACCORDING TO GOOD PRACTICE AND THAT THE METHOD OF SUPPORT, AS WELL AS ALL MEMBERS SUPPORTING SUCH LOADS, SHALL FIRST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND/OR A PROFESSIONAL ENGINEER, AND SHALL CONFORM TO THE B.C.B.C. BEFORE SUCH LOADING SHALL BE ALLOWED TO OCCUR.
- ALL BEAM SIZES TO BE CONFIRMED OR DESIGNED BY PROFESSIONAL ENGINEER.
- BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C. MUST BE CHECKED AND VERIFIED BY A STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.
- FRAMING MATERIAL TO BE DOUGLAS FIR NO. 2 OR BETTER GRADE (3.3.2.1), UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.
- ALL LINTELS TO BE MIN. 2"x10" D.F. NO. 2 UNLESS OTHERWISE NOTED (3.2.3.2.3).
- CONCRETE TO BE MIN. 25 MPa @ 28 DAYS, 100 MM SLUMP UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER (3.3.1).
- FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERALLY SUPPORTED WALLS GREATER THAN 1'-6" FROM SLAB TO GRADE MUST BE REINFORCED.
- ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO SUITABLE BEARING. IF SUITABLE BEARING CANNOT BE OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE CONSULTED.
- GARAGES SHALL CONFORM TO 3.8.8.
- ALL EXTERIOR GUARDRAILS TO BE 42" HIGH (3.6" IF DIFFERENCE IN ELEVATION IS LESS THAN 6 FT).
- ALL INTERIOR GUARDRAILS TO BE 36" HIGH.
- ALL HANDRAILS 315" TO 38" HIGH (3.8.14.1).
- ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.
- INSTALL C.S.A. APPROVED SMOKE ALARMS AND CO2 DETECTORS ON ALL FLOORS LEVELS TO CEILINGS OF HALLWAYS SERVING SLEEPING AREAS (3.8.18).
- PROVIDE VENTILATION FOR THE DUELLING IN ACCORDANCE WITH 3.3.1.
- ROOF ACCESS MIN. 20" x 215" (3.9.2.1). VENTING MIN. 1/320" (3.9.1.2).
- SECURITY BLOCKS FOR 2 STUD SPACES BY ALL EXTERIOR DOORS (3.6.8.3).
- WATERPROOF BACKING (AQUA BOARDS) TO BE USED FOR ALL BATHROOMS AND SHOWER ENCLOSURES.
- INSULATION AND VAPOUR BARRIER TO CONFORM TO PART 9 AND PART 13.3. PROVIDE INSULATION VAPOUR BARRIER AND GYPROC FOR FIREPLACE AND B VENT SHAFTS.
- STAIR RISE AND RUN TO CONFORM TO 3.8.3.1. HEADROOM MIN. 6'-8" (2.95M) (3.8.3.1.1) (2.95M) (3.8.3.1.2) (2.95M) (3.8.3.1.3) (2.95M) (3.8.3.1.4) (2.95M) (3.8.3.1.5) (2.95M) (3.8.3.1.6) (2.95M) (3.8.3.1.7) (2.95M) (3.8.3.1.8) (2.95M) (3.8.3.1.9) (2.95M) (3.8.3.1.10) (2.95M) (3.8.3.1.11) (2.95M) (3.8.3.1.12) (2.95M) (3.8.3.1.13) (2.95M) (3.8.3.1.14) (2.95M) (3.8.3.1.15) (2.95M) (3.8.3.1.16) (2.95M) (3.8.3.1.17) (2.95M) (3.8.3.1.18) (2.95M) (3.8.3.1.19) (2.95M) (3.8.3.1.20) (2.95M) (3.8.3.1.21) (2.95M) (3.8.3.1.22) (2.95M) (3.8.3.1.23) (2.95M) (3.8.3.1.24) (2.95M) (3.8.3.1.25) (2.95M) (3.8.3.1.26) (2.95M) (3.8.3.1.27) (2.95M) (3.8.3.1.28) (2.95M) (3.8.3.1.29) (2.95M) (3.8.3.1.30) (2.95M) (3.8.3.1.31) (2.95M) (3.8.3.1.32) (2.95M) (3.8.3.1.33) (2.95M) (3.8.3.1.34) (2.95M) (3.8.3.1.35) (2.95M) (3.8.3.1.36) (2.95M) (3.8.3.1.37) (2.95M) (3.8.3.1.38) (2.95M) (3.8.3.1.39) (2.95M) (3.8.3.1.40) (2.95M) (3.8.3.1.41) (2.95M) (3.8.3.1.42) (2.95M) (3.8.3.1.43) (2.95M) (3.8.3.1.44) (2.95M) (3.8.3.1.45) (2.95M) (3.8.3.1.46) (2.95M) (3.8.3.1.47) (2.95M) (3.8.3.1.48) (2.95M) (3.8.3.1.49) (2.95M) (3.8.3.1.50) (2.95M) (3.8.3.1.51) (2.95M) (3.8.3.1.52) (2.95M) (3.8.3.1.53) (2.95M) (3.8.3.1.54) (2.95M) (3.8.3.1.55) (2.95M) (3.8.3.1.56) (2.95M) (3.8.3.1.57) (2.95M) (3.8.3.1.58) (2.95M) (3.8.3.1.59) (2.95M) (3.8.3.1.60) (2.95M) (3.8.3.1.61) (2.95M) (3.8.3.1.62) (2.95M) (3.8.3.1.63) (2.95M) (3.8.3.1.64) (2.95M) (3.8.3.1.65) (2.95M) (3.8.3.1.66) (2.95M) (3.8.3.1.67) (2.95M) (3.8.3.1.68) (2.95M) (3.8.3.1.69) (2.95M) (3.8.3.1.70) (2.95M) (3.8.3.1.71) (2.95M) (3.8.3.1.72) (2.95M) (3.8.3.1.73) (2.95M) (3.8.3.1.74) (2.95M) (3.8.3.1.75) (2.95M) (3.8.3.1.76) (2.95M) (3.8.3.1.77) (2.95M) (3.8.3.1.78) (2.95M) (3.8.3.1.79) (2.95M) (3.8.3.1.80) (2.95M) (3.8.3.1.81) (2.95M) (3.8.3.1.82) (2.95M) (3.8.3.1.83) (2.95M) (3.8.3.1.84) (2.95M) (3.8.3.1.85) (2.95M) (3.8.3.1.86) (2.95M) (3.8.3.1.87) (2.95M) (3.8.3.1.88) (2.95M) (3.8.3.1.89) (2.95M) (3.8.3.1.90) (2.95M) (3.8.3.1.91) (2.95M) (3.8.3.1.92) (2.95M) (3.8.3.1.93) (2.95M) (3.8.3.1.94) (2.95M) (3.8.3.1.95) (2.95M) (3.8.3.1.96) (2.95M) (3.8.3.1.97) (2.95M) (3.8.3.1.98) (2.95M) (3.8.3.1.99) (2.95M) (3.8.3.1.100) (2.95M) (3.8.3.1.101) (2.95M) (3.8.3.1.102) (2.95M) (3.8.3.1.103) (2.95M) (3.8.3.1.104) (2.95M) (3.8.3.1.105) (2.95M) (3.8.3.1.106) (2.95M) (3.8.3.1.107) (2.95M) (3.8.3.1.108) (2.95M) (3.8.3.1.109) (2.95M) (3.8.3.1.110) (2.95M) (3.8.3.1.111) (2.95M) (3.8.3.1.112) (2.95M) (3.8.3.1.113) (2.95M) (3.8.3.1.114) (2.95M) (3.8.3.1.115) (2.95M) (3.8.3.1.116) (2.95M) (3.8.3.1.117) (2.95M) (3.8.3.1.118) (2.95M) (3.8.3.1.119) (2.95M) (3.8.3.1.120) (2.95M) (3.8.3.1.121) (2.95M) (3.8.3.1.122) (2.95M) (3.8.3.1.123) (2.95M) (3.8.3.1.124) (2.95M) (3.8.3.1.125) (2.95M) (3.8.3.1.126) (2.95M) (3.8.3.1.127) (2.95M) (3.8.3.1.128) (2.95M) (3.8.3.1.129) (2.95M) (3.8.3.1.130) (2.95M) (3.8.3.1.131) (2.95M) (3.8.3.1.132) (2.95M) (3.8.3.1.133) (2.95M) (3.8.3.1.134) (2.95M) (3.8.3.1.135) (2.95M) (3.8.3.1.136) (2.95M) (3.8.3.1.137) (2.95M) (3.8.3.1.138) (2.95M) (3.8.3.1.139) (2.95M) (3.8.3.1.140) (2.95M) (3.8.3.1.141) (2.95M) (3.8.3.1.142) (2.95M) (3.8.3.1.143) (2.95M) (3.8.3.1.144) (2.95M) (3.8.3.1.145) (2.95M) (3.8.3.1.146) (2.95M) (3.8.3.1.147) (2.95M) (3.8.3.1.148) (2.95M) (3.8.3.1.149) (2.95M) (3.8.3.1.150) (2.95M) (3.8.3.1.151) (2.95M) (3.8.3.1.152) (2.95M) (3.8.3.1.153) (2.95M) (3.8.3.1.154) (2.95M) (3.8.3.1.155) (2.95M) (3.8.3.1.156) (2.95M) (3.8.3.1.157) (2.95M) (3.8.3.1.158) (2.95M) (3.8.3.1.159) (2.95M) (3.8.3.1.160) (2.95M) (3.8.3.1.161) (2.95M) (3.8.3.1.162) (2.95M) (3.8.3.1.163) (2.95M) (3.8.3.1.164) (2.95M) (3.8.3.1.165) (2.95M) (3.8.3.1.166) (2.95M) (3.8.3.1.167) (2.95M) (3.8.3.1.168) (2.95M) (3.8.3.1.169) (2.95M) (3.8.3.1.170) (2.95M) (3.8.3.1.171) (2.95M) (3.8.3.1.172) (2.95M) (3.8.3.1.173) (2.95M) (3.8.3.1.174) (2.95M) (3.8.3.1.175) (2.95M) (3.8.3.1.176) (2.95M) (3.8.3.1.177) (2.95M) (3.8.3.1.178) (2.95M) (3.8.3.1.179) (2.95M) (3.8.3.1.180) (2.95M) (3.8.3.1.181) (2.95M) (3.8.3.1.182) (2.95M) (3.8.3.1.183) (2.95M) (3.8.3.1.184) (2.95M) (3.8.3.1.185) (2.95M) 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REVISIONS:	

1 ISSUED FOR BLDG. PERMIT 12.16.2024



1201, 3003 ST. JOHN'S STREET  
 FORT MOODY, BC V3H 2C4  
 TELEPHONE: 604.469.3123  
 FACSIMILE: 604.469.3101

E-MAIL: SEL@SELENG.COM

SEAL:

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 AND CONDITIONS SHOWN ON THE DRAWING. DO NOT  
 SCALE DRAWING.

PROJECT TITLE:  
**PROPOSED NEW SUNDECK  
 ADDITION AT:**  
 11546 239A STREET,  
 MAPLE RIDGE, BC

DRAWING TITLE:  
**EXIST. FLOOR PLANS**

DESIGNED BY:	CMC
CHECKED BY:	CMC
DRAWN BY:	SHS
PROJECT NO.:	C24---
DATE:	12.07.2024
SCALE:	AS SHOWN
DRAWING NO.:	

**A-4**



**To:** Board of Variance

**File number:** BV 2025-001590

## **BV 2025-001590, 26493 Cunningham Avenue Board of Variance Application**

### **BACKGROUND:**

Applicants:	Beth Anne Wiggins; Kevin David Cyrus Wiggins; Nicole Selena Larose; Kenneth James Larose
Property Owners:	Beth Anne Wiggins; Kevin David Cyrus Wiggins; Nicole Selena Larose; Kenneth James Larose
Legal Description:	Lot 11 Section 7 Township 15 New Westminster District Plan 54091
OCP Designation:	<a href="#"><i>Rural Residential</i></a>
Zoning:	<a href="#"><i>RS-3 (Single Detached Rural Residential)</i></a>

### **ANALYSIS:**

#### **Site Characteristics:**

The subject property is located on Cunningham Avenue and has a total site area of 2.02 ha (5.0 acres) (Attachments B, C, and D). The site, which slopes down from the southwestern corner to the northeastern corner, has a single detached residence, workshop, and several stands of trees on it. It is bounded by single detached residences and agricultural use to the north, east, and south. To the west is Cunningham Avenue with single detached residences and agricultural use across the road.

#### **Project Description:**

The proposed development involves locating a detached garden suite in the front yard of the existing single detached residence. Information regarding the proposed development can be found on the BOV Application Form (Attachment A), Proposed Site Plan (Attachment F), Proposed Floor Plan (Attachment G), and Proposed Building Elevation Plan (Attachment H).

**Proposed Variance:**

The Board of Variance application requests the variance summarized in the table below. Information regarding the applicants' claimed undue hardship in terms of complying with the relevant Zoning Bylaw requirement can be found on the BOV Application Form (Attachment A).

<b>Detached Garden Suite Siting Variance</b>	
<b>Variance</b> <u>Zoning Bylaw No. 7600-2019, Part 4, Section 402.11 (1) (b)</u> <ul style="list-style-type: none"><li>To waive the requirement for a detached garden suite to be in the rear yard of a single detached residence, to accommodate a proposed detached garden suite in the front yard of the existing single detached residence.</li></ul>	<b>Staff Comment</b> The following rationale for the variance is relevant: <ul style="list-style-type: none"><li><u>Existing Structures and Challenging Topography</u> It would be challenging for the applicants to construct a detached garden suite in the rear yard of the existing single detached residence since the rear yard contains slopes. It would be easier for the applicants to construct a detached garden suite in the front yard of the existing single detached residence since the front yard is relatively flat.</li><li><u>Detached Garden Suite Accessibility</u> Locating the detached garden suite in the front yard will make the detached garden suite accessible for the senior family member who the detached garden suite is intended for and whose mobility needs require a level surface without slopes or stairs.</li><li><u>Minimized Environmental Disruption</u> Locating the detached garden suite in the front yard will allow the detached garden suite to make use of existing driveways and services, which will minimize environmental disruption.</li></ul>

**CONCLUSION:**

It is recommended that the Board of Variance application be considered in relation to the requirements of Section 542 of the *Local Government Act*.

“Daniel Rajasooriar”

---

Prepared by: Daniel Rajasooriar, Planner 2

- Attachments:**
- (A) BOV Application Form
  - (B) Location Map



- (C) Aerial Photo Map
- (D) OCP and Zoning Map
- (E) Title Search
- (F) Proposed Site Plan
- (G) Proposed Floor Plan
- (H) Proposed Building Elevation Plan



**SUBJECT PROPERTY**

Civic Address: 26493 CUNNINGHAM AVE.

Legal Description: LT 11; SEC 7; TWP 15; NWD PLNWP54091

**PROPERTY OWNER(S)** (Must be completed by all property owners)

As a registered owner of the subject property indicated above, I/we authorize this Board of Variance application.

Name: BETH WIGGINS

Mailing Address: 26493 CUNNINGHAM AVE MK

Email: [REDACTED] Phone: [REDACTED]

Signature: [Signature] Date: Jan 29/25

Name: KENNETH LAROSE

Mailing Address: 26493 Cunningham Ave MR

Email: [REDACTED] Phone: [REDACTED]

Signature: [Signature] Date: Jan 29/25

**AGENT** (If applicable)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**AGENT AUTHORIZATION** (Must be completed by all property owners if there is an agent)

As a registered owner of the subject property indicated above, I/we authorize the agent indicated above to act on my/our behalf on all matters pertaining to this Board of Variance application. It is understood that until the City / Board is advised in writing that the agent no longer acts on behalf of my/our behalf, the City / Board shall deal exclusively with the agent and is under no obligation to communicate with me/us or any person other than the agent.

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



<b>SUBJECT PROPERTY</b>
Civic Address: _____
Legal Description: _____

<b>PROPERTY OWNER(S)</b> (Must be completed by all property owners)	
As a registered owner of the subject property indicated above, I/we authorize this Board of Variance application.	
Name: <u>Kevin Wiggins</u>	
Mailing Address: <u>26493 Cunningham Ave, Maple Ridge BC</u>	
Email: <u>[REDACTED]</u>	Phone: <u>[REDACTED]</u>
Signature: <u>[Signature]</u>	Date: <u>Jan 29 2025</u>
Name: <u>Nicole Larose</u>	
Mailing Address: <u>26493 Cunningham Ave M.R BC</u>	
Email: <u>[REDACTED]</u>	Phone: <u>[REDACTED]</u>
Signature: <u>[Signature]</u>	Date: <u>Jan 29 2025</u>

<b>AGENT</b> (If applicable)	
Name: _____	
Mailing Address: _____	
Email: _____	Phone: _____
Signature: _____	Date: _____

<b>AGENT AUTHORIZATION</b> (Must be completed by all property owners if there is an agent)		
As a registered owner of the subject property indicated above, I/we authorize the agent indicated above to act on my/our behalf on all matters pertaining to this Board of Variance application. It is understood that until the City / Board is advised in writing that the agent no longer acts on behalf of my/our behalf, the City / Board shall deal exclusively with the agent and is under no obligation to communicate with me/us or any person other than the agent.		
Name: _____	Signature: _____	Date: _____
Name: _____	Signature: _____	Date: _____

**PROPOSAL**

**Proposal Description**

Provide background/details regarding the proposal associated with the requested minor variance(s):

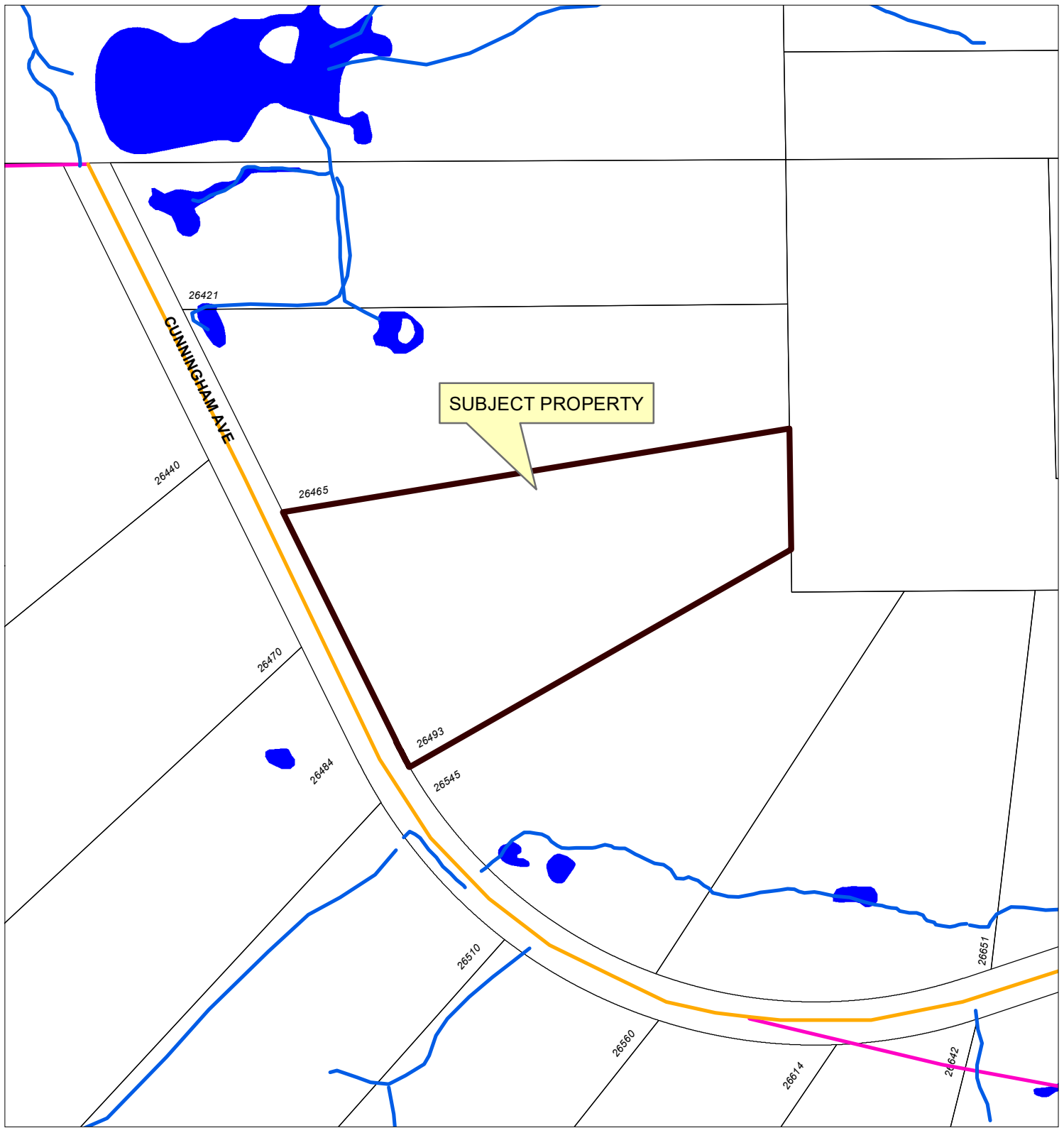
Our family has been lifelong residents of Maple Ridge and purchased this property together to ensure we can remain in Maple Ridge. The property is zoned RS-3, which permits a detached garden suite to be built in the "Rear Yard." As this is a large 5-acre property with a natural slope, the main house is positioned towards the back, limiting any further construction in the forested area. Our variance request seeks approval to situate the new home adjacent to the main house. This specific area is flat, accessible, and near existing roadways and services, making it the most practical and suitable location. The new home will be for our senior mother, whose mobility needs require a level surface without slopes or stairs. Placing the home in this location will allow her to age in place comfortably while remaining close to family for support and care. We appreciate your time and consideration of our request.

**Requested Variances and Claimed Undue Hardship** (See Note 2 Below)

Complete the table below with each relevant bylaw requirement, requested variance, and claimed undue hardship:





	Relevant Bylaw Requirement	Requested Variance from Bylaw	Claimed Undue Hardship
Variance 1	402.11 (1.b.) DGS - "shall be located within the rear yard of a principal single detached residential use"	To locate DGS adjacent to main house.	Topography: The land slopes toward the rear of the property, making construction in that area impractical. The front portion of the property is flat and far more suitable for building.
Variance 2			Existing Structures: The main house is already set back from the front property line and off to the side. The proposed new home will be located near existing driveways and services, ensuring minimal disruption.
Variance 3			Preservation: We aim to preserve as much of the natural landscape as possible. Constructing at the rear would require extensive roadways and significant land disturbance.
Variance 4			The home will be occupied by a senior family member, so minimizing stairs and slopes is essential to ensure safety and ease of mobility.
Variance 5			

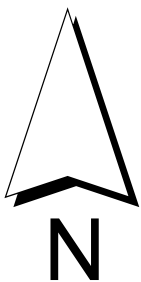
- Note 1:** The Board of Variance application, including this form and supporting documents, will be available to the public, subject to the Province's *Freedom of Information and Protection of Privacy Act*.
- Note 2:** Refer to the [Board of Variance Guide](#) for more information – including the kinds of variances and undue hardships that are considered by the Board of Variance.
- Note 3:** Refer to the [Board of Variance Application Submission Checklist](#) to identify required supporting documents.



SUBJECT PROPERTY

**Legend**

-  Stream
-  Existing Trails
-  Pending, Proposed, & Desired Trails
-  Lake or Reservoir



Scale: 1:2,500

**26493 CUNNINGHAM AVENUE  
LOCATION MAP**

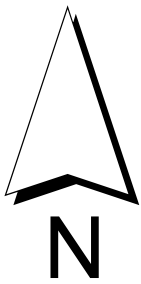
PLANNING DEPARTMENT



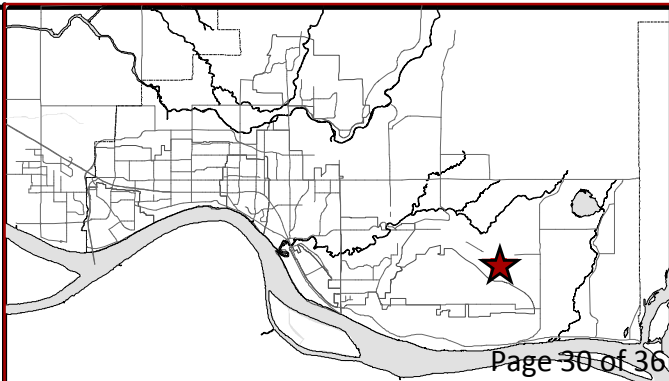
**Maple Ridge**



Aerial Imagery from the Spring of 2023



Scale: 1:2,500



Page 30 of 36

## 26493 CUNNINGHAM AVENUE AERIAL MAP

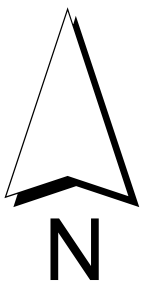
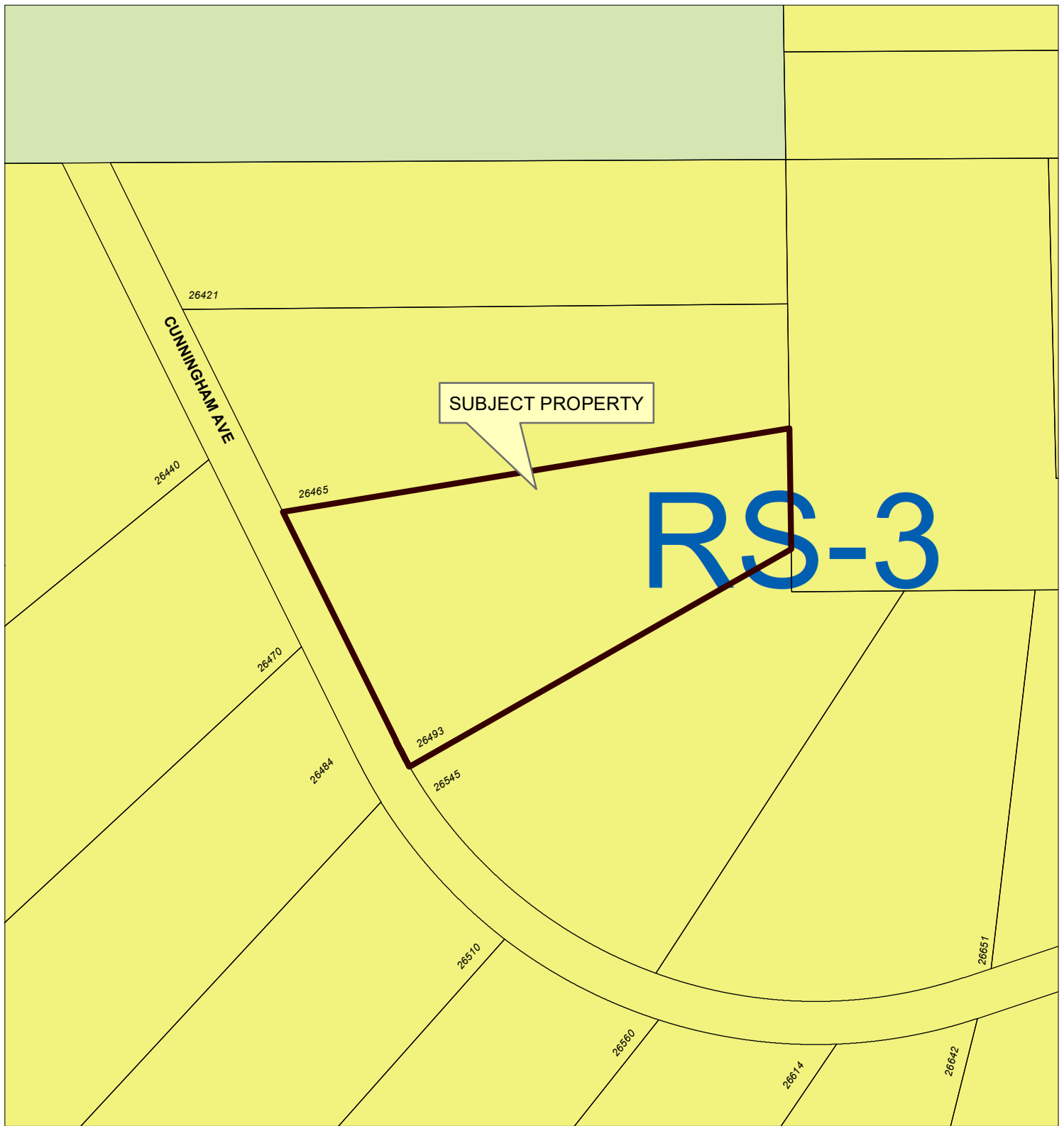
PLANNING DEPARTMENT



# Maple Ridge




FILE: 3730-20/25.03  
DATE: Feb 11, 2025

BY: DM



Scale: 1:2,500

**Legend**

-  Zoning Boundaries
-  Agricultural
-  Rural Residential

26493 CUNNINGHAM AVENUE  
OCP & ZONING MAP

PLANNING DEPARTMENT



**Maple Ridge**

LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4150875

File Reference: P-240797

PAUL CHOI  
9920 LOUGHEED HWY  
BURNABY BC V3J 1N3

A copy of this State of Title Certificate held by the land title office can be viewed for a period of one year at <https://apps.ltsa.ca/cert> (access code 397199).

I certify this to be an accurate reproduction of title number **CB1708140** at 11:57 this 28th day of January, 2025.

  
REGISTRAR OF LAND TITLES



**Land Title District**  
Land Title Office

NEW WESTMINSTER  
NEW WESTMINSTER

**Title Number**  
From Title Number

CB1708140  
BF179646

**Application Received**

2024-11-13

**Application Entered**

2024-11-15

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

BETH ANNE WIGGINS, PAYROLL ACCOUNTANT  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 50/100 INTEREST

Registered Owner/Mailing Address:

KEVIN DAVID CYRUS WIGGINS, CONSTRUCTION WORKER  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 20/100 INTEREST



LAND TITLE OFFICE  
**STATE OF TITLE CERTIFICATE**

Certificate Number: STSR4150875

Registered Owner/Mailing Address: NICOLE SELENA LAROSE, SPECIAL EDUCATION ASSISTANT  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 15/100 INTEREST

Registered Owner/Mailing Address: KENNETH JAMES LAROSE, MANUFACTURING PLANNER  
26493 CUNNINGHAM AVENUE  
MAPLE RIDGE, BC  
V2W 1M8  
AS TO AN UNDIVIDED 15/100 INTEREST

**Taxation Authority** Maple Ridge, City of

**Description of Land**  
Parcel Identifier: 001-942-484  
Legal Description:  
LOT 11 SECTION 7 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 54091

**Legal Notations** NONE

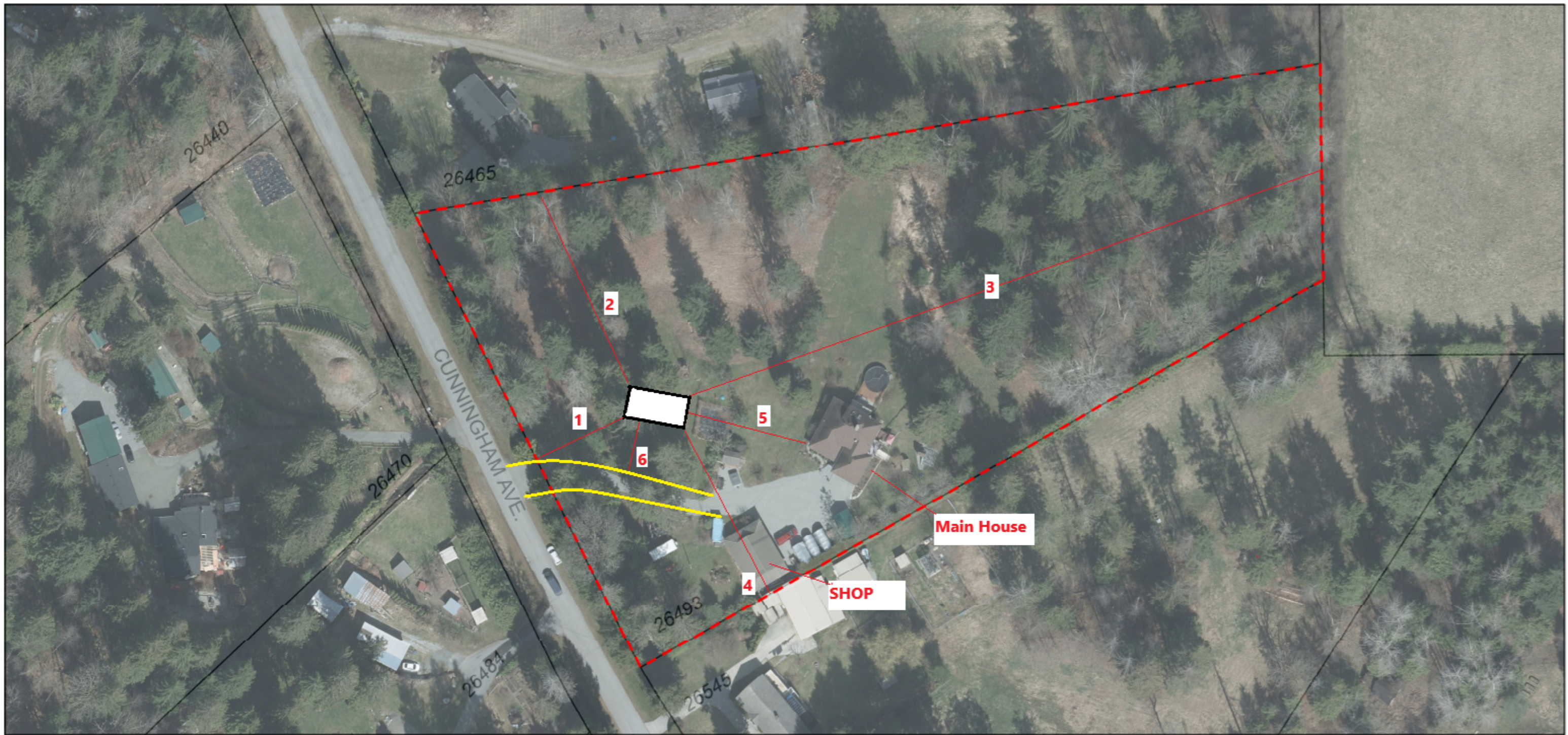
**Charges, Liens and Interests**  
Nature: MORTGAGE  
Registration Number: CB1708141  
Registration Date and Time: 2024-11-13 12:14  
Registered Owner: ROYAL BANK OF CANADA

**Duplicate Indefeasible Title** NONE OUTSTANDING

**Transfers** NONE

**Pending Applications** NONE

*This certificate is to be read subject to the provisions of section 23(2) of the Land Title Act(R.S.B.C. 1996 Chapter 250) and may be affected by sections 50 and 55-58 of the Land Act (R.S.B.C. 1996 Chapter 245).*

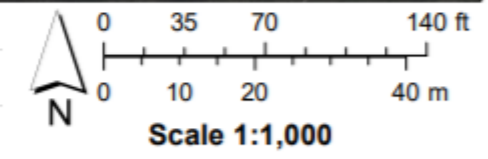


* Facility or Attraction	School	Blue: Band_3
Building Footprints	Park	
+ Railway	Property	
Major River or Lake Edge	Municipal Boundary	
Major River or Lake	Red: Band_1	
Interior Lot Boundary	Green: Band_2	

**DRIVEWAY**

<b>Property</b>	<b>Front</b>	<b>132M</b>
	<b>North Side</b>	<b>240M</b>
	<b>South Side</b>	<b>204M</b>
	<b>Back</b>	<b>62M</b>
<b>New home 16.7M x 8.2M (136.95 sq M)</b>	<b>1</b>	<b>21M</b>
	<b>2</b>	<b>58M</b>
	<b>3</b>	<b>175M</b>
	<b>4</b>	<b>51M</b>
	<b>5</b>	<b>35M</b>
	<b>6</b>	<b>12M</b>
<b>Set backs</b>		

All units in Meters

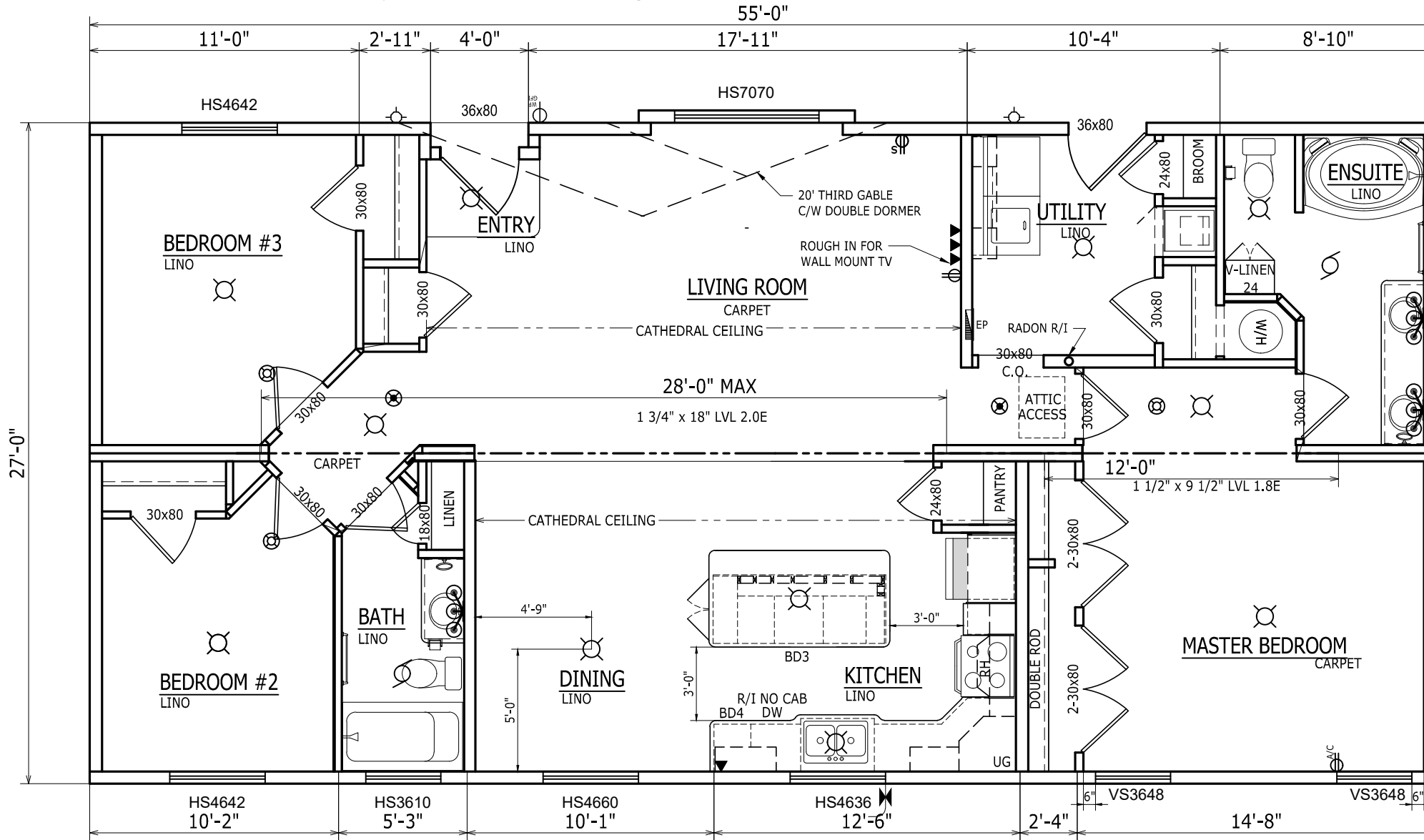


The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

City of Maple Ridge  
RidgeView 2.0  
Printed: January 29, 2025

**NOTE:**

- MATEWALL OPENING IS BASED ON 52 PSF ROOF SPECIFIED DESIGN LOAD
- CLIENT SUPPLIED APPLIANCES, CLIENT TO CONFIRM SPACES REQUIRED



UG	= UPPER GLASS
MW	= MICROWAVE
TR	= RECYCLE/ TRASH BIN
BD	= KITCHEN DRAWERS
LS	= LAZY SUSAN
VD	= VANITY DRAWERS
MWRH	= MICROWAVE/RNGHOOD
RMC	= REC. MED. CAB.
EP	= ELECTRICAL PANEL
R/I	= R/I PHONE/ CABLE
PREWIRE	= PREWIRE CABLE
PREWIRE PHONE	= PREWIRE PHONE
USB	= USB/ RECEPTACLE
RECEPTACLE	= RECEPTACLE
SW	= SWITCHED RECEPT.
WP	= EXTERIOR RECEPT.
AC	= DEDICATED A/C RECEPT.
\$	= SWITCH
3\$	= 3 WAY SWITCH
CL	= CEILING LIGHT
DUAL HEAD EMERG.	= DUAL HEAD EMERG.
EXIT	= EMERG/EXIT COMBO
EMERG	= EMERGENCY LIGHT
FLUORESCENT	= FLUORESCENT
UNDERCAB HALOGEN	= UNDERCAB HALOGEN
CEILING FAN	= CEILING FAN
COMBO	= LIGHT COMBO.
VANITY LIGHT	= VANITY LIGHT
SCONCE LIGHT	= SCONCE LIGHT
BATH FAN	= BATH FAN
CO2 SMOKE COMBO	= CO2 SMOKE COMBO.
SMOKE ALARM	= SMOKE ALARM
DOOR CHIMES	= DOOR CHIMES
EXT DOOR CHIMES	= EXT DOOR CHIMES
JF	= J.B. @ FLOOR
JA	= J.B. @ ATTIC
CABLE/PHONE J.B.	= CABLE/PHONE J.B.
FROST FREE TAP	= FROST FREE TAP
FURNACE	= FURNACE
WATER HEATER	= WATER HEATER
WASHER/DRYER	= WASHER/DRYER



CLIENT:  
**24-211 WIGGINS**  
 GLENBROOK HOMES 21 LTD.

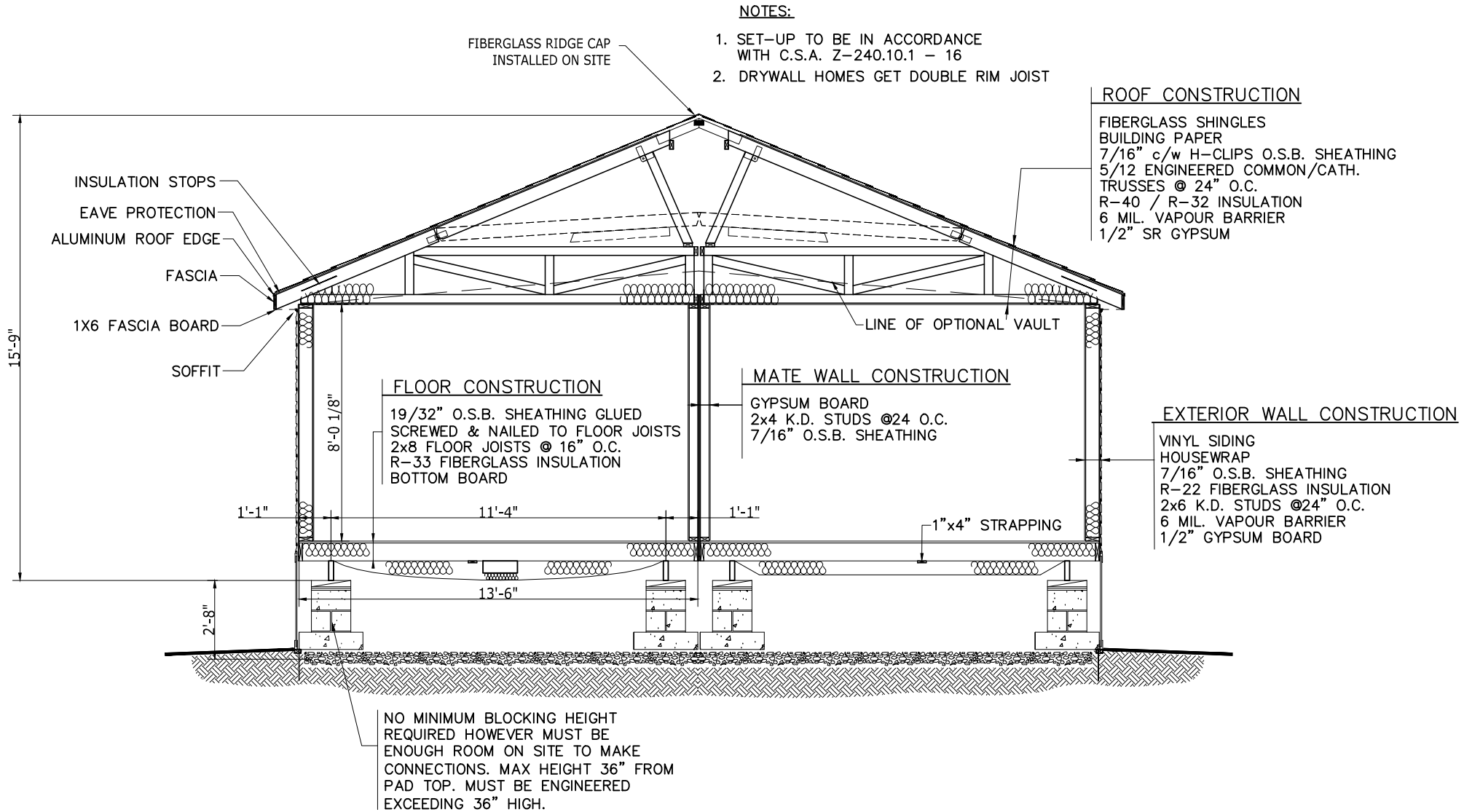
TITLE:  
**CONFIRMATION DRAWING**

MODEL: **ST-7542**      Page 35 of 36      SERIAL #: **XXX**

DWG BY: JKRZYWANSKI	DATE: 2024-10-01	DATE: 2024-10-9	REVISION DESCRIPTION: REVISION AS PER EMAIL 2024-10-09	BY: JAK
SCALE: NTS	FILE: 24-211.dwg	DATE: 2024-11-15	REVISION DESCRIPTION: REVISION AS PER EMAIL 2024-11-13	BY: NC
CHK'D BY: CHK				

PRODUCTION #:  
**QT005209**

DWG #:  
**CF1**



CLIENT:  
**24-211 WIGGINS**  
 GLENBROOK HOMES 21 LTD.

TITLE:  
**TYPICAL SECTION**

MODEL:  
**ST-7542** Page 36 of 36

SERIAL #:  
**XXX**

DWG BY: JKRZYWANSKI	DATE	REVISION DESCRIPTION	BY	PRODUCTION #:
DATE: 2024-10-01				<b>QT005209</b>
SCALE: NTS				DWG #:
FILE: 24-211.dwg				<b>SE1</b>
CHK'D BY: CHK				RELEASE: XXX