



Monday, April 7, 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>

Pages

1. CALL TO ORDER

1.1 Territory Acknowledgement

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

2. ADOPTION OF MINUTES

2.1 Minutes

3

RECOMMENDATION:

THAT the minutes of the March 3, 2025, Board of Variance meeting be adopted as circulated.

3. NEW AND UNFINISHED BUSINESS

4. APPEALS

4.1 Claus Laundrup - File no. BV 2025-004622

7

Property Location: 12955 261A Street

Legal lot description: Lot 1 Section 25 Township 12 New Westminster District Plan BCP44861

The property is currently zoned M-2 (General Industrial). The applicant is requesting the following variance:

Maximum Retaining Wall Height Variance

Relevant Requirement:

- Part 4, Section 403.9 (1) of the Maple Ridge Zoning Bylaw No. 7600-2019, as amended, outlines how the Height of a Retaining Wall, measured from the Finished Grade at the base of the exposed face of the wall to the top of the wall, shall not exceed 1.2 metres.

Requested Variance:

- The applicant is seeking a variance to replace the existing retaining wall (maximum height of 2.7m) with a proposed retaining wall (maximum height of 4.4 m) to create a level surface in the northeastern portion of the lot for essential site operations.

5. ADJOURNMENT



BOARD OF VARIANCE MEETING MINUTES

March 3, 2025, 9:00 a.m.
Blaney Room
City Hall, 11995 Haney Place

Present: D. Nouri, *Chair*
B. Domaas, *Vice Chair*
C. Jacobsohn
J. Bissky
R. Naimi

Staff Present: D. Rajasooriar, Planner 2 – Staff Liaison
D. Mahnic, Planning Assistant
E. Davies, Committee Clerk
A. Vukovic, Committee Clerk

1. CALL TO ORDER – 9:00 a.m.

Board of Variance Chair, D. Nouri, called the meeting to order and provided the territory acknowledgement. Board of Variance members and staff introduced themselves.

2. ADOPTION OF MINUTES

R/2025-BOV-001

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

CARRIED

3. NEW AND UNFINISHED BUSINESS

3.1 Introductions to the Board of Variance

3.2 2025 Chair and Vice Chair Elections

R/2025-BOV-002

THAT Daoud Nouri be appointed as Chair of the Board of Variance for 2025

CARRIED

R/2025-BOV-003

That Brad Domaas be appointed as Vice Chair of the Board of Variance for 2025

CARRIED

4. APPEALS

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

Property Location: 11546 239A Street

The property is currently zoned CD-1-93 (Amenity Residential District). 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. The applicant is also seeking a variance to increase the maximum lot coverage for principal structures from 40% to 50% and to increase the maximum lot coverage for all structures from 45% to 50%.

Maple Ridge Zoning Bylaw No. 7600-2019, Section 1018.7 (1) (b) 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.

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

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

Discussion:

The Chair introduced the appeal and provided the applicant an opportunity to comment. The Applicant, P. Lehal, explained that due to a senior family members health issues and difficulty navigating stairs, they are requesting approval to expand the deck in order to enhance their ability to enjoy the outdoors and improve their overall experience of the deck.

D. Nouri invited staff to provide comment on the application, but staff had no further comments. The Chair then invited Board members to ask questions of the applicant and staff. J. Bissky requested clarification on the zoning of the property. D. Nouri noted that from the submitted drawings, the existing deck is also encroaching on the setback.

The Chair, D. Nouri, requested that E. Davies, Committee Clerk, read out any correspondence submitted for this appeal. E. Davies read the correspondence submitted by J. Mise at 11550 239A Street expressing concerns around the proximity to their bedroom window, excessive noise, and concerns that the deck could cause a reduction in the value of their property.

While making their decision, the Board noted that they were not convinced that this application meets the threshold for undue hardship.

R/2025-BOV-004

- i. THAT the appeal 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 at the property located at 11546 239A Street be allowed; and
- ii. THAT the appeal to increase the maximum lot coverage for principal structures from 40% to 50% and to increase the maximum lot coverage for all structures from 45% to 50% at the property located at 11546 239A street be allowed

DEFEATED

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

Property Location: 26493 Cunningham Avenue

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

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

The Chair introduced the appeal and provided the applicant an opportunity to comment. The Applicant, K. Larose, noted that the rear of the property is not suited to accommodate a structure due to the topography of the property, including a slope towards the rear would make construction in that area impractical and the location inconvenient for a senior family member who will be living in the suite.

The Chair invited staff to comment but staff had no further comments. The Chair then asked E. Davies, Committee Clerk, to read any received correspondence, but the Committee Clerk confirmed that none was received for this application.

The Chair then asked the Board for their questions and comments. J. Bissky raised the question as to whether this application would fall under the City's Small-Scale, Multi-Unit Housing bylaw amendments and a discussion with staff ensued.

In their final comments, the Board agrees that due to the geography of the property it would not be possible for the applicant to construct to the rear of the property and that the application meets the requirements of undue hardship.

R/2025-BOV-005

THAT the appeal 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 at the property located at 26493 Cunningham Avenue be allowed

CARRIED

5. ADJOURNMENT – 9:33 a.m.

Next Meeting: April 7, 2025

Appeal Submission Deadline: March 6, 2025

Daoud Nouri, Chair

/ed

To: Board of Variance

File number: BV 2025-004622

BV 2025-004622, 12955 261A Street Board of Variance Application

BACKGROUND:

Applicant:	Claus Laundrup
Property Owner:	Jewel Fabrication, Welding and Coatings Ltd.
Legal Description:	Lot 1 Section 25 Township 12 New Westminster District Plan BCP44861
OCP Designation:	<u>Industrial</u>
Zoning:	<u>M-2 (General Industrial)</u>

ANALYSIS:

Site Characteristics:

The subject property is located on 261A Street and has a total site area of 1.46 ha (3.6 acres) (Attachments B, C, and D). The site, which slopes down from the northeastern corner to the southwestern corner by approximately 10 metres, includes steep slopes in the northeastern portion. There is an existing retaining wall in the northeastern portion of the lot, to the south of an existing statutory right-of-way for a storm sewer line. The lot is bounded by conservation area to the west and north, and by lots zoned M-2 (General Industrial) to the east and the south. 261A Street is to the south.

Project Description:

The proposed development involves replacing the existing retaining wall (maximum height of 2.7 m) with a proposed retaining wall (maximum height of 4.4 m). The existing statutory right-of-way for a storm sewer line to the north of the existing retaining wall would be replaced by a new statutory right-of-way for a storm sewer line relocated to the north of the proposed retaining wall.

The proposed retaining wall would help create a safe, level surface in the northeastern portion of the lot for essential site operations. Information regarding the proposed retaining wall can be found on the BOV Application Form (Attachment A), the Proposed Site Plan (Attachment G), and the Proposed Lot Grading Plan (Attachment H).

While there is some discrepancy between the BOV Application Form (Attachment A) and the Proposed Lot Grading Plan (Attachment H), staff have clarified with the applicant that the proposed building height would have a maximum height of approximately 4.4 m. Proposed top-of-wall and bottom-of-wall elevations are indicated on the Proposed Lot Grading Plan. Although the Proposed Lot Grading Plan indicates a maximum retaining wall height of 4.15 m, the applicant is requesting a maximum retaining wall height of 4.4 m to ensure that they will be able to match the height of a retaining wall under construction along the western lot line of the property to the east.

Proposed Variance:

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

Maximum Retaining Wall Height Variance	
<p>Variance</p> <p>Zoning Bylaw No. 7600-2019, Part 4, Section 403.89 (1)</p> <ul style="list-style-type: none"> ▪ To increase the maximum retaining wall height from 1.2 m to 4.4 m. 	<p>Staff Comment</p> <p>The following rationale for the variance is relevant:</p> <ul style="list-style-type: none"> ▪ <u>Challenging Topography and Operational Potential</u> There is challenging topography, namely steep slopes, in the northeastern portion of the lot, which requires a retaining wall. If the applicant were to construct a series of terraced retaining walls with a maximum height of 1.2 m to comply with the relevant Zoning Bylaw requirement, this would reduce the useable portion of the lot and its operational potential. ▪ <u>Economic Hardship</u> The property owner has secured a \$2 million provincial grant through the Manufacturing Jobs Fund to support a planned expansion. The investment reflects the Province’s recognition of the property owner’s potential to drive economic growth and create skilled jobs in the City of Maple Ridge. As a grant condition, the property owner needs to have a Building Permit issued by April 30. Approval of the maximum retaining wall height variance is necessary before a Building Permit can be issued. Approval of the maximum retaining wall height variance is time-sensitive and failure to obtain the variance would increase costs and jeopardize a government-backed economic development project.

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) BC Company Search
- (G) Proposed Site Plan
- (H) Proposed Lot Grading Plan
- (I) Existing Topographic Site Plan



BOARD OF VARIANCE (BOV) APPLICATION FORM
/ AGENT AUTHORIZATION FORM

SUBJECT PROPERTY	
Civic Address:	12955 261A St., Maple Ridge, BC V2W 0J2
Legal Description:	LOT 1, SECTION 25, SECTION 12 - BCP 44681 (Parcel ID 028-248-686)

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:	JEWEL FABRICATION, WELDING AND COATINGS LTD.
Mailing Address:	[REDACTED]
Email:	[REDACTED]
Phone:	N/A
Signature:	[REDACTED]
Date:	
Name:	Chris NUdd
Mailing Address:	N/A
Email:	N/A
Phone:	N/A
Signature:	[REDACTED]
Date:	

AGENT (If applicable)	
Name:	Claus Laundrup
Mailing Address:	[REDACTED]
Email:	[REDACTED]
Phone:	[REDACTED]
Signature:	[REDACTED]
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:	Matt Suddaby
Signature:	[REDACTED]
Date:	3/24/25
Name:	Chris Nudd
Signature:	[REDACTED]
Date:	

PROPOSAL

Proposal Description

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

We are requesting a variance to permit the construction of a 2.9- 4.4m meter retaining wall on the subject property, which exceeds the City of Maple Ridge’s maximum permitted height of 1.2 meters. This request is based on both site-specific topographical conditions and the broader economic significance of the proposed development.

The property is located on a steeply sloped site, where the natural grade change exceeds two meters. To create a safe, level surface for essential site operations—including equipment access, materials handling, and planned expansion—a retaining wall of at least 1.9 meters is necessary. Complying with the 1.2-meter height limit would require a series of terraced walls, which is not feasible due to limited space and increased complexity and cost. This would reduce the usable footprint of the site and limit its operational potential.

Requested Variance and Claimed Undue Hardship (See Note 2 Below)

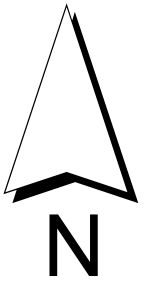
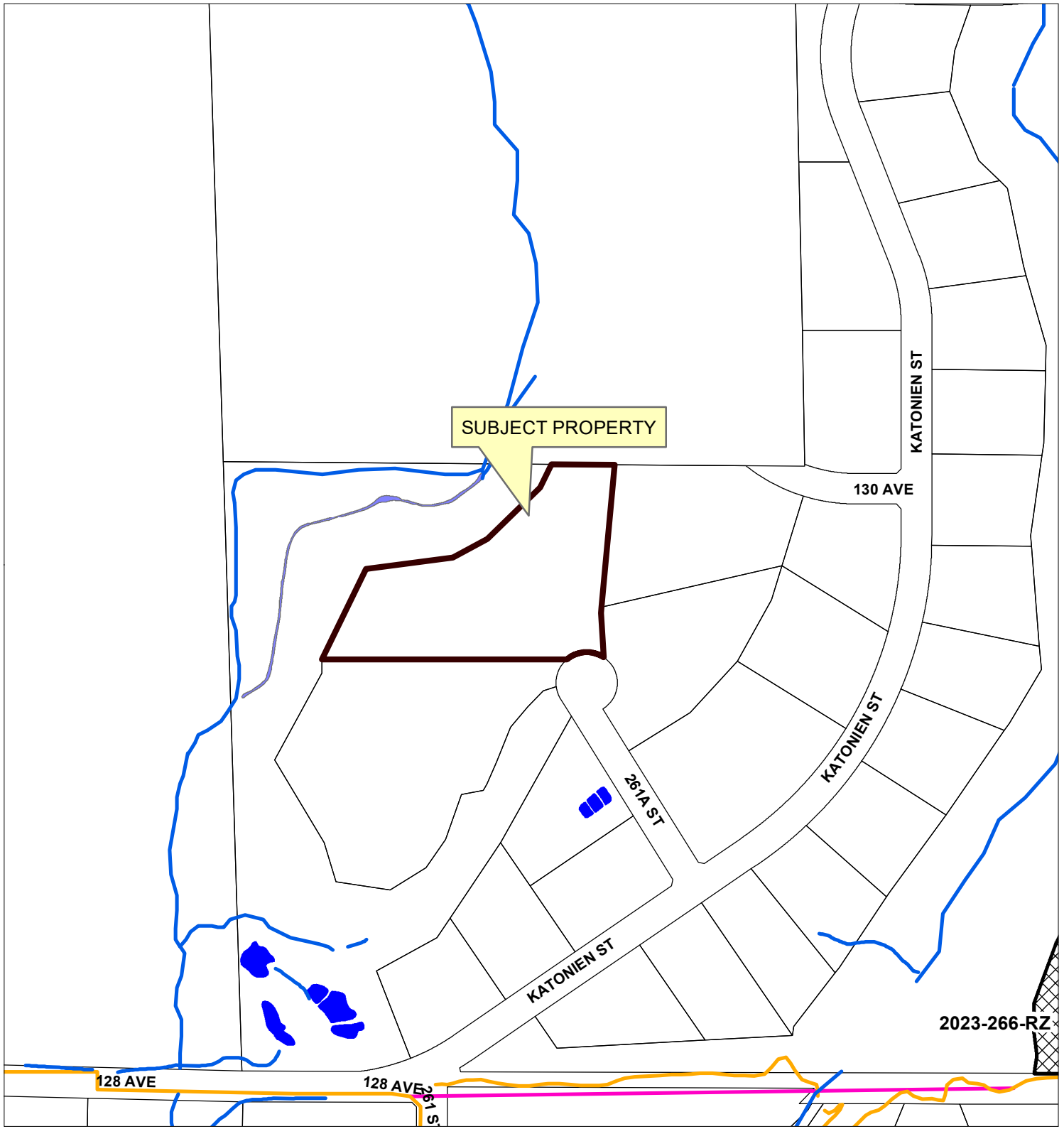
Complete the table below with each relevant bylaw requirement, requested variance, and claimed undue hardship:

	Relevant Bylaw Requirement	Requested Variance from Bylaw	Claimed Undue Hardship
Variance 1	Walls are only permitted to be a maximum of 1.2m in height and must be under the retaining wall grade line as defined in the City's Zoning Bylaw subsection 403.(9).	1.9m retaining wall	<p>Jewel Fabrication has secured a \$2 million provincial grant through the Manufacturing Jobs Fund to support this expansion. This investment reflects the Province’s recognition of Jewel's potential to drive economic growth and create skilled jobs in the City of Maple Ridge. The project is time-sensitive: the current deadline to obtain the building permit is April 30.</p> <p>The variance approval is a critical path item preventing the building permit from being issued.</p> <p>Strict enforcement of the retaining wall height restriction would impose undue hardship by limiting the usability of the site, increasing costs, and jeopardizing a government-backed economic development project. The proposed wall will be professionally engineered and constructed to meet safety and aesthetic standards.</p> <p>We respectfully ask that the City consider this variance as both a practical necessity and an essential step toward realizing a project that aligns with local economic development goals.</p>
Variance 2			
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.



Scale: 1:3,500

Legend

-  Stream
-  Existing Trails
-  Pending, Proposed, & Desired Trails
-  Active Applications (RZ/SD/DP/VP)
-  Canal
-  Lake or Reservoir

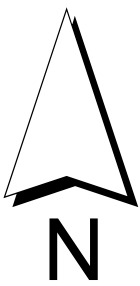
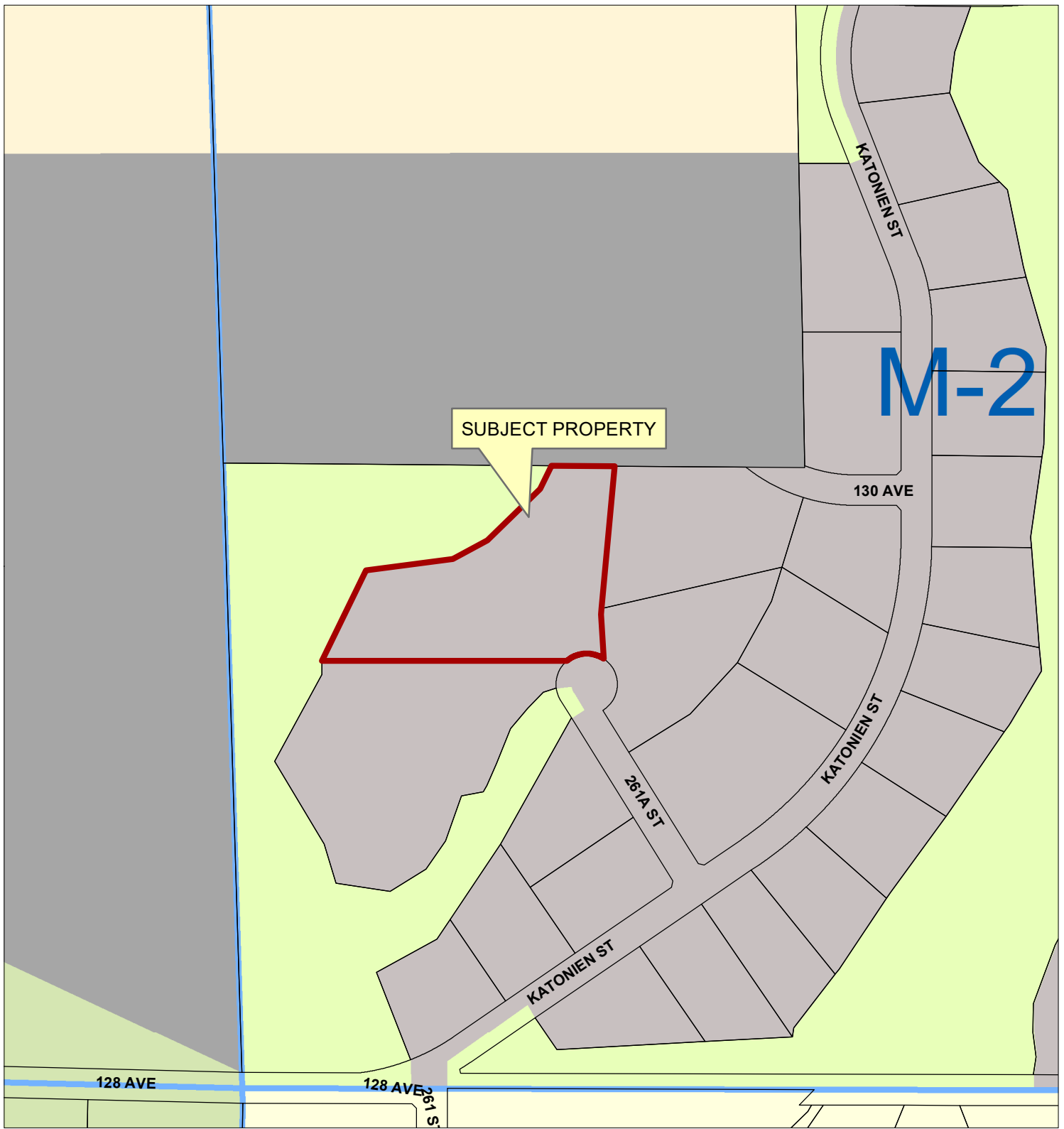
**12955 261A STREET
LOCATION MAP**

PLANNING DEPARTMENT



Maple Ridge

FILE: BV 2025-004622
DATE: Mar 26, 2025



Scale: 1:3,500

Legend

- Zoning Boundaries
- Agricultural
- Suburban Residential
- Industrial
- Industrial Reserve
- Rural Resource
- Conservation

**12955 261A STREET
OCP & ZONING MAP**

PLANNING DEPARTMENT



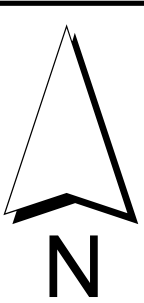
Maple Ridge

FILE: BV 2025-004622
DATE: Mar 26, 2025

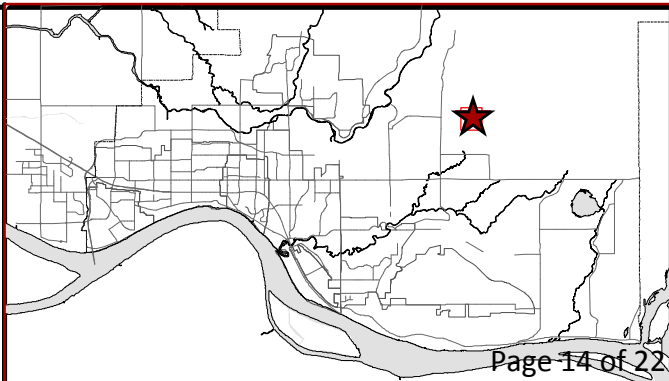
BY: DM



Aerial Imagery from the Spring of 2023



Scale: 1:3,500



Page 14 of 22

12955 261A STREET AERIAL PHOTO

PLANNING DEPARTMENT



Maple Ridge

FILE: BV 2025-004622
DATE: Mar 26, 2025

BY: DM

TITLE SEARCH PRINT

2025-03-21, 12:03:51

File Reference:

Requestor: Angelina Sangulin

Declared Value \$10527000

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

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Title Number CB992751
From Title Number CA4992529

Application Received 2023-10-30

Application Entered 2023-11-01

Registered Owner in Fee Simple
Registered Owner/Mailing Address: JEWEL WELDING FABRICATION AND COATINGS LTD., INC.NO.
BC1392696
23352 FISHERMAN ROAD
MAPLE RIDGE, BC
V2W 1B9

Taxation Authority Maple Ridge, City of

Description of Land
Parcel Identifier: 028-248-686
Legal Description:
LOT 1 SECTION 25 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN BCP44861

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1064229

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1199220

HERETO IS ANNEXED EASEMENT BB1464983 OVER (PLAN BCP44448)
LOT 1 PLAN BCP42202

HERETO IS ANNEXED EASEMENT BB1678374 OVER PART OF LOT 2 PLAN BCP44861
SHOWN ON PLAN BCP45418

TITLE SEARCH PRINT

2025-03-21, 12:03:51

File Reference:

Requestor: Angelina Sangulin

Declared Value \$10527000

Charges, Liens and Interests

Nature: COVENANT
Registration Number: CA1225894
Registration Date and Time: 2009-08-13 14:43
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB809654
Registration Date and Time: 2009-09-16 11:09
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks: INTER ALIA
PLAN BCP42203

Nature: COVENANT
Registration Number: BB809656
Registration Date and Time: 2009-09-16 11:10
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB809659
Registration Date and Time: 2009-09-16 11:10
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB809668
Registration Date and Time: 2009-09-16 11:12
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks: INTER ALIA
PLAN BCP42207

Nature: COVENANT
Registration Number: BB1109895
Registration Date and Time: 2009-10-13 14:47
Registered Owner: THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE
Remarks: INTER ALIA

Nature: MORTGAGE
Registration Number: CB992802
Registration Date and Time: 2023-10-30 10:44
Registered Owner: BUSINESS DEVELOPMENT BANK OF CANADA

TITLE SEARCH PRINT

2025-03-21, 12:03:51

File Reference:

Requestor: Angelina Sangulin

Declared Value \$10527000

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CB992803
Registration Date and Time:	2023-10-30 10:44
Registered Owner:	BUSINESS DEVELOPMENT BANK OF CANADA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



BC Company Summary

For

JEWEL WELDING FABRICATION AND COATINGS LTD.

Date and Time of Search: July 15, 2024 11:47 AM Pacific Time

Currency Date: April 11, 2024

ACTIVE

Incorporation Number: BC1392696

Name of Company: JEWEL WELDING FABRICATION AND COATINGS LTD.

Business Number: 866846884 BC0002

Recognition Date and Time: January 01, 2023 12:01 AM Pacific Time as a result of an Amalgamation **In Liquidation:** No

Last Annual Report Filed: January 01, 2024

Receiver: No

COMPANY NAME INFORMATION

Previous Company Name

JEWEL HOLDINGS LTD.

Date of Company Name Change

June 14, 2023

AMALGAMATING CORPORATION(S) INFORMATION

Name of Amalgamating Corporation

JEWEL HOLDINGS LTD.

PHASE TWO INDUSTRIAL SALES LTD.

Incorporation Number in BC

BC0567818

BC1093972

REGISTERED OFFICE INFORMATION

Mailing Address:

200 - 1808 BOWEN ROAD
NANAIMO BC V9S 5W4
CANADA

Delivery Address:

200 - 1808 BOWEN ROAD
NANAIMO BC V9S 5W4
CANADA

RECORDS OFFICE INFORMATION

Mailing Address:

200 - 1808 BOWEN ROAD
NANAIMO BC V9S 5W4
CANADA

Delivery Address:

200 - 1808 BOWEN ROAD
NANAIMO BC V9S 5W4
CANADA

DIRECTOR INFORMATION**Last Name, First Name, Middle Name:**

Nudd, Chris

Mailing Address:

202 - 572 STEWART AVENUE
NANAIMO BC V9S 4E7
CANADA

Delivery Address:

202 - 572 STEWART AVENUE
NANAIMO BC V9S 4E7
CANADA

Last Name, First Name, Middle Name:

Suddaby, Mathew

Mailing Address:

26990 112 AVENUE
MAPLE RIDGE BC V2W 1P8
CANADA

Delivery Address:

26990 112 AVENUE
MAPLE RIDGE BC V2W 1P8
CANADA

OFFICER INFORMATION AS AT January 01, 2024**Last Name, First Name, Middle Name:**

Nudd, Chris

Office(s) Held: (President)

Mailing Address:

202-572 STEWART AVENUE
NANAIMO BC V9S 5T5
CANADA

Delivery Address:

202-572 STEWART AVENUE
NANAIMO BC V9S 5T5
CANADA

Last Name, First Name, Middle Name:

Suddaby, Matthew Thomas

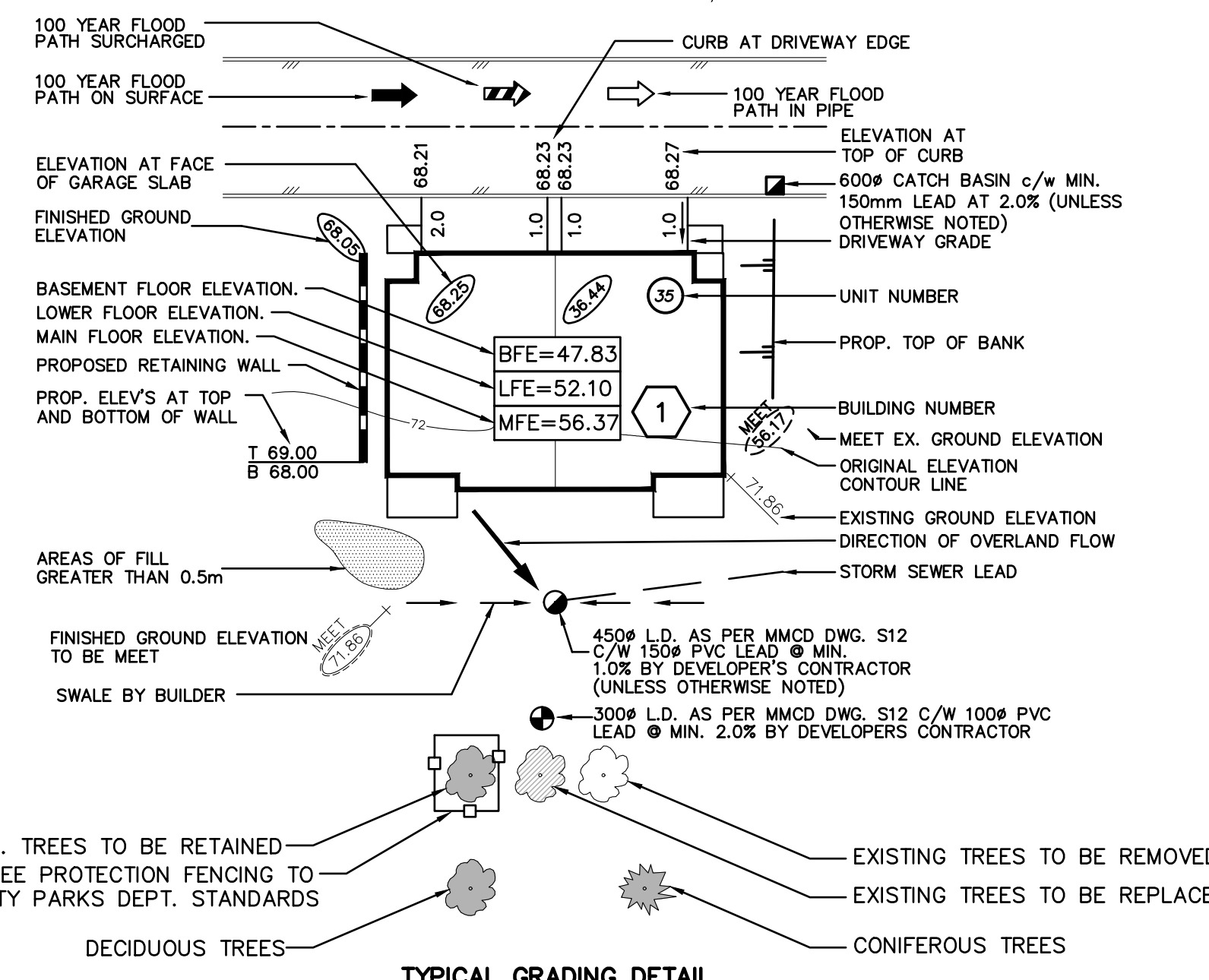
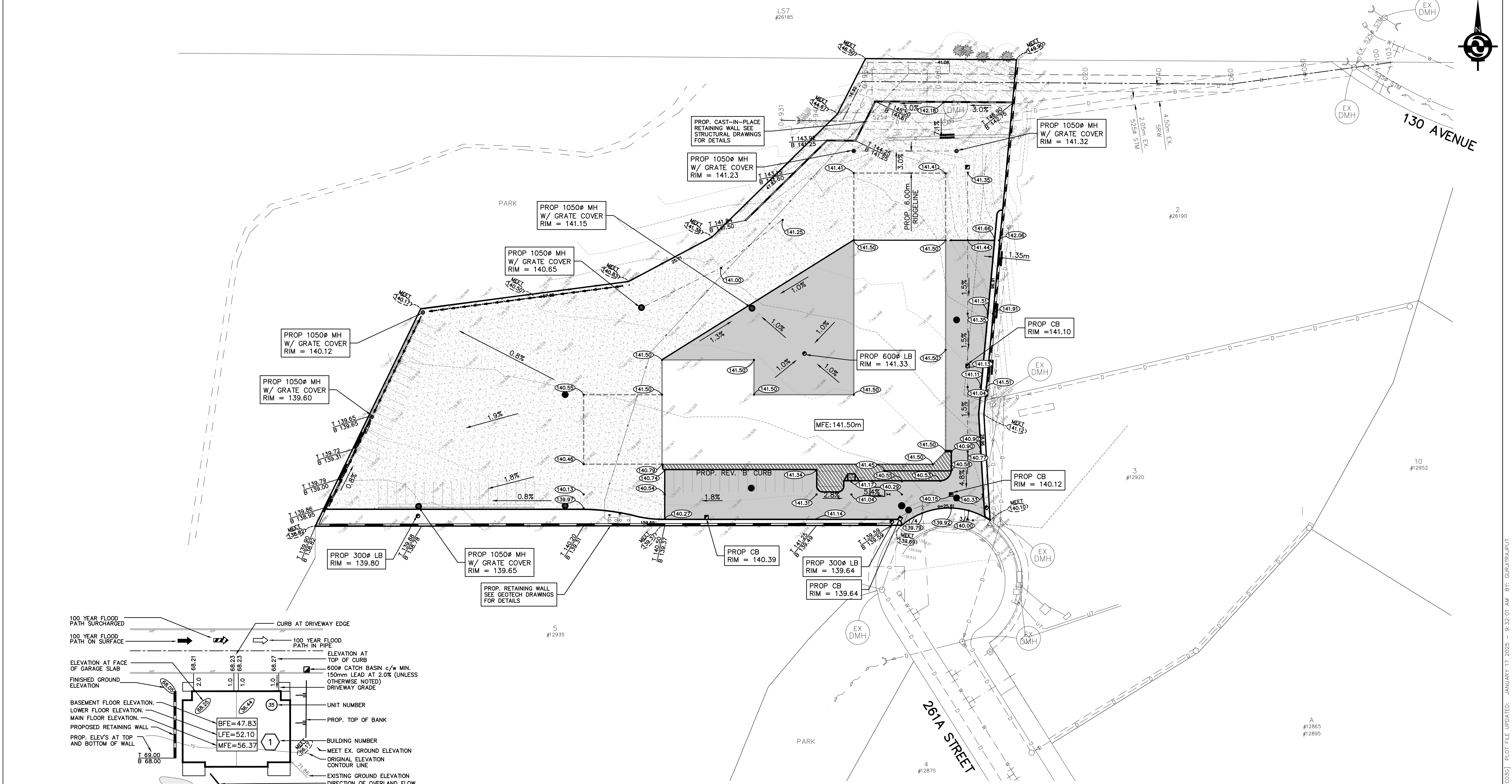
Office(s) Held: (Secretary)

Mailing Address:

26990 112 AVENUE
MAPLE RIDGE BC V2W 1P8
CANADA

Delivery Address:

26990 112 AVENUE
MAPLE RIDGE BC V2W 1P8
CANADA



- GENERAL NOTES FOR ONSITE ROADWORKS/LOT GRADING**
- ALL ROAD ELEVATIONS ARE PAVEMENT AND GUTTER ELEVATIONS.
 - CURBS MUST BE INSTALLED WITHIN A VERTICAL TOLERANCE OF 5mm OR ARE SUBJECT TO REPLACEMENT AT THE CONTRACTOR'S COST.
 - PROVIDE A MINIMUM CLEARANCE OF 1.0M BETWEEN DRIVEWAYS AND STREET LIGHTS, HYDRANTS ETC.
 - ROAD SUB BASE AND THE BASE COURSE TO BE COMPACTED ACCORDING TO MASTER MUNICIPAL SPECIFICATIONS (MMCD) AND GEOTECHNICAL REPORT.
 - THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CURRENT LANDSCAPE, ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
 - SIDEWALK LOCATIONS ARE SCHEMATIC ONLY. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR EXACT DETAILS AND MATERIAL SPECIFICATIONS.
 - ALL ROAD SURFACES ARE ASSUMED TO BE ASPHALT UNLESS SPECIAL PAVING MATERIALS ARE SPECIFIED AS PER LANDSCAPE ARCHITECT PLANS.
 - ROUGH LOT GRADING BY CIVIL SITE SERVICES CONTRACTOR.
 - FINISHED LOT GRADING BY LANDSCAPE CONTRACTOR.
 - ALL PARKING STALL LINES TO BE PAINTED. LINE PAINTING TO BE AS PER MMCD CGSB 1-GP74M (WHITE).
 - DETAILS FOR LINES AND MARKINGS TO BE PER ARCHITECT'S DRAWINGS.

No.	DATE	REVISION	BY

BENCHMARK:
ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM MON. 88H4338
ELEVATION = 110.457m

LEGAL DESCRIPTION:
LOT 1 SECTION 25, TOWNSHIP 12,
NEW WESTMINSTER DISTRICT PLAN BCP44861
PARCEL IDENTIFIER: 028-248-686

HY. ENGINEERING LTD.
CIVIL ENGINEERS • BC LAND SURVEYORS • PLANNERS

#200 - 9128 152 Street, Surrey, BC V3R 4E7 TEL: 604-583-1616
www.hyengineering.com EGBC PERMIT NUMBER: 1001151

DRAWN	JM	SEAL
DESIGNED	GR	
CHECKED	GR	
APPROVED	GR	
SCALES	HORIZ: 1:500 VERT:	

CORPORATION OF THE CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

ONSITE GRADING PLAN

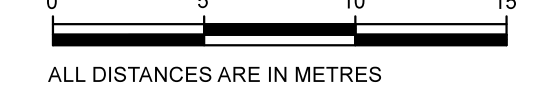
12955-261A STREET
MAPLE RIDGE, B.C.

DATE: JULY 17, 2024
SHEET: 03 of 01
DWG. No. 246357-C03

DRAWING PATH: E:\PROJECTS\246357\ENGINEERING (DESIGN)\ONSITE\246357-C03.DWG [C03] PLOT FILE UPDATED: JANUARY 17 2025 - 9:32:01 AM BY: GURJITRAJPUT

**TOPOGRAPHIC SITE PLAN OF
LOT 1 SECTION 25 TOWNSHIP 12
NEW WESTMINSTER DISTRICT
PLAN BCP44861**

SCALE 1:250



ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 1120 mm IN WIDTH BY 894 mm IN HEIGHT (E SIZE) WHEN PLOTTED AT A SCALE OF 1:250

CURRENT CHRG ADDRESS:
12955 - 261A STREET,
MAPLE RIDGE, BC

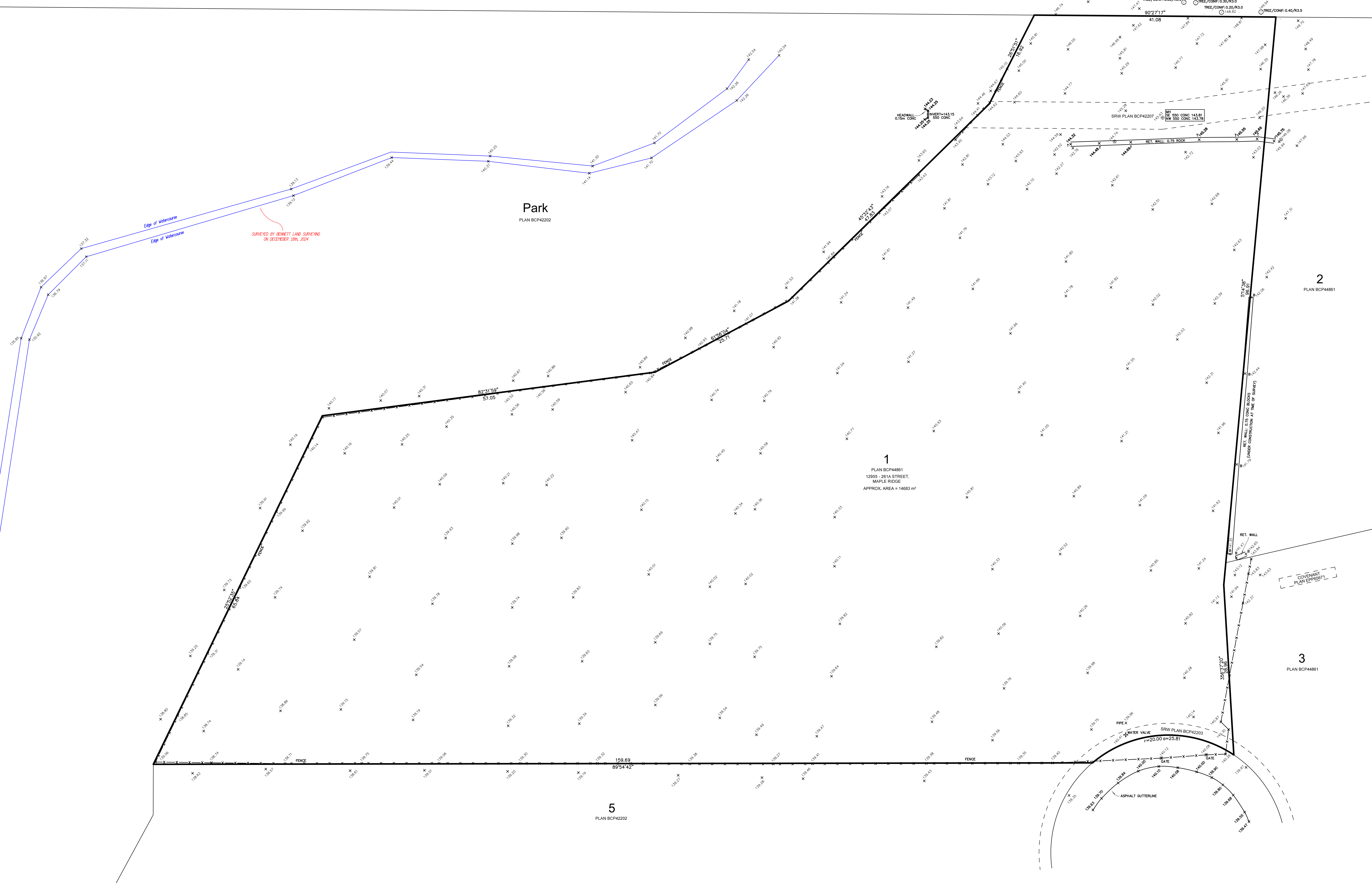
PID: 028-248-698

THIS LOT IS SUBJECT TO THE FOLLOWING
NON-FINANCIAL CHARGES AND INTERESTS:
COVENANT CA 1225864
SRW 8809954, PLAN BCP42203
COVENANT 8809959
SRW 8809988, PLAN BCP42207
COVENANT 881109895

Legend

- Bottom of Feature
- Electrical Box/Service Box
- Fence Line
- GL Gutterline Elevation
- LD Gutterline Letdown
- + Gas Valve
- Gate Post
- Guy Wire
- ⊙ Inspection Chamber
- ⊠ Low Basin
- ⊙ Manhole
- Sanitary Manhole
- ↑ Sign
- X Spot Elevation
- ⊠ Storm Manhole
- T Top of Feature
- TREE/DEC: 0.20/R1.5
- Drip line radius
- Trunk Diameter
- ⊠ Water Metre
- ⊠ Water Valve

L.S.7
POSTING PLAN LMP22531



1
PLAN BCP44861
12955 - 261A STREET,
MAPLE RIDGE
APPROX. AREA = 14683 m²

2
PLAN BCP44861

3
PLAN BCP44861

5
PLAN BCP42202

Park
PLAN BCP42202

DATE OF FIELD WORK
JUNE 19, 2024
CURTIS VAN HORN B.C.S. #1047

H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(604) 583-1616
FW: 246337_TO_DWG

PROPERTY BOUNDARIES	DRAWING NOTES	ELEVATION DERIVATION	DRAWING DISCLAIMER
<ul style="list-style-type: none"> - LEGAL BOUNDARIES ARE DERIVED FROM LAND TITLE OFFICE RECORDS PLAN BCP44861. - THIS PLAN IS NOT TO BE USED FOR DETERMINATION OF PROPERTY BOUNDARIES. - CHARGES WITHOUT ACCOMPANYING PLANS HAVE NOT BEEN SHOWN. REFER TO CURRENT CERTIFICATE OF TITLES FOR ADDITIONAL CHARGES. 	<ul style="list-style-type: none"> - TREE DIMENSIONS AND SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST. TRUNK DIAMETER MEASURED 1.4m ABOVE GRADE. TREE SYMBOLS ARE NOT DRAWN TO SCALE. - FEATURES SHOWN ARE VISIBLE AT GROUND LEVEL. NO SURVEY OR RESEARCH HAS BEEN CONDUCTED FOR BURIED SERVICES. - BUILDING LOCATIONS ARE SHOWN TO THE EXTERIOR FACE OF THE EXTERIOR WALL. 	<p>ELEVATIONS DERIVED FROM CITY OF MAPLE RIDGE MONUMENT 88H4338 ELEV. = 110.457m CV029GVRD (2018)</p>	<p>THIS DRAWING IS THE SOLE PROPERTY OF H.Y. AND ASSOCIATES LAND SURVEYING LTD. AND MUST NOT BE COPIED, REPRODUCED, OR DISTRIBUTED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF H.Y. AND ASSOCIATES LAND SURVEYING LTD.</p> <p>H.Y. AND ASSOCIATES LAND SURVEYING LTD. AND ITS EMPLOYEES ACCEPT NO RESPONSIBILITY OR ANY LIABILITY FOR UNAUTHORIZED USE, IMPROPER USE, OR DUPLICATION OF THIS INFORMATION.</p>