

**CITY OF MAPLE RIDGE
DEVELOPMENT PERMIT NO. 2025-268-DP
MULTI-FAMILY**

**TO: 1281805 B.C. LTD., INC. NO. BC1281805
#200 - 8120 - 128TH STREET
SURREY, BC V3W 1R1**
(the "Permittee")

1. This Development Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "City") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to, those lands within the City described below and any and all buildings, structures, and other development thereon:

**LOT 1 SECTION 28 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN EPP113344
(PID: 031-618-511)**
(the "Lands")

3. This Development Permit applies only to modifications to Phase 2 of the previously approved Development Permit 2018-430-DP. The revised Site Plan and Building Elevation drawings for the 14 townhouse units in five buildings are shown in Attachments C and D. All other aspects of the original permit remain in effect.
4. The security in the amount of \$468,285.00, posted under Development Permit 2018-430-DP, shall remain in place and is deemed to secure compliance with the terms and conditions of this amended permit, including completion of all approved landscaping works.
5. The Lands 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, which shall form a part hereof.
6. If the Permittee does not substantially commence the development permitted by this Permit within 2 years of issuance, this permit shall lapse.
7. This Permit is not a Building Permit.

ISSUED on the _____ day of _____, 2025 .

CORPORATE OFFICER

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) Proposed Site Plan
- (D) Proposed Building Elevations
- (E) Landscape Plans

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