

**CITY OF MAPLE RIDGE
DEVELOPMENT VARIANCE PERMIT NO. 2025-197-VP**

TO: 1187160 BC LTD
13480 Westminster Hwy
Richmond, BC, V6V1A2
(the "Permittee")

1. This Development Variance 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 6 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 2899
(the "Lands")

3. The Maple Ridge Off-Street Parking and Loading bylaw No. 4350-1990 as amended is varied as follows:

In Part III Off-Street Requirements, Section 3.7:

- To permit 100% of the required parking spaces to be shared among all uses of the building.

In Schedule "A" Off-Street Parking Space Requirements, Section 2.0 and 10.3:

- To vary the total required off-street parking spaces from 92 to 29 parking spaces.

4. Prior to issuance of the Building Permit, the Permittee shall amend Restrictive Covenant CB1981252 to permit the shared use of the adjacent property located at 22380 119 Avenue for the purpose of satisfying the parking requirements applicable to all permitted uses located on the subject lands at 22366 119 Avenue.
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

Schedules:

Schedule A: Aerial Photo

Schedule B: Site Plan with Variances

DRAFT