

**CITY OF MAPLE RIDGE  
DEVELOPMENT VARIANCE PERMIT NO. 2021-023-VP**

**TO: ZHIGAO WANG,  
152 SHAWBROOKE MANOR SW  
CALGARY, AB T2Y 3L8**  
(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 302 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 44858  
(PID: 007-597-380)**  
(the "Lands")

3. The *Maple Ridge Subdivision and Development Services Bylaw No. 4800-1993*, as amended, is varied as follows:
  - Schedule A – Services and Utilities  
To reduce the standard lane width requirement from 7.5 metres to a minimum width of 6.74 metres, (tapered from 6.76 metres to 6.74 metres) as shown on Appendix B: Site Plan.
4. 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.
5. If the Permittee does not substantially commence the development permitted by this Permit within 2 years of issuance, this permit shall lapse.
6. This Permit is not a Building Permit.

**ISSUED** on the \_\_\_\_\_ of \_\_\_\_\_, 2026.

\_\_\_\_\_  
**CORPORATE OFFICER**

**Appendices:**

Appendix A: Location Map (to be inserted)

Appendix B: Site Plan with Variances (to be inserted)

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