

**CITY OF MAPLE RIDGE
DEVELOPMENT VARIANCE PERMIT NO. 2025-196-VP**

**TO: J. HAWBOLDT HOLDINGS LTD., INC. No. BC0692478
25733 116 AVE
MAPLE RIDGE, BC V4R 1Z6
(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 2 SECTION 14 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 4247 (PID:
011-037-695)**

(the "Lands")

3. The Maple Ridge Zoning Bylaw No. 7600-2019, as amended, is varied as follows:

Part 4, Section 402.15.2(a):

To reduce the minimum Lot Area requirement for a Commercial Kennel use from 4.0 hectares to 3.56 hectares.

Part 4, Section 402.15.2(b):

To reduce the required setback for buildings and structures used for a Commercial Kennel from 91.0 metres to 29.0 metres from interior side property lines.

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. This Permit applies to the existing barn structure, the location of which as it existed on the date of this Permit and as shown on the 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 _____, 202 .

CORPORATE OFFICER

Appendix A: Location Map
Appendix B: Proposed Variances

DRAFT