

**CITY OF MAPLE RIDGE  
DEVELOPMENT VARIANCE PERMIT NO. 2025-335-VP**

**TO: PADDINGTON PROPERTIES (CAMERON) LTD., INC. NO. BC1121616  
10051 172A STREET  
SURREY, BC, V4N 6V8**  
(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 SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN EPP118975  
(PID 031-746-420)**  
(the "Lands")

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

Part 6, Section 607.4 (1) (c):

- The minimum lot depth dimension is hereby varied from 27 m to 26.18 m for the proposed Lot 1 only.

Part 6, Section 607.8 (1):

- The maximum building height for principal buildings and principal structures is hereby varied from 9.5 m to 10.4 m.

4. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit.
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            day of            , 2026.

---

**CORPORATE OFFICER**

The following appendices are attached hereto:

Appendix A: Location Map

Appendix B: Aerial Photo

Appendix C: Proposed Subdivision Plan

DRAFT