

**CITY OF MAPLE RIDGE  
DEVELOPMENT VARIANCE PERMIT NO. 2023-163-VP**

**TO: PP (PATTERSON) HOLDINGS LTD., INC. NO. BC1358299  
625-10833 160 STREET  
SURREY, BC V4N 1P3  
(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 50 District Lot 222 Group 1 New Westminster District Plan 35806  
(PID: 007-245-751);**

**Lot 51 District Lot 222 Group 1 New Westminster District Plan 35806  
(PID: 007-245-777);**

**Lot 52 District Lot 222 Group 1 New Westminster District Plan 35806  
(PID: 003-648-419)**

(the "Lands")

3. **The *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.7.2* is varied as follows:**

To reduce the minimum setback for principal buildings in the RM-1 zone as follows:

<b>Principal Building Setback to:</b>	<b>Required</b>	<b>Provided</b>
Front Lot Line (south)	6.0 metres	5.3 metres
Rear Lot Line (north)	7.5 metres	3.8 metres
Interior Side Lot Line (east)	7.5 metres	5.9 metres
Interior Side Lot Line (west)	7.5 metres	6.6 metres

4. **The *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.8.1* is varied as follows:**

To increase the allowable building height for principal buildings in the RM-1 zone from 9.5 metres to 9.7 metres for Building Type 'C' only, as shown in Appendix B.

5. **The *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, Part 4, Section 4.1(a)(iii)(b)* is varied as follows:**

To decrease the maneuvering aisle minimum width for a parking angle of 90 degrees from 7.3 metres to 6.9 metres.

6. 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.
7. If the Permittee does not substantially commence the development permitted by this Permit within 2 years of issuance, this permit shall lapse.
8. This Permit is not a Building Permit.

**ISSUED** on the     day of     , 2026.

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**CORPORATE OFFICER**

Appendices:

Appendix A: Location Map

Appendix B: Variances