



SUBJECT PROPERTY

Civic Address: 26493 CUNNINGHAM AVE.

Legal Description: LT 11; SEC 7; TWP 15; NWD PLNWP54091

PROPERTY OWNER(S) (Must be completed by all property owners)

As a registered owner of the subject property indicated above, I/we authorize this Board of Variance application.

Name: BETH WIGGINS

Mailing Address: 26493 CUNNINGHAM AVE MK

Email: [REDACTED] Phone: [REDACTED]

Signature: [Signature] Date: Jan 29/25

Name: KENNETH LAROSE

Mailing Address: 26493 Cunningham Ave MR

Email: [REDACTED] Phone: [REDACTED]

Signature: [Signature] Date: Jan 29/25

AGENT (If applicable)

Name: _____

Mailing Address: _____

Email: _____ Phone: _____

Signature: _____ Date: _____

AGENT AUTHORIZATION (Must be completed by all property owners if there is an agent)

As a registered owner of the subject property indicated above, I/we authorize the agent indicated above to act on my/our behalf on all matters pertaining to this Board of Variance application. It is understood that until the City / Board is advised in writing that the agent no longer acts on behalf of my/our behalf, the City / Board shall deal exclusively with the agent and is under no obligation to communicate with me/us or any person other than the agent.

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____



SUBJECT PROPERTY
Civic Address:
Legal Description:

PROPERTY OWNER(S) (Must be completed by all property owners)	
As a registered owner of the subject property indicated above, I/we authorize this Board of Variance application.	
Name: Kevin Wiggins	
Mailing Address: 26493 Cunningham Ave, Maple Ridge BC	
Email: [REDACTED]	Phone: [REDACTED]
Signature: [Signature]	Date: Jan 29 2025
Name: Nicole Larose	
Mailing Address: 26493 Cunningham Ave M.R BC	
Email: [REDACTED]	Phone: [REDACTED]
Signature: [Signature]	Date: Jan 29 2025

AGENT (If applicable)	
Name:	
Mailing Address:	
Email:	Phone:
Signature:	Date:

AGENT AUTHORIZATION (Must be completed by all property owners if there is an agent)		
As a registered owner of the subject property indicated above, I/we authorize the agent indicated above to act on my/our behalf on all matters pertaining to this Board of Variance application. It is understood that until the City / Board is advised in writing that the agent no longer acts on behalf of my/our behalf, the City / Board shall deal exclusively with the agent and is under no obligation to communicate with me/us or any person other than the agent.		
Name:	Signature:	Date:
Name:	Signature:	Date:

PROPOSAL

Proposal Description

Provide background/details regarding the proposal associated with the requested minor variance(s):

Our family has been lifelong residents of Maple Ridge and purchased this property together to ensure we can remain in Maple Ridge. The property is zoned RS-3, which permits a detached garden suite to be built in the "Rear Yard." As this is a large 5-acre property with a natural slope, the main house is positioned towards the back, limiting any further construction in the forested area. Our variance request seeks approval to situate the new home adjacent to the main house. This specific area is flat, accessible, and near existing roadways and services, making it the most practical and suitable location. The new home will be for our senior mother, whose mobility needs require a level surface without slopes or stairs. Placing the home in this location will allow her to age in place comfortably while remaining close to family for support and care. We appreciate your time and consideration of our request.

Requested Variances and Claimed Undue Hardship (See Note 2 Below)

Complete the table below with each relevant bylaw requirement, requested variance, and claimed undue hardship:

	Relevant Bylaw Requirement	Requested Variance from Bylaw	Claimed Undue Hardship
Variance 1	402.11 (1.b.) DGS - "shall be located within the rear yard of a principal single detached residential use"	To locate DGS adjacent to main house.	Topography: The land slopes toward the rear of the property, making construction in that area impractical. The front portion of the property is flat and far more suitable for building.
Variance 2			Existing Structures: The main house is already set back from the front property line and off to the side. The proposed new home will be located near existing driveways and services, ensuring minimal disruption.
Variance 3			Preservation: We aim to preserve as much of the natural landscape as possible. Constructing at the rear would require extensive roadways and significant land disturbance.
Variance 4			The home will be occupied by a senior family member, so minimizing stairs and slopes is essential to ensure safety and ease of mobility.
Variance 5			

- Note 1:** The Board of Variance application, including this form and supporting documents, will be available to the public, subject to the Province's *Freedom of Information and Protection of Privacy Act*.
- Note 2:** Refer to the [Board of Variance Guide](#) for more information – including the kinds of variances and undue hardships that are considered by the Board of Variance.
- Note 3:** Refer to the [Board of Variance Application Submission Checklist](#) to identify required supporting documents.