



BOARD OF VARIANCE (BOV) APPLICATION FORM
/ AGENT AUTHORIZATION FORM

SUBJECT PROPERTY	
Civic Address:	12955 261A St., Maple Ridge, BC V2W 0J2
Legal Description:	LOT 1, SECTION 25, SECTION 12 - BCP 44681 (Parcel ID 028-248-686)

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:	JEWEL FABRICATION, WELDING AND COATINGS LTD.
Mailing Address:	[REDACTED]
Email:	[REDACTED]
Phone:	N/A
Signature:	[REDACTED]
Date:	
Name:	Chris NUdd
Mailing Address:	N/A
Email:	N/A
Phone:	N/A
Signature:	[REDACTED]
Date:	

AGENT (If applicable)	
Name:	Claus Laundrup
Mailing Address:	[REDACTED]
Email:	[REDACTED]
Phone:	[REDACTED]
Signature:	[REDACTED]
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:	Matt Suddaby
Signature:	[REDACTED]
Date:	3/24/25
Name:	Chris Nudd
Signature:	[REDACTED]
Date:	

PROPOSAL

Proposal Description

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

We are requesting a variance to permit the construction of a 2.9- 4.4m meter retaining wall on the subject property, which exceeds the City of Maple Ridge’s maximum permitted height of 1.2 meters. This request is based on both site-specific topographical conditions and the broader economic significance of the proposed development.

The property is located on a steeply sloped site, where the natural grade change exceeds two meters. To create a safe, level surface for essential site operations—including equipment access, materials handling, and planned expansion—a retaining wall of at least 1.9 meters is necessary. Complying with the 1.2-meter height limit would require a series of terraced walls, which is not feasible due to limited space and increased complexity and cost. This would reduce the usable footprint of the site and limit its operational potential.

Requested Variance 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	Walls are only permitted to be a maximum of 1.2m in height and must be under the retaining wall grade line as defined in the City's Zoning Bylaw subsection 403.(9).	1.9m retaining wall	<p>Jewel Fabrication has secured a \$2 million provincial grant through the Manufacturing Jobs Fund to support this expansion. This investment reflects the Province’s recognition of Jewel's potential to drive economic growth and create skilled jobs in the City of Maple Ridge. The project is time-sensitive: the current deadline to obtain the building permit is April 30.</p> <p>The variance approval is a critical path item preventing the building permit from being issued.</p> <p>Strict enforcement of the retaining wall height restriction would impose undue hardship by limiting the usability of the site, increasing costs, and jeopardizing a government-backed economic development project. The proposed wall will be professionally engineered and constructed to meet safety and aesthetic standards.</p> <p>We respectfully ask that the City consider this variance as both a practical necessity and an essential step toward realizing a project that aligns with local economic development goals.</p>
Variance 2			
Variance 3			
Variance 4			
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.