

**CITY OF MAPLE RIDGE
DEVELOPMENT VARIANCE PERMIT NO. 2019-055-VP**

**TO: Irene Warner and Michael Warner
11795 267 Street
Maple Ridge, BC V2W 1N9**

**Yasuko McBeath and Gordon McBeath
11839 267 Street
Maple Ridge, BC V2W 1N9**

(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 18 Township 15 New Westminster District Plan 7439; and

**Lot 4 Except: Parcel A (Statutory Right of Way Plan LMP50235) Section 18 Township 15
New Westminster District Plan 5612**

(the “Lands”)

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

Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4(b):

1. To reduce the required lot width in the RS-2 zone from 36.0 m to 35.0 m for Proposed Strata Lot 6.
2. To reduce the required lot width in the RS-2 zone from 36.0 m to 32.0 m for Proposed Strata Lot 11.

Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 610.4(c):

3. To reduce the required lot depth in the RS-2 zone from 60.0 m to 53.2 m for Proposed Strata Lot 6.

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. 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 , 2025.

CORPORATE OFFICER

Appendix A – Aerial Photo
Appendix B – Proposed Variances