



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Maple Ridge Zoning Bylaw No. 7600-2019

MEETING DATE: July 21, 2020
FILE NO: 2018-394-RZ
ATTN: C o W

EXECUTIVE SUMMARY:

The Planning Department is pleased to submit the updated Maple Ridge Zoning Bylaw No. 7600-2019. The bylaw is the result of an extensive, complicated and lengthy review and consultation process geared towards achieving a modern and user-friendly update of the current Zoning Bylaw No. 3510-1985, which is over three decades old. We believe we have achieved these goals with this amended bylaw and are proud of the hard work and tenacity of all staff who have worked on the project.

In summary, the bylaw applies to all lands in the City and consists of the following regulations:

- Definitions and Interpretations;
- Basic Provisions of Uses, Zones, Parking and Loading, Enforcement and Prohibitions;
- General Regulations for the Use of Lands, Buildings and Structures;
- Specific Regulations for the Use of Lands, Buildings and Structures;
- Regulations for Size, Shape and Sitting of Buildings and Structures;
- Waste and Energy Regulations, Landscaping, Fencing and Screening Regulations;
- Land Use Zones (Agricultural, Residential, Commercial, Industrial, Institutional and CD's) and Schedules.

In accordance with the normal bylaw amendment process and Council's endorsed review process; staff have sought input from both the public, provincial ministries and agencies, First Nations, the School District, the development industry (UDI) and the Canadian Home Builders Association of BC. Many have provided comments which suggested changes and improvements that have been incorporated in to the draft bylaw. Council granted first reading of Zoning Bylaw No. 7600-2019 on April 23, 2019. A public open house was held on June 20, 2019 with an on-line questionnaire and comment sheets prepared. Additional revisions were included in the bylaw as a result of this input process.

Given this work, it is proposed that draft Zoning Bylaw No. 7600-2019 (Appendix A) be granted second reading and proceed to public hearing.

RECOMMENDATIONS:

That Zoning Bylaw No. 7600-2019 be given second reading, and be forwarded to Public Hearing.

1107

BACKGROUND:

The Zoning Bylaw is, by its very nature, a complicated document being both regulatory in nature, rich in detail and extensive in length and content. The bylaw's impact is significant; influencing directly the form our community takes and the opportunities, activities and land uses permitted. The Zoning Bylaw is essentially the engine that powers and gives form to the vision outlined in the Official Community Plan. Given these characteristics, the Zoning Bylaw should be described as a living document. As a living document it must remain both relevant and flexible enough to respond to new initiatives by Council, the community and other interested parties. Therefore, a Zoning Bylaw is never truly complete or finished. The existing Zoning Bylaw No. 3510-1985 has been amended numerous times and on a regular basis. It can be expected that changes and challenges to provisions of the new Zoning Bylaw No. 7600-2019 will also occur regularly. In fact, provincial legislation envisions the need and grants the power to make such change via: bylaw amendments; Development Variance Permits; Board of Variance appeals; and legal court challenges. It should also be expected that normal City driven housekeeping amendments to the new Zoning Bylaw will be required to keep the bylaw relevant. New Council initiatives are also examples of positive change that will impact the new Zoning Bylaw.

DISCUSSION:

Zoning Bylaw No. 7600-2019 is a significant piece of work and therefore, it is useful to briefly review the history, goals, and efforts in the past that have culminated in the new bylaw.

The City has had three comprehensive Zoning Bylaws since the early 1960s, each of which acted as a foundation for the next and introduced new components that were relevant at that time. Zoning Bylaws are technical and "organic" in nature (i.e. always evolving or reacting to new trends & policies) and are expected to ensure consistency for implementation. The City's current Zoning Bylaw is no exception to this and has been amended innumerable times since 1985.

The goal of this Zoning Bylaw review has always been to achieve an updated bylaw that:

- Aligns with current regulatory language, Provincial legislation and policies in the Official Community Plan;
- Identifies and resolves issues/concerns raised by the public, the development community and City Departments;
- Responds to new market trends and the City's sustainability goals and vision;
- Improves consistency and a format that is user-friendly, easily interpreted, enforceable and effective in regulating land use in the City; and
- Reduces the number of variance requests.

To achieve this goal the following steps have occurred:

- Council has continued to support a Zoning Bylaw modernization effort;
- Early efforts focused on important background work such as: information gathering; research of issues and problem identification; coordinating with other departments for their specific areas of concern; tracking historical bylaw revisions; looking at various alternative bylaw formats; testing other formats as examples and identifying key deficiencies and inconsistencies. This ground work was accomplished internally with existing resources to streamline the review process;

- In general, the scope of the review included the following: identification of issues, concerns and discrepancies; reformatting for ease of use and language; review of all zones and definitions for consistency and modernization; introduction of graphics and illustrations to improve ease of use and understanding; introduction of new provisions that reflect the goals and objectives of Council and the Official Community Plan;
- Countless staff meetings, formal joint departmental working group meetings, and a number of technical and workshop sessions were held with developer representatives. They provided both useful feedback and constructive input some of which has already been implemented such as the adoption of a uniform 11.0 metre building height for single family dwellings to reduce the number of Development Variance Permits requested, and a revised building height calculation to measure to the mid-point of peaked roofs (where 11.0 metres is equivalent to 9.5 metres at the mid-point);
- Consultation sessions were held with the public, developer's representatives, and Council;
- A complete legal review of the bylaw has been completed to ensure its enforceability;
- Moving the bylaw forward as one entire project has proven difficult given heavy development workloads, limited staff resources and new and competing priorities. Therefore, it was decided to incrementally move elements of the new Zoning Bylaw forward as applications are received, opportunities arise and Council priorities dictate. The following provisions of the existing Zoning Bylaw have already been updated: expanded use of secondary suites in residential zones; increased building heights for residential zones; new fence provisions, hobby beekeeping, prohibition or limitations for certain uses such as payday loans, auto wrecking, cannabis retail, shipping containers, updated Home Based Business Regulations, Farm Home Plate, and numerous text amendments. These past incremental changes have reduced the scope and significance of the new changes being introduced with the new bylaw; and
- There is also work recently completed or currently underway on Council priority items such as: enlarged home occupation uses; new duplex, triplex, fourplex and court yard housing provisions, additional secondary suite and garden suite regulations, and density bonus provisions that will carry on through the new bylaw. In addition, existing and new Council initiatives in the future may also trigger additional Zoning Bylaw amendments pertaining to policy work.

It is important to note that there have been countless changes that can best be described as housekeeping and updating but there are also some significant changes. Most significant is the reorganization and rationalizing of the bylaw to be user friendly, consistent, updated and logical in organization and modern in look, format and language. There are many minute changes in the bylaw that cannot be noted in a simple staff report. Therefore, the new bylaw should be read by those interested in its entirety.

An additional housekeeping item is to correct small zoning boundary irregularities for approximately 200 properties to bring the zoning boundary in line with the property boundaries and to rezone 2 properties for which the zoning is not consistent with the existing use (an apartment at 12096 222 Street (RS-1 to RM-2) and a place of worship at 11391 Dartford Street (RS-1 to P-4)). The list of properties is attached as Appendix B.

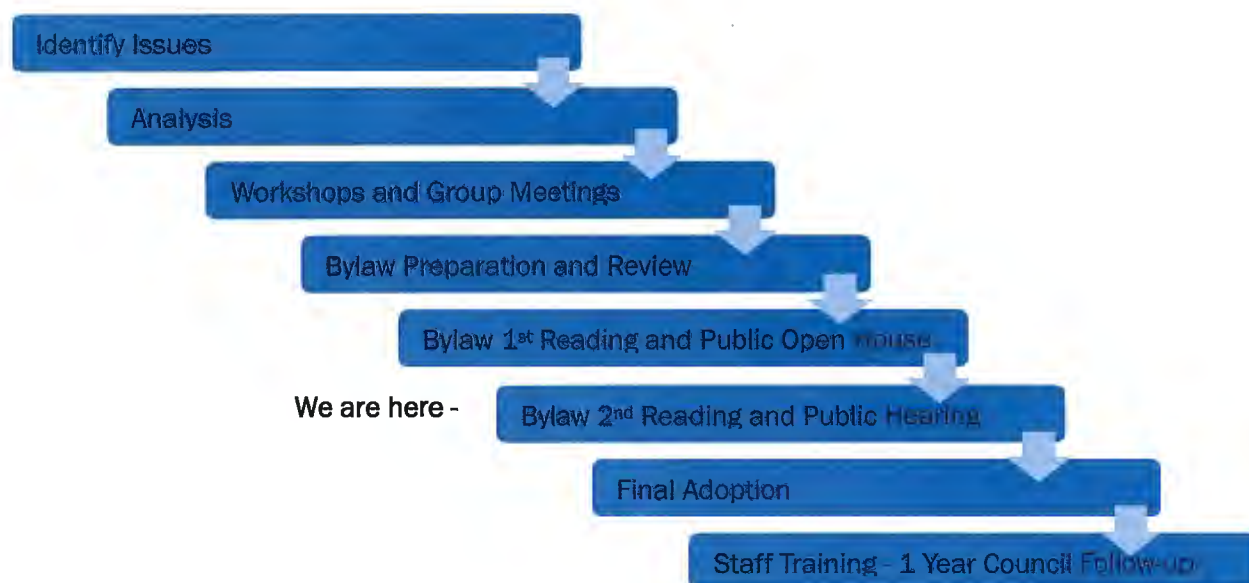
Other important changes are: a table of contents of the bylaw for ease of use; a comprehensive definition section with graphic displays and links to the related bylaw section, one consistent bylaw format; consolidated landscape requirements for all zones; consolidated General Regulations section in alphabetical order; new Waste and Energy Regulations; separate zoning sheets for each zone all reproduced in the same style and format; and reorganized bylaw schedules with the resulting updated zoning map and diagrams.

Part 10 (Comprehensive Zones) will be revised with new formatting and definitions in a future zone amending bylaw.

Council Endorsed Process

Prior to commencing the Zoning Bylaw review, staff prepared a process report which identified the key steps and process for reviewing the bylaw. The following chart illustrates the process:

Next Steps:



Pursuant with the Council endorsed process, once first reading was granted to the bylaw referrals were made to the various City departments, the School District, the Ministry of Transportation and Infrastructure (MOTI), the Agricultural Land Commission, Ministry of Agriculture, adjacent Municipalities, Katzie First Nation, Kwantlen First Nation, Translink, Metro Vancouver, Fraser Health Urban Development Institute (UDI), and Canadian Home Builders Association of BC.

As with all zoning bylaw changes the normal notification process required by provincial legislation should be followed to adopt this new bylaw. The normal notification process of newspaper notification and a public hearing will occur. This will permit all interested parties an opportunity to review the new bylaw and to understand any possible impacts. However, reading the bylaw notice is not a substitute for reading the actual bylaw.

To remind Council, there have been a number of meetings with the development community in the past to make them aware of the new bylaw and its content. A number of stakeholder meeting or workshops were held with interested parties. They are supportive of the bylaw update effort and its contents. Again, it should be noted that many of the bylaw changes first envisioned have been already implemented incrementally over time and are supported by the development community.

Transition Process from Old to New Zoning Bylaw

The transition from an old zoning bylaw to a new zoning bylaw can be tricky due to the fact that there are many amending bylaws at various stages making their way through the bylaw approval process. Amending bylaws that reference the existing Zoning Bylaw No. 3510-1985 could be stranded in the approval process if no transitioning strategy is considered when the new Zoning Bylaw No. 7600-2019 is adopted. Making this transition even more difficult is the fact that timing is often determined by the applicant's decisions to provide the necessary information, securities and legal documents to proceed.

The City always has some older zoning amendment bylaws sitting for long periods of time without being able to be approved. A zoning amendment bylaw that cannot proceed because the underlying bylaw has been repealed becomes orphaned and in limbo. Therefore, to avoid this, it is proposed that Maple Ridge Zoning Bylaw No. 3510-1985 not be rescinded immediately with the adoption of the new Maple Ridge Zoning Bylaw No. 7600-2019. This approach will leave the City with two zoning bylaws for a short period of time. This will essentially allow all existing amending bylaws amending the existing Zoning Bylaw No. 3510-1985 to complete as normal. This will avoid a lengthy review of all the existing bylaws and the necessary work to bring them into conformity with the new Zoning Bylaw No. 7600-2019 or having to process many new variance applications.

The new Zoning Bylaw No. 7600-2019 will be used for all new rezoning applications made after the bylaw adoption, which is when it comes into legal force. Council will be asked to pass a resolution authorizing this transition strategy in the final reading report for the new Zoning Bylaw (7600-2019). All existing applications will be monitored to determine, depending on where they are in the approval process, if they can be transitioned to the new Zoning Bylaw No. 7600-2019 or not. Typically, a bylaw that has been given third reading under the old Zoning Bylaw No. 3510-1985 will proceed under the old zoning bylaw, thus avoiding the need for a second public hearing on solely technical grounds. Applications that have only received first reading or second reading can still be amended to reference the new Zoning Bylaw No. 7600-2019 and proceed to public hearing.

CONCLUSION:

The importance of a clear, concise, legally enforceable and user-friendly Zoning Bylaw is the goal of Council and this review. The Zoning Bylaw Review is a significant piece of work that will need to be continually monitored into the future as circumstances change for the City. However, the proposed new bylaw is a significant improvement over the existing bylaw and one we can be proud of.

We are very grateful for all advice, effort and hard work of the past and present planning staff, other departments, the development community and our solicitor. Staff is very pleased to present this bylaw to Council and the community. Therefore, it is recommended that second reading be granted to Maple Ridge Zoning Bylaw No. 7600-2019 and that it proceed to the next available Public Hearing.

"Original signed by Chuck Goddard"

Prepared by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Bylaw 7600-2019 (Schedule A separate document)
Appendix B - Rezoning Boundary Adjustment List of Properties

**CITY OF MAPLE RIDGE
BYLAW NO. 7600-2019**

A Bylaw to adopt a new Zoning Bylaw for the City of Maple Ridge

WHEREAS, Section 479 of the *Local Government Act* provides that the Council may adopt, by Bylaw, a Zoning Bylaw;

AND WHEREAS it is deemed desirable to adopt a new Zoning Bylaw for the City of Maple Ridge;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zoning Bylaw No. 7600-2019";
2. That the document attached hereto as Schedule "A" is hereby adopted as the Zoning Bylaw for the City of Maple Ridge.

READ a first time the 23rd day of April, 2019

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the . day of , 20

APPROVED by the Ministry of Transportation and Infrastructure the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



CITY OF MAPLE RIDGE
ZONING BYLAW NO. 7600-2019
A Bylaw to Regulate Zoning in the City of Maple Ridge

CITY OF MAPLE RIDGE
ZONING BYLAW NO. 7600-2019

A Bylaw to Regulate Zoning in the City of Maple Ridge

NOW THEREFORE, the Municipal Council of the City of Maple Ridge in open
meeting assembled, **ENACTS AS FOLLOWS:**

1 PART 1 – SHORT TITLE and TABLE OF CONTENTS

101 SHORT TITLE

**101.1 This Bylaw shall be cited as the MAPLE RIDGE ZONING BYLAW
NO.7600-2019.**

102 TABLE OF CONTENTS

1	PART 1 – SHORT TITLE and TABLE OF CONTENTS	1-1
101	SHORT TITLE	1-1
102	TABLE OF CONTENTS.....	1-1
2	PART 2 – INTERPRETATIONS AND DEFINITIONS.....	2-1
201	INTERPRETATIONS.....	2-1
202	DEFINITIONS	2-3
203	UNITS OF MEASUREMENT	2-27
3	PART 3 – BASIC PROVISIONS.....	3-1
301	PROVISIONS	3-1
302	ZONES	3-1
303	PERMITTED USES AND SERVICING OF LAND, BUILDINGS AND STRUCTURES.....	3-3
304	SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES	3-3
305	OFF-STREET PARKING AND OFF-STREET LOADING SPACES	3-3
306	ENFORCEMENT	3-4
307	OFFENSES AND PROHIBITIONS	3-4
308	AMENDMENT PROCEDURE	3-5
309	SEVERABILITY	3-5
310	EFFECTIVE	3-5
4	PART 4 – GENERAL REGULATIONS	4-1
401	USES OF LAND, BUILDINGS, AND STRUCTURES	4-1
402	REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES.....	4-3

403	REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES ...	4-24
404	WASTE AND ENERGY REGULATIONS	4-38
405	LANDSCAPING AND FENCING REGULATIONS	4-40
406	DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS	4-49
407	REQUIREMENTS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION	4-49
5	PART 5 – AGRICULTURAL ZONES	5-1
501	ZONE: A-1 SMALL HOLDING AGRICULTURAL	5-1
502	ZONE: A-2 UPLAND AGRICULTURAL	5-5
503	ZONE: A-3 EXTENSIVE AGRICULTURAL	5-9
504	ZONE: A-4 INTENSIVE GREENHOUSE	5-13
505	ZONE: A-5 AGRICULTURAL ONLY	5-16
6	PART 6 – RESIDENTIAL ZONES	6-1
601	ZONE: R-1 SINGLE DETACHED (LOW DENSITY) URBAN RESIDENTIAL	6-1
602	ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL	6-3
603	ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL	6-6
604	ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL	6-9
605	ZONE: RS-1 SINGLE DETACHED RESIDENTIAL	6-11
606	ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL	6-14
607	ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL	6-16
608	ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL	6-19
609	ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL	6-21
610	ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL	6-24
611	ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL	6-28
612	ZONE: RST STREET TOWNHOUSE RESIDENTIAL	6-32
613	ZONE: RST-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY	6-35
614	ZONE: SRS SPECIAL URBAN RESIDENTIAL	6-38
615	ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL	6-40
616	ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL	6-43
617	ZONE: RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL	6-47
618	ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL	6-51
619	ZONE: RM-3 MEDIUM/HIGH DENSITY APARTMENT RESIDENTIAL	6-54
620	ZONE: RM-4 MEDIUM DENSITY TOWNHOUSE RESIDENTIAL	6-57
621	ZONE: RM-5 LOW DENSITY APARTMENT RESIDENTIAL	6-60
622	ZONE: RM-6 TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL	6-63

623	ZONE: RE ELDERLY CITIZENS RESIDENTIAL	6-66
624	ZONE: RG GROUP HOUSING RESIDENTIAL	6-68
625	ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA	6-70
626	ZONE: RMH MANUFACTURED HOME PARK RESIDENTIAL	6-73
7	PART 7 – COMMERCIAL ZONES	7-1
701	ZONE: C-1 NEIGHBOURHOOD COMMERCIAL	7-1
702	ZONE: C-2 COMMUNITY COMMERCIAL	7-5
703	ZONE: C-3 TOWN CENTRE COMMERCIAL	7-8
704	ZONE: C-4 NEIGHBOURHOOD PUB	7-12
705	ZONE: C-5 VILLAGE CENTRE COMMERCIAL	7-14
706	ZONE: C-6 COMMUNITY GAMING FACILITY	7-17
707	ZONE: CRM COMMERCIAL/RESIDENTIAL	7-19
708	ZONE: CS-1 SERVICE COMMERCIAL	7-22
709	ZONE: CS-2 SERVICE STATION COMMERCIAL	7-26
710	ZONE: CS-3 RECREATION COMMERCIAL	7-29
711	ZONE: CS-4 RURAL COMMERCIAL	7-32
712	ZONE: CS-5 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL	7-34
713	ZONE: H-1 HERITAGE COMMERCIAL	7-37
714	ZONE: H-2 – HAMMOND VILLAGE COMMERCIAL	7-40
8	PART 8 – INDUSTRIAL ZONES	8-1
801	ZONE: M-1 SERVICE INDUSTRIAL	8-1
802	ZONE: M-2 GENERAL INDUSTRIAL	8-3
803	ZONE: M-3 BUSINESS PARK INDUSTRIAL	8-6
804	ZONE: M-4 INDUSTRIAL EXTRACTION	8-9
805	ZONE: M-5 HIGH IMPACT INDUSTRIAL	8-11
9	PART 9 – INSTITUTIONAL ZONES	9-1
901	ZONE: P-1 PARK AND SCHOOL	9-1
902	ZONE: P-2 SPECIAL INSTITUTIONAL	9-4
903	ZONE: P-3 CHILDREN’S INSTITUTIONAL	9-7
904	ZONE: P-4 PLACE OF WORSHIP	9-9
905	ZONE: P-4a PLACE OF WORSHIP AND EDUCATIONAL	9-11
906	ZONE: P-5 CORRECTIONS AND REHABILITATION	9-13
907	ZONE: P-6 CIVIC	9-15
10	PART 10 – COMPREHENSIVE DEVELOPMENT ZONES	10-1
1001	CD-2-85	10-1

1002	CD-1-86.....	10-2
1003	CD-1-87.....	10-3
1004	CD-2-87.....	10-5
1005	CD-3-87.....	10-6
1006	CD-2-88.....	10-8
1007	CD-3-88.....	10-9
1008	CD-4-88.....	10-11
1009	CD-5-88.....	10-14
1010	CD-6-88.....	10-15
1011	CD-1-89.....	10-16
1012	CD-2-90.....	10-17
1013	CD-3-90.....	10-19
1014	CD-5-90.....	10-20
1015	CD-1-92.....	10-22
1016	CD-2-92.....	10-23
1017	CD-3-92.....	10-26
1018	CD-1-93.....	10-27
1019	CD-2-93.....	10-29
1020	CD-3-93.....	10-30
1021	CD-5-94.....	10-31
1022	CD-1-95.....	10-33
1023	CD-2-95.....	10-34
1024	CD-1-98.....	10-36
1025	CD-2-98.....	10-38
1026	CD-3-98.....	10-39
1027	CD-1-99.....	10-42
1028	CD-2-99.....	10-45
1029	CD-1-00.....	10-47
1030	CD-2-00.....	10-49
1031	CD-4-00.....	10-51
1032	CD-5-00.....	10-53
1033	CD-2-01.....	10-55
1034	CD-1-05.....	10-58
11	PART 11 – RECITAL	11-1
1101	TRANSITIONAL	11-1

12	PART 12 – SCHEDULES.....	12-1
1201	Schedule A - Zoning Map	12-1
1202	Schedule B - Minimum Lot Area and Dimensions.....	12-3
1203	Schedule C - Town Centre Area Plan.....	12-6
1204	Schedule D - Albion Area Plan	12-8
1205	Schedule E - Town Centre Ground Floor Commercial Required.....	12-10
1206	Schedule F - Hammond Commercial and Off-Street Parking	12-12
1207	Schedule G - Hammond Ground Floor Commercial Required	12-14

2 PART 2 – INTERPRETATIONS AND DEFINITIONS

201 INTERPRETATIONS

201.1 PRINCIPAL USES AND ACCESSORY USES

1. Under the headings “**Principal Uses**” and “**Accessory Uses**” in each [Zone](#), the [Uses](#) specified in this Bylaw may be conducted in the [Zone](#) in respect of which the [Uses](#) are listed, and all other [Uses](#) are prohibited in that [Zone](#).

201.2 LOT AREA AND DIMENSIONS

1. Under the heading “**Lot Area and Dimensions**” in each [Zone](#), the [Lot Area](#), [Lot Width](#) and [Lot Depth](#) specified in this Bylaw are the minimum areas, widths and depths respectively for [Lots](#) that may be created by subdivision in the [Zone](#), in respect of which the areas, widths and depths are specified under the British Columbia Land Title Act [RSBC 1996] Chapter 250 or the British Columbia Strata Property Act Bare Land Strata Regulations.

201.3 DENSITY

1. Under the heading “**Density**” in each [Zone](#), the [Floor Space Ratio](#) specified in this Bylaw is the maximum amount of floor area that may be constructed and [Used](#) on a [Lot](#) in the [Zone](#) for which the [Floor Space Ratio](#) is specified.

201.4 LOT COVERAGE

1. Under the heading “**Lot Coverage**” in each [Zone](#), the [Lot Coverage](#) specified in this Bylaw, in percentage terms or in terms of area, is the maximum proportion or area, respectively, of a [Lot](#) that may be covered by [Buildings](#) and [Structures](#) in the [Zone](#) in respect of which the [Lot Coverage](#) is specified.

201.5 SETBACKS

1. Under the heading entitled “**Setbacks**” in each [Zone](#), no portion of a [Building](#) or [Structure](#) may be constructed within the specified distance from the [Lot Lines](#) specified in this Bylaw.

201.6 HEIGHT

1. Under the heading entitled “**Height**” in each [Zone](#), no [Building](#) or [Structure](#) may be constructed for which the dimension is specified, such that its [Building Height](#) or [Height](#) exceeds the specified [Building Height](#) or [Height](#) specified in this Bylaw.

201.7 DEFINITIONS

1. Words and phrases underlined and in italic font are defined in Part 202 (Definitions) of this Bylaw and no other definition may be [Used](#).

201.8 HYPERLINKS

1. Words and phrases as hyperlinks are included in this Bylaw for the convenience of the reader and do not form a part of this Bylaw.

201.9 SKETCHES

1. Sketches are included in this Bylaw for the convenience of the reader and do not form a part of this Bylaw.

201.10 OTHER REGULATIONS

1. Reference to regulations of Federal, Provincial, Municipal and other authorities cited in this Bylaw [*shall*](#) include subsequent amendments to the regulations and to associated regulations, as applicable.

202 DEFINITIONS

202.1 IN THIS BYLAW, UNLESS THE CONTEXT OTHERWISE REQUIRES:

ACCESSORY means a [Use](#) customarily incidental, subordinate and exclusively devoted to a [Principal Use](#) or [Uses](#) of land, [Buildings](#) and [Structures](#).

ACCESSORY BUILDING and/or ACCESSORY STRUCTURE means any permanent or temporary [Building](#) and/or [Structure](#) customarily associated with, incidental, subordinate and exclusively devoted to a [Principal Building or Principal Structure](#) located on the same [Lot](#). Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw.

ADULT ENTERTAINMENT means a [Use](#) for the offering for rent, use, viewing, or sale of an object, other than a contraceptive device, designed or intended to be used in a sexual act. An [Adult Entertainment Use shall](#) include, but not be limited to, [Adult Video Store](#), [Body Rub Studio](#), and [Escort Service](#).

ADULT VIDEO STORE means the [Use](#) of a premises that is licensed as an “adult film distributor or [Retailer](#)” or an “adult film [Retailer](#)” under the [British Columbia Motion Picture Act](#). A video store is not defined as an [Adult Video Store](#) if the portion of the store requiring licensing under the [British Columbia Motion Picture Act](#) represents less than 25% of the area dedicated to the sale and rental of videos.

AGRICULTURAL means a [Use](#) providing for the growing, rearing, producing and harvesting of [Agricultural](#) products, including the preliminary grading of such products for shipment. Includes, but is not limited to: mushroom growing; aquaculture; horses; livestock; swine; fur bearing animals; poultry; pigeons; doves; bees; and other animals or birds. Excludes all manufacturing and processing that are not specifically included. For lands located within the [Agricultural Land Reserve](#), the activities *designated* as “Farm Use” by the [Agricultural Land Commission Act](#) and its [Regulations](#) are also permitted.

AGRICULTURAL EMPLOYEE RESIDENTIAL – See “[RESIDENTIAL, AGRICULTURAL EMPLOYEE](#)” of this Bylaw.

AGRICULTURAL, URBAN means a [Use](#) providing for the growing of food in a ground, wall, or roof garden by a business or non-profit organization, with the garden being managed and maintained by the business or non-profit organization. Refer to Section 401 (Permitted uses of Land, Buildings, and Structures) of this Bylaw.

AMENITY CONTRIBUTION means a financial or in-kind contribution, received by the City of Maple Ridge for an amenity, in exchange for a [Density Bonus](#).

ANIMAL BOARDING – See “[BOARDING, ANIMAL](#)” of this Bylaw.

ANIMAL SERVICES means a [Use](#) providing individualized services to an animal recipient. Typical services include, but are not limited to, walking, grooming, [Dog](#) daycare, aqua or physical therapy, and training. Does not include [Commercial Kennels](#), [Breeding](#), and [Animal Boarding](#) for [Dogs](#).

ANIMAL SHELTER means a [Use](#) of a premises operated by the City of Maple Ridge, or a society or [Person Designated](#) to act as pound keeper by the City of Maple Ridge, for the impoundment of [Dogs](#), cats and other animals who are either unlawfully at large, lost, abandoned, surrendered, or removed from their owners premises due to mistreatment. The [Use](#) includes a non-profit animal rescue society operating on a [Lot](#) owned by the City of Maple Ridge.

APARTMENT RESIDENTIAL - See “[RESIDENTIAL, APARTMENT](#)” of this Bylaw.

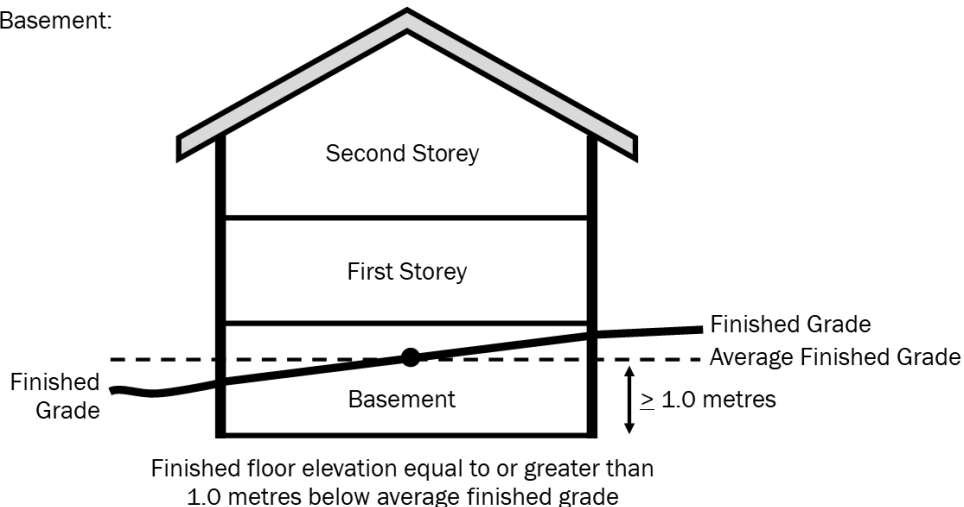
ASSEMBLY means a [Use](#) providing for the [Assembly](#) of [Persons](#) for charitable, philanthropic, cultural or entertainment [Uses](#), public transportation depots, or private [Education](#) purposes. Includes, but is not limited to auditoriums, youth centres, social halls, community centres, group camps, theatres, private [Schools](#), pre-[Schools](#), food banks, community kitchens, and [Group Child Care Centres](#).

AVERAGE FINISHED GRADE – See “[GRADE, AVERAGE FINISHED](#)” of this Bylaw.

AVERAGE NATURAL GRADE – See “[GRADE, AVERAGE NATURAL](#)” of this Bylaw.

BASEMENT means a portion of a [Building](#) located below the [First Storey](#) in which the finished floor system is 1.0 metre or more below the [Average Finished Grade](#). Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

Basement:



BED AND BREAKFAST means a [Use](#) providing a maximum of three (3) [Sleeping Units](#) in the same [Building](#) as the [Principal Residential Use](#) for tourists or [Persons](#) who only briefly occupy a [Sleeping Unit](#), and where the room rate includes breakfast provided on the premises. Refer to Section 402 (Bed and Breakfast) of this Bylaw.

BICYCLE END-OF-TRIP FACILITIES means the infrastructure [used for](#) accommodating cyclists and may include, but is not limited, to storage lockers, change rooms and showers. Refer to Section 402 (Long Term Bicycle End-of-Trip Facilities) of this Bylaw.

BIG BOX RETAIL means a [Use](#) providing for the receiving; storing; [Retail](#) to the general public; and wholesaling to businesses, including [Retailers](#), of a range of goods from within an enclosed [Building](#) where the size and nature of the [Principal](#) goods being sold requires a minimum floor area of 2,000.0 square metres. Includes, but is not limited to: groceries; [Household](#) items; furniture; electronics; appliances; home and garden centres; building supplies; sporting goods; and recreational equipment; but excludes [Recreational Vehicles and Equipment](#).

BIOMASS means organic matter, including but not limited to: wood or wood products; uncontaminated wood waste, such as mill ends, wood chips, shavings, sawdust, sander dust, clean construction waste, and hog fuel; manufactured wood fuel; and vegetative or [Agricultural](#) products. But, unless otherwise authorized by the City of Maple Ridge, [shall](#) not include substances that contain any of the following: glue, paint or preservative or foreign substances harmful to humans, animals or plants when combusted; wood or wood products with chloride content greater than 0.05% dry basis; wood or wood products with moisture content greater than 60% dry basis; manure; dead animals, animal parts or fish; recyclable post-consumer waste; paper and paper products; and demolition waste or other municipal solid waste containing materials other than uncontaminated wood waste.

BOARDER means a [Person](#) who is provided with a [Sleeping Unit](#) in the same [Building](#) as the [Principal Residential Use](#) for payment of rent for an unrestricted period of time. Meals may be provided.

BOARDING means a [Use](#) contained within the same [Building](#) as a [Principal Residential Use](#) for not more than two (2) [Sleeping Units](#), either with common [Cooking Facilities](#) or where regular meals are provided, for the accommodation of not more than two (2) [Boarders](#), who pay rent and who [shall](#) reside for an unrestricted period of time. Refer to Section 402 (Boarding) of this Bylaw.

BOARDING, ANIMAL means a [Use](#) providing feed, housing and care for an animal for a fee. This includes [Animal Boarding](#) for [Dogs](#) and Horses.

BODY MODIFICATION means a [Use](#) altering a [Person's](#) body for non-medical purposes, and includes but is not limited to piercing, tattooing and micro-pigmentation services.

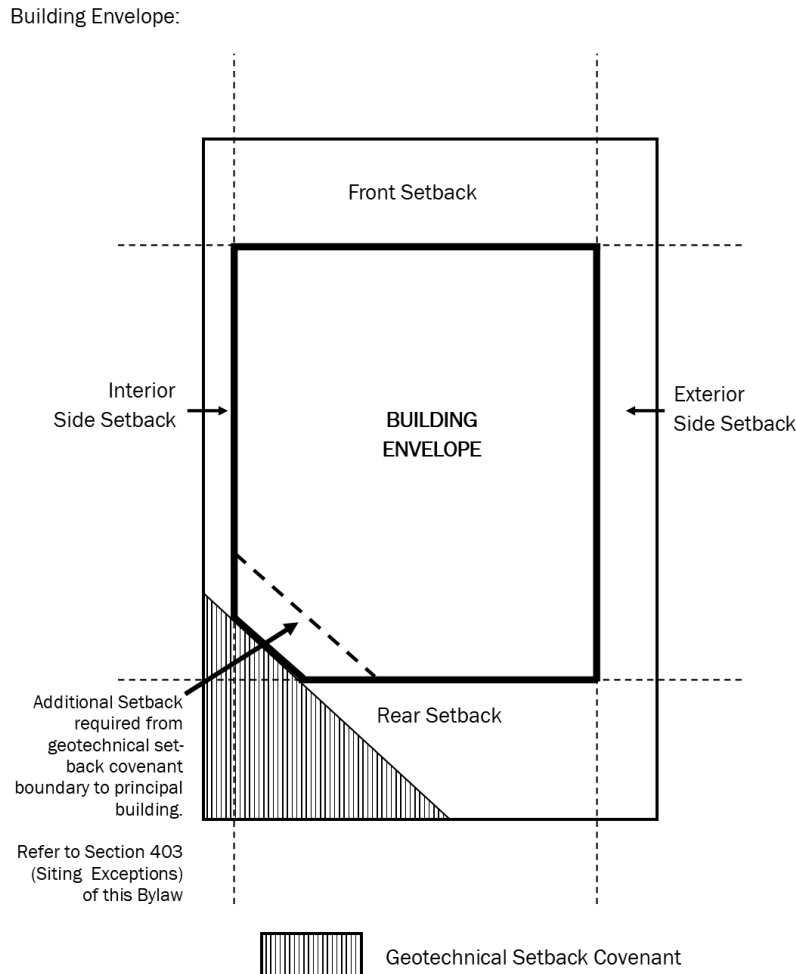
BODY RUB STUDIO means a [Use](#) where the manipulating, touching or stimulating by any means, of a [Person's](#) body or part thereof, is performed, offered, or solicited. This does not include a business where a [Person](#) is duly licensed or registered under any statute of the British Columbia governing such activities and gives medical, therapeutic or cosmetic massage treatment. This also does not include a business where a [Person](#) providing massage treatment has received a certificate, diploma or degree from a university governed under the [University Act](#); a college governed under the [College and Institute Act](#); an accredited career training institute governed under the [Private Career Training Institutions Act](#); or from an institution outside British Columbia recognized by the relevant British Columbia licensing and registration authority, that reflects significant training in the giving of medical, therapeutic or cosmetic massage treatment.

BREEDING means [Use](#) for the process of mating [Dogs](#) to produce, by deliberate selection, offspring for the purposes of sale or remuneration.

BREEZEWAY means an unenclosed covered space that connects [Buildings](#) and is not heated or insulated, as measured between the face of the foundation of the adjoined [Buildings](#) and the fascia line of the [Breezeway](#). Two (2) or more [Buildings](#) or [Structures](#) connected by a [Breezeway shall](#) not constitute a single [Building](#) or [Structure](#). A [Breezeway shall](#) have a maximum width of 2.0 metres, including the roof overhang.

BUILDING means a [Structure](#) wholly or partly enclosed by a roof or roofs; supported by walls or columns; and [used for](#) the shelter or accommodation of [Persons](#), animals, chattels or things.

BUILDING ENVELOPE means that portion of a [Lot](#) available for locating a [Building](#) in accordance with the [Lot Area](#), dimensions, [Setbacks](#) and slope requirements for each [Zone](#) of this Bylaw, and [shall](#) exclude areas subject to restrictive covenants, easements, or rights-of-way, as applicable. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures), Section 403 (Visual Clearance at Intersections) and (Siting Exceptions), and Section 407 (Building Envelope) of this Bylaw.



BUILDING FACE means the vertical plane formed by the extreme outer surface of the [Building](#)'s exterior walls but does not include projections exempted under Section 403 (Highest Building Face) of this Bylaw. The [Building Face](#) includes the outer face of posts [used for](#) supporting roofs over patios, decks, porches, balconies and other exterior platforms.

BUILDING HEIGHT – See “[HEIGHT, BUILDING](#)” of this Bylaw.

BUSINESS SERVICES means a [Use](#) providing services to a business including, but not limited to, information technology and support, desktop publishing, data processing, bookkeeping, internet access, copying and printing services, mailing services, telephone reception and [Consulting Services](#).

CAMPGROUND means a [Use](#) for the temporary accommodation of the travelling public in tents and [Recreational Vehicles and Equipment](#) but not [Manufactured Homes](#). Refer to Section 402 (Campground) of this Bylaw.

CANNABIS means dried flowers, leaves, oil, stems and seeds of the [Cannabis](#) Sativa and [Cannabis](#) Indica plants cultivated for the purpose of inhaling or ingesting.

CANNABIS, COMMERCIAL PRODUCTION means the [Use](#) of a premises for the [Commercial](#) cultivation, processing, testing, packaging and shipping of [Cannabis](#) as authorized under the [Cannabis Act \(Canada\)](#), [Controlled Drugs and Substances Act \(Canada\)](#) and other Federal or Provincial Regulations as authorized under their legislation, as applicable. Includes the sale of [Cannabis](#) only to customers who are not present on the premises. Refer to Section 402 (Cannabis, Commercial Production) of this Bylaw.

CANNABIS RETAIL means a [Retail Use](#) devoted to sales of [Cannabis](#) products in accordance with Federal and Provincial Regulations.

CARETAKER RESIDENTIAL- See “[RESIDENTIAL, CARETAKER](#)” of this Bylaw.

CHEQUE CASHING CENTRE means the [Use](#) of a premises for the business of cashing cheques or negotiable instruments for a fee charged or chargeable to the payee of the cheque or the payee’s agent.

CHILDREN’S INSTITUTIONAL means a [Use](#) providing [Boarding](#) of children in a [Building](#) or [Buildings](#) that are [Used for](#) accommodation of more than six (6) children and supplying [Sleeping Units](#) with meals and supervision.

CIVIC means a [Use](#) providing for federal, provincial and municipal government [Offices](#), government works yards, fire halls, golf courses, public colleges and universities, public hospitals, public museums, libraries, cemeteries, public community centres, stadiums, arenas, parks, and [Recreational Facilities](#).

COMMERCIAL means a [Use](#) providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any [Person](#).

COMMERCIAL, HIGHWAY means a [Use](#) providing sales, rentals, servicing or repair of: motor [Vehicles](#); [Trailers](#); [Recreational Vehicles and Equipment](#); [Manufactured Homes](#); boats; farm and light non-[Industrial](#) machinery; non-[Industrial](#) equipment; lumber and building supply yards, paint stores, nurseries and garden supply centres; car washes; [Warehouses](#); and wholesale [Uses](#) catering to the motoring public. [Shall](#) not include the storage of Motor [Vehicles](#), [Trailers](#), [Recreational Vehicles and Equipment](#), [Manufactured Homes](#), or boats as a [Principal Use](#).

COMMERCIAL KENNEL - See “[KENNEL, COMMERCIAL](#)” of this Bylaw.

COMMERCIAL VEHICLE - See “[VEHICLE, COMMERCIAL](#)” of this Bylaw.

COMMON OPEN AREA means the [Use](#) of an outdoor area or areas available for [Use](#) by all the residents of the [Lot](#) to provide for greenery, gardens, recreational space and other leisure activities normally carried on outdoors. [Common Open Areas shall](#) have a minimum dimension of 1.5 metres. Excludes areas [Used for Off-Street Parking](#), [Off-Street Loading](#) and service driveways; areas with a slope greater than 5%; and areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw.

COMMUNITY GAMING FACILITY means a [Use](#) for the purpose of playing games of chance, included and limited to bingo, slots, and race book/betting, in combination with entertainment and community [Use](#) facilities.

COMMUNITY GAMING POSITION means a seat or station intended to be occupied by a [Person](#) engaging in a game of chance at a [Community Gaming Facility](#).

COMMUNITY SANITARY SEWER SYSTEM means a system of sanitary sewerage collection and disposal serving two (2) or more [Lots](#) that is owned, operated and maintained by the Municipality.

COMMUNITY WATER SYSTEM means a municipally owned and operated water system or a water utility incorporated and operated under the [British Columbia Water Utility Act](#).

COMPREHENSIVE LOT GRADING PLAN means a detailed [Lot](#) Grading Plan prepared by a [Professional Engineer](#) for an entire [Development Site](#) and as required as part of the servicing design drawing requirements for the site. Some exemptions may apply, including subdivisions of less than three (3) [Lots](#) and infill [Developments](#) which are not required by the Municipal Engineering Department to provide a [Comprehensive Lot Grading Plan](#). Refer to the [Maple Ridge Comprehensive Lot Grading Policy](#) and the [Maple Ridge Comprehensive Lot Grading Plan Requirements](#).

CONCEALED PARKING means a [Use](#) providing [Off-Street Parking Use](#) or [Accessory Off-Street Parking Use](#) wholly within a [Building](#), [Structure](#) or [Underground Structure](#), except at driveway and stairwell entrances.

CONGREGATE CARE/ASSISTED LIVING means a [Use](#) providing common facilities intended for the care of a group of residents, typically seniors, as defined by the [British Columbia Community Care and Assisted Living Act](#). Facilities may include provision of common meal areas, [Recreational Facilities](#) and may include provision of [Personal Services](#) for residents.

CONSULTING SERVICES means a [Use](#) providing services or advice on professional matters.

CONTRACTOR'S EQUIPMENT means heavy [Vehicles](#); machinery; or mechanical equipment typically [used for](#) construction, and includes parts, frames or bodies of such equipment. Refer to Section 402 (Parking and Storing of Unlicensed Vehicles and Contractor's Equipment) of this Bylaw.

CONVENIENCE STORE means a [Use](#) providing the [Retail](#) sale of groceries; perishable items such as meat, milk, vegetables, fruit, and flowers; butcher shops; confectioneries, domestic supplies, non-alcoholic beverages; newspapers and magazines; personal care products; pet food and supplies; and other [Household](#) necessities required to fulfill the day-to-day needs of the surrounding community.

COOKING FACILITY or COOKING FACILITIES means facilities intended or [used for](#) the preparation or cooking of food; and includes any room or portion of a room containing cooking appliances, including hotplates or microwave ovens, counters, upper (wall mounted) and lower cabinets, plumbing, or where wiring exists for the installation of such facilities; but excludes a [Wet Bar](#).

CORRECTIONS AND REHABILITATION means a [Use](#) providing parole and rehabilitation centres; corrections institutions; community corrections centres; aftercare; and halfway houses wherein care, food and lodging are furnished with or without charge.

COUNCIL means the Municipal [Council](#) of the City of Maple Ridge.

COURTYARD means an open area of ground which is surrounded by [Buildings](#) or walls.

COURTYARD RESIDENTIAL – See “[RESIDENTIAL, COURTYARD](#)” of this Bylaw.

CRAWLSPACE means a portion of a [Building](#) located below the [First Storey](#) which has a clear [Height](#) of less than 1.8 metres measured from the underside of the floor system of the [First Storey](#). Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

CREMATORIUM means a [Use](#) providing for the cremation of human or animal remains and includes [Buildings](#), [Structures](#), and lands for associated ceremonial and [Funeral Services](#) and functions.

DAYCARE, FAMILY means a [Use](#) providing the care of children in a [Dwelling Unit](#), licensed for this [Use](#) in accordance with the [British Columbia Community Care and Assisted Living Act](#) and the [British Columbia Child Care Licensing Regulation](#). Family Daycare shall not exceed a maximum of 8 children in care at any one time. Refer to Section 402 (Home Occupation) of this Bylaw.

DAYCARE, NEIGHBOURHOOD means a [Use](#) providing for the care and supervision of a maximum of 15 children in care at any one time in a [Single Detached Residential Use](#), licensed for [Use](#) in accordance with the [British Columbia Community Care and Assisted Living Act](#) and the [British Columbia Child Care Licensing Regulation](#). Refer to Section 402 (Neighbourhood Daycare) of this Bylaw.

DENSITY means a measurement of [Development](#) intensity of land and may be expressed as [Floor Space Ratio](#).

DENSITY BONUS means permitting a [Density](#) on a [Development Site](#) that is greater than that shown in the corresponding Land Use Designation in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) in exchange for an [Amenity Contribution](#).

DESIGNATED means the Future Land Use, as shown on Schedule “B” of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).

DESIGNATED FLOOD as defined in the [British Columbia Flood Hazard Area Land Use Management Guidelines](#) means a [Flood](#), which may occur in any given year, of such magnitude as to equal a [Flood](#) having a 200-year recurrence interval, based on a frequency analysis of unregulated historic [Flood](#) records or by regional analysis where there is inadequate streamflow data available. Where the flow

of a large [Watercourse](#) is controlled by a major dam, the [Designated Flood shall](#) be set on a site-specific basis.

DESIGNATED FLOOD LEVEL means the observed or calculated elevation of a [Designated Flood](#), which is [used for](#) the calculation of the [Flood Construction Level](#).

DETACHED GARDEN SUITE RESIDENTIAL - See "[RESIDENTIAL, DETACHED GARDEN SUITE](#)" of this Bylaw.

DEVELOPER BUILT RETAINING WALL - See "[RETAINING WALL, DEVELOPER BUILT](#)" of this Bylaw.

DEVELOPMENT means the construction, placing, addition, replacement, repair or change of [Use](#) of a [Building](#) or [Structure](#) on, over or under land.

DEVELOPMENT SITE means a contiguous area of land consisting of one or more [Lots](#), [used for](#) or intended to be [used for](#) or improved for a purpose in an integrated manner.

DOG means any domesticated animal of the canine species.

DRIVE-THROUGH means a [Commercial Use](#) providing facilities for attracting and servicing prospective customers travelling in motor [Vehicles](#) which are driven onto the [Lot](#) where the business is carried on and where the customer normally remains in the [Vehicle](#) for service, including car washes.

DWELLING UNIT means the [Residential Use](#) of one or more rooms for only one [Household](#) where such room or rooms contain or provide for the installation of only one set of [Cooking Facilities](#).

DWELLING UNIT, ELDERLY CITIZENS means a [Use](#) providing a [Dwelling Unit](#) within an [Apartment Residential Building](#) for elderly [Persons](#) provided by a corporation wholly owned by the Province or Municipality; or by an agency of the Province or Municipality; or by a corporation constituted exclusively for charitable purposes; or by a [Person](#) who enters into a [Housing Agreement](#) with the City of Maple Ridge to provide facilities for elderly citizens comparable to those provided by a charitable agency or corporation.

DWELLING UNIT, STUDIO means a [Use](#) providing a [Dwelling Unit](#) within a [Building](#) where the [Dwelling Unit](#) has one [Habitable Room](#) with [Cooking Facilities](#) and a bathroom.

DWELLING UNIT, TOWNHOUSE means a [Use](#) providing a [Dwelling Unit](#) having a separate, direct entrance from grade within a [Building](#) for an [Apartment Residential Use](#) or a [Townhouse Residential Use](#).

EDUCATION means the act or process of imparting knowledge, instruction or training, including tutoring.

ELDERLY CITIZENS DWELLING UNIT - See "[DWELLING UNIT, ELDERLY CITIZENS](#)" of this Bylaw.

ELDERLY CITIZENS RESIDENTIAL - See "[RESIDENTIAL, ELDERLY CITIZENS](#)" of this Bylaw.

ENCLOSED means where a [Structure](#), including decks, porches, balconies, patios and pools, is covered and has more than 60% of the total perimeter enclosed by walls, doors and/or windows, and the [Structure shall](#) be considered to be [Lot Coverage](#).

ESCORT SERVICES means a [Use](#) where a [Person](#) or [Persons](#) conducts the business of providing escorts or partners for social occasions.

EXTERIOR SIDE LOT LINE - See "[LOT LINE, EXTERIOR SIDE](#)" of this Bylaw

EXTRAORDINARY ROAD ALLOWANCE means that portion of a road allowance in excess of 20.0 metres in width or, for a controlled access [Highway](#), in excess of 30.0 metres in width.

FAMILY - See "[HOUSEHOLD](#)"

FAMILY DAYCARE - See "[DAYCARE, FAMILY](#)" of this Bylaw.

FARM HOME PLATE means a [Residential](#) footprint area allocated for all [Principal](#) and [Accessory Residential Buildings](#) and [Structures](#) on a [Lot](#) that is [Designated](#) as "Agricultural" in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#); is located within the [Agricultural Land Reserve](#); and is

subject to the Agricultural Land Commission Act and its Regulations. Refer to Section 402 (Farm Home Plate) of this Bylaw.

FENCE means a Structure constructed of materials, including wood, masonry, concrete or metal, and intended to be used for the purpose of total or partial physical and/or visual separation or enclosure of a Lot or portion thereof. Includes a chain link Fence, but does not include a Retaining Wall. Refer to Section 405 (Fence Requirements) of this Bylaw.

FINANCIAL SERVICES means a Use providing a bank, trust company, savings and loans, credit union, income tax service, bookkeeping, and similar Uses providing Financial Services to the public, but excludes Cheque Cashing Centre and Payday Loan Uses.

FINISHED FLOOR AREA means the sum of the internal floor area of each Storey (excluding Basements) in a Dwelling Unit measured between the internal finished surface of the exterior walls, excluding balconies, sun decks, carports, and any Accessory Residential Structures.

FINISHED GRADE – See “GRADE, FINISHED” of this Bylaw.

FIRST STOREY – See “STOREY, FIRST” of this Bylaw.

FLOOD means an influx or overflowing of water beyond its normal confines.

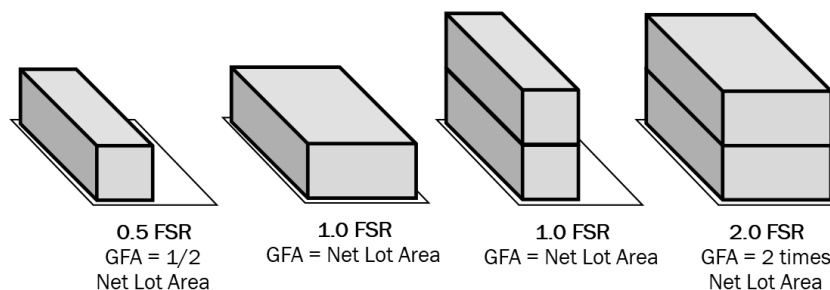
FLOOD CONSTRUCTION LEVEL means a Designated Flood Level plus Freeboard and is used for establishing the elevation of the underside of a floor system or the top of a concrete slab of an area used for habitation or storage of goods damageable by Flood waters.

FLOODPLAIN AREA means a lowland area, whether diked, Flood proofed, or not which, by reason of land elevation, is susceptible to Flooding from an adjoining Watercourse, ocean, lake or any other body of water, and for administrative purposes is taken to be that area submerged by the Designated Flood plus Freeboard.

FLOOR SPACE RATIO - means a ratio that is obtained by dividing the total Gross Floor Area of all the Buildings on the Lot by the Lot Area, excluding any areas used for Off-Street Parking purposes unless such Off-Street Parking is the Principal Use. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw.

Floor Space Ratio:

$$\frac{\text{Total Gross Floor Area (GFA)}}{\text{Net Lot Area}} = \text{Floor Space Ratio (FSR)}$$



FOOD PRIMARY ESTABLISHMENT means a Use that holds a Food Primary License issued by the British Columbia Liquor Control and Licensing Branch and is specific to restaurants, bistros and cafes where the primary purpose of its business is the service of food during all hours of operation.

FOREST RESOURCE means a Use providing for the conservation, management, and extraction of primary forest materials.

FOURPLEX RESIDENTIAL – See “RESIDENTIAL, FOURPLEX” of this Bylaw.

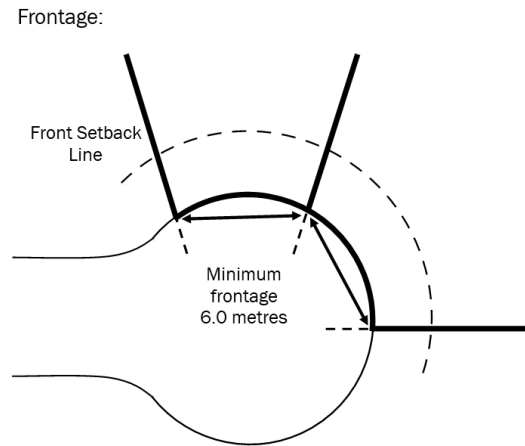
FREEBOARD means a vertical distance of 0.6 metres added to the [Designated Flood Level used for establishing a Flood Construction Level](#).

FRONT LOT LINE - See "[LOT LINE, FRONT](#)" of this Bylaw.

FRONT SETBACK - See "[SETBACK, FRONT](#)" of this Bylaw.

FRONT YARD - See "[YARD, FRONT](#)" of this Bylaw.

FRONTAGE means the common boundary shared by the [Front Lot Line](#) and a [Street](#). On a corner [Lot](#) the [Frontage shall](#) be deemed to be the shorter of the [Street](#) boundaries, regardless of which way the [Principal Buildings or Principal Structures](#) on the [Lot](#) faces. No [Lot shall](#) have a [Frontage](#) of less than 6.0 metres in [Lot Width](#).



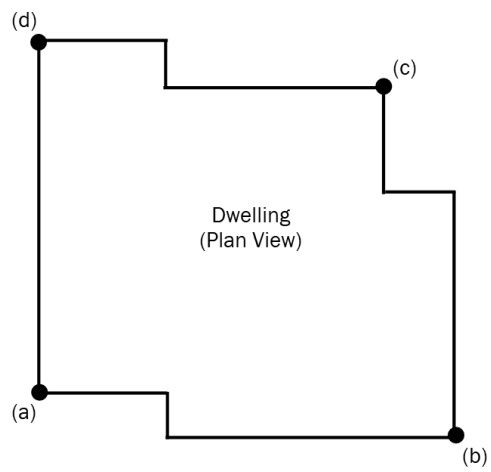
FUNERAL SERVICES means a premise [used for](#) the preparation of the dead for burial or cremation and the holding of [Funeral Services](#), and includes [Crematorium](#) facilities.

GEOTECHNICAL SETBACK LINE means a locational line, identified by a Geotechnical Engineer as a minimum allowance from an identified slope hazard area, taking into account external conditions which could have an adverse effect on the existing natural conditions of the slope. Refer to Section 403 (Siting Exceptions) of this Bylaw.

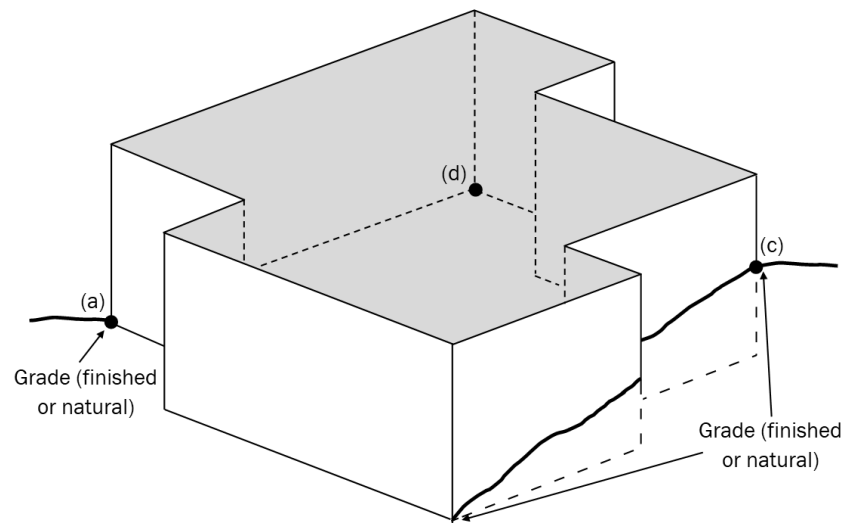
GRADE, AVERAGE FINISHED means the average of the [Finished Grade](#) around the [Building's](#) perimeter measured at each of the outermost exterior corners of the [Building](#). An approved [Comprehensive Lot Grading Plan](#) may apply. In the case of a [Townhouse Residential](#) or [Street Townhouse Residential](#), the [Average Finished Grade shall](#) be the average of the four outermost corners of each [Dwelling Unit](#), located where either the outermost sidewall face or the common wall separations intersect with the frontmost and rearmost [Building Faces](#) of the [Principal Building](#). In the case of an [Apartment Residential](#) or other [Building](#) constructed on an [Underground Structure](#) for parking the [Average Finished Grade shall](#) be the measured at the base of the [Building](#).

GRADE, AVERAGE NATURAL means the average of the [Natural Grade](#) around the [Building's](#) perimeter measured at each of the outermost exterior corners of the [Building](#). In the case of a [Street Townhouse Residential](#) or [Townhouse Residential](#), the [Average Natural Grade shall](#) be the average of the four outermost corners of each [Dwelling Unit](#), located where either the outermost sidewall face or the common wall separations intersect with the frontmost and rearmost [Building Faces](#) of the [Principal Building](#).

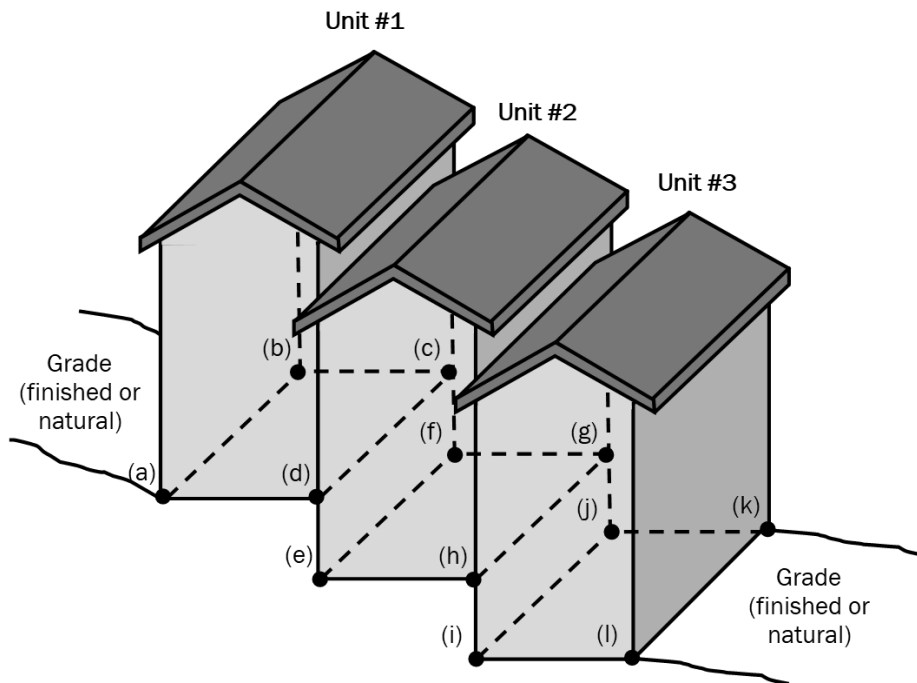
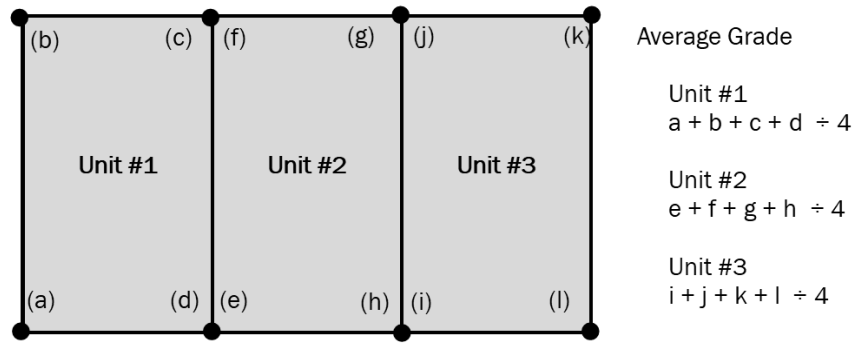
Average Grade (Natural or Finished):



$$(a + b + c + d) \div 4 = \text{average grade (finished or natural)}$$



Townhouse Average Grade (Natural or Finished)



GRADE, FINISHED means the topography on the [Lot](#), after construction, and as required by an approved [Comprehensive Lot Grading Plan](#), if applicable. Includes the addition of fill, topsoil amendments, or removal of soil, and excludes [Localized Depressions](#).

GRADE, NATURAL means the undisturbed normally existing topography of a [Lot](#) as determined by a registered land surveyor.

GROCERY STORE, INELIGIBLE means a grocery store for which any part of any public entrance is located within one (1) kilometre, measured in a straight line, from any part of any public entrance of a [Licensee Retail Store](#) or government liquor store that is carrying on business when the sale of beer, cider, wine or spirits in a grocery store commences. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

GROSS FLOOR AREA means the total area of all the floors, measured to the extreme outer limits of the [Building](#), but excluding those areas identified in Section 403 (Gross Floor Area Exemptions) of this Bylaw.

GROUP CHILD CARE CENTRE means a [Use](#) providing a daycare facility for the care of children which is licensed in accordance with the [British Columbia Community Care and Assisted Living Act](#) and the [British Columbia Child Care Licensing Regulation](#). [Group Child Care Centre shall](#) be permitted as an [Assembly Use](#), unless otherwise permitted or restricted elsewhere in this Bylaw.

GROUP HOUSING RESIDENTIAL - See “[RESIDENTIAL, GROUP HOUSING](#)” of this Bylaw.

HABITABLE ROOM means a room primarily [used for](#) cooking, eating, sleeping or other human occupancy, subject to the definition of “Residential Occupancy” as provided in the [British Columbia Building Code](#). Excludes bathroom, utility room, mechanical or furnace room, crawl space, garage, and storage area or spaces.

HEALTH SERVICES means a [Use](#) providing medical services to the general public where the practitioner is subject to a College or Association that has been delegated the authority, under provincial legislation, to govern the practice of their members in the public interest. Includes, but is not limited to, audiologists, chiropractors, dentists, nurses, massage therapists, optometrists, physicians and traditional Chinese medicine practitioners.

HEIGHT means the vertical dimension measured from the [Finished Grade](#).

HEIGHT, BUILDING means the greatest vertical distance of a [Building](#) measured between either the [Average Natural Grade](#) or [Average Finished Grade](#). Refer to Section 403 (Building Height) of this Bylaw.

HIGHWAY means any public [Street](#), road, [Lane](#), trail, bridge, viaduct, and any other way open to the [Use](#) of the public, but does not include a private right-of-way on private property.

HIGHWAY COMMERCIAL - See “[COMMERCIAL, HIGHWAY](#)” of this Bylaw.

HOBBY BEEKEEPING means a [Use](#) providing the keeping, owning, or maintaining of up to two (2) bee hives on a [Residential Lot](#) occupied by the beekeeper, or as an [Education Use](#) in an institutional setting. Refer to Section 402 (Hobby Beekeeping) of this Bylaw.

HOME OCCUPATION means a business [Use](#) that is [Accessory](#) to a [Residential Use](#) and that is entirely enclosed within a [Residential Dwelling Unit](#) or an [Accessory Building](#). Refer to Section 402 (Home Occupation) of this Bylaw.

HEMOCRAFT means a [Use](#) providing for the small scale production of goods intended for sale, consumption or [Use](#) by another. Typical [Uses](#) include, but are not limited to, art, photography, jewelry, food, bath and beauty products, clothing and toys.

HOUSEHOLD means either a [Person](#), two (2) or more [Relatives](#), or a group of not more than five (5) unrelated [Persons](#) including [Boarders](#), all of which reside together in one [Dwelling Unit](#) using a common [Cooking Facility](#).

HOUSING AGREEMENT means an agreement under Section 483 of the [British Columbia Local Government Act](#) and amendments thereto.

INDOOR AMENITY AREA means the [Use](#) of an indoor area or areas specifically designed for [Use](#) by all residents of the [Lot](#) for cultural, social, and recreation activities. Includes, but is not limited to: meeting spaces; guest rooms; sports and fitness facilities; art studios; workshops; pools or hot tubs; and children’s play equipment. Excludes all [Commercial](#) activities.

INDOOR COMMERCIAL RECREATION - See “[RECREATION, INDOOR COMMERCIAL](#)” of this Bylaw.

INDUSTRIAL means a [Use](#) providing for the: processing; fabricating; assembling; storage; transporting; distributing; testing; servicing; repairing; wrecking and salvaging of goods, materials or things; and the selling of heavy [Industrial](#) equipment. Includes, but is not limited to: assembly, repair, finishing and packaging of products; operation of truck terminals; docks; railways; bulk loading; and [Warehouses](#).

INDUSTRIAL EXTRACTION means a [Use](#) providing for the extraction and storage of sand, gravel, minerals and peat.

INDUSTRIAL, LIGHT means an [Industrial Use](#) which is entirely enclosed within a [Building](#) and is not offensive by reason of smoke, vibration, odour, electrical interference, and produces no noise which interferes with the [Use](#) of a contiguous [Lot](#). Includes, but is not limited to: [U-Brew and U-Vin](#) establishments, [Microbrewery, Microwinery and Microdistillery](#), repair and service of [Office](#) equipment, preparation and/or assembly of food, contractor's businesses, and meat cutting and processing.

INDUSTRIAL REPAIR SERVICES - See "[REPAIR SERVICES, INDUSTRIAL](#)" of this Bylaw.

INDUSTRIAL TRADE SCHOOL means an [Education Use](#) organized by a group or company to provide trade training, apprentice education, and similar [Industrial](#) courses.

INELIGIBLE GROCERY STORE – See "[GROCERY STORE, INELIGIBLE](#)" of this Bylaw.

INTERIOR SIDE LOT LINE - See "[LOT LINE, INTERIOR SIDE](#)" of this Bylaw.

KENNEL means a [Use](#) for the accommodation of more than 3 [Dogs](#) in a [Building, Structure](#), compound, pen or cage, or on a [Lot](#). Refer to [Maple Ridge Kennel Regulation Bylaw No. 6036-2002](#).

KENNEL, COMMERCIAL means a [Kennel Use](#) limited to the keeping, training, [Breeding](#), and [Animal Boarding](#) for remuneration or for the purposes of sale, of the number of [Dogs](#) specified in the business license and not to exceed a maximum of fifty (50) [Dogs](#) per [Lot](#). Refer to Section 402 (Kennel) of this Bylaw.

LABORATORY, RESEARCH TESTING means the [Use](#) providing analytical, research or testing services; and excludes provision of services or treatments directly to the public.

LANDSCAPE or LANDSCAPING means the placement or addition of lawns, herbaceous plants, shrubs and trees, permeable elements such as non-grouted bricks and pavers or crushed rock, and other ornamental features [used for Landscape](#) architecture. Does not include non-permeable [Off-Street Parking](#) areas, uncleared natural vegetation, undergrowth or uncontrolled weeds.

LANDSCAPE SCREEN means a [Landscaped](#) area forming a continuous visual barrier composed of a dense planting of vegetation, including evergreen hedges, planted so that no [Person](#) is able to see through it, and which is broken only by access drives, [Lanes](#) and walkways.

LANDSCAPE STRIP means a [Landscaped](#) area [used for](#) separating [Uses](#) and activities; which is broken only by access driveways, [Lanes](#) and walkways; and contains the planting of trees, hedges, shrubs and/or ground covers.

LANE means a [Highway](#) intended to provide secondary access to parcels of land.

LICENSEE RETAIL STORE means a [Use](#) for the selling and in-store tasting of liquor, beer, or wine for consumption off premises. This includes a government liquor store, government beer store, government wine store, or an agency established under the [British Columbia Liquor Distribution Act](#), including an agency store, an authorized vendor, a distributor, and a licensee.

LIGHT INDUSTRIAL– See "[INDUSTRIAL, LIGHT](#)" of this Bylaw.

LIQUOR PRIMARY ESTABLISHMENT means a [Use](#) that holds a Liquor Primary License issued by the [British Columbia Liquor Control and Licensing Branch](#) where the primary purpose is the service of liquor, as opposed to food. This includes, but is not limited to: neighbourhood pubs; bars; and night clubs.

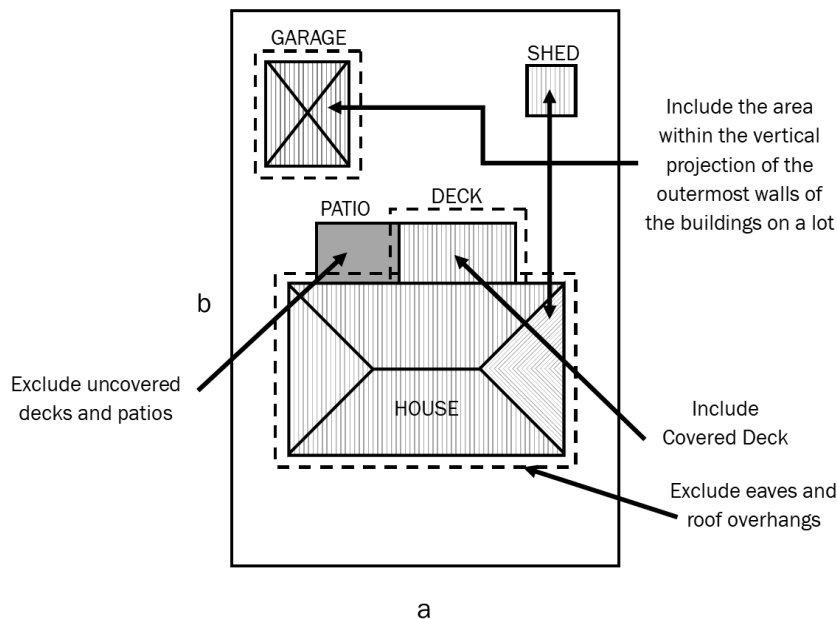
LOCALIZED DEPRESSION means an existing depression in [Natural Grade](#) not exceeding 3.0 metres in length or 20% of the [Building](#) length that it abuts, whichever is less; or a depression below the [Finished Grade](#) providing [Vehicle](#) or pedestrian entrances to a [Building](#). Refer to Section 403 (Localized Depression) of this Bylaw.

LOT means a parcel of land registered at the [Land Title Office](#) of the [Land Title and Survey Authority of British Columbia](#).

LOT AREA means the total area of a [Lot](#) taken in a horizontal plane within the [Lot Lines](#) of the [Lot](#), excluding any portions of the [Lot](#) required for [Panhandle](#), or dedicated for Public Road Allowance, Public [Park](#) or Conservation Protection. Restrictive Covenants, Easements, or Right-of-Way areas [shall](#) form part of the [Lot Area](#).

LOT COVERAGE means the area of a [Lot](#) covered by [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) as measured from the outermost walls and/or supporting posts, and expressed as a percentage of the [Lot Area](#). Includes, but is not limited to, [Breezeway](#), carport, covered deck, shed, and [Portable Storage Shelter](#), but excludes eaves, roof overhang, pool, uncovered deck, porch, patio and unenclosed balcony.

Lot Coverage:



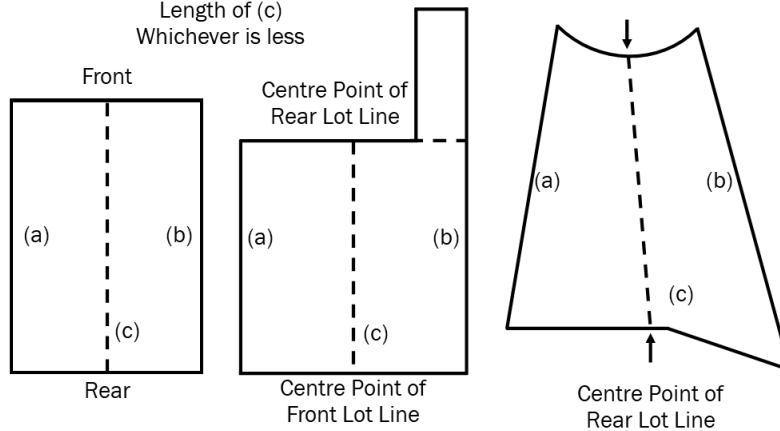
Example of Lot Coverage

$$\frac{\text{(total covered area)}}{a \times b \text{ (net lot area)}} \times 100 = \text{___ \% Lot Coverage}$$

LOT DEPTH means the lesser of the average of the lengths of the side [Lot Lines](#), excluding the [Panhandle](#) portion of a [Lot](#), or the length of a line running through the center point of the [Front Lot Line](#) to the center point of the [Rear Lot Line](#).

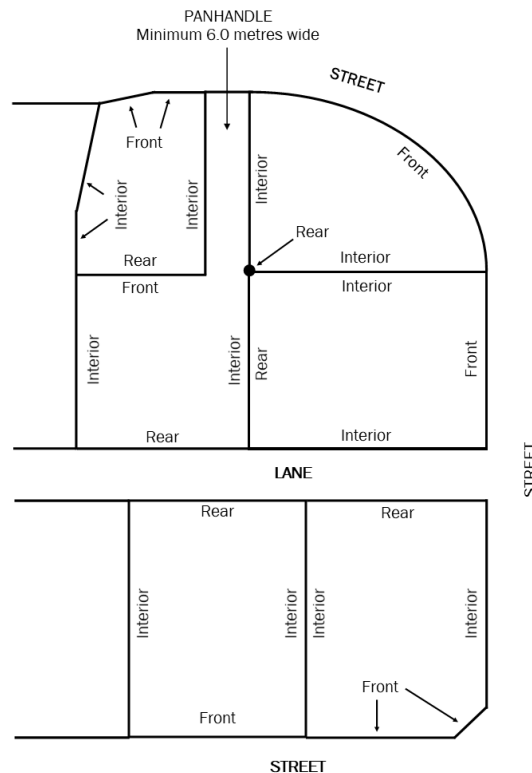
Lot Depth:

Lot Depth equals
 $(a) + (b) \div 2$
 Or
 Length of (c)
 Whichever is less



LOT LINE means a line forming a boundary of a [Lot](#).

Lot Lines:



LOT LINE, EXTERIOR SIDE means the side [Lot Line](#)(s), other than the [Front Lot Line](#) or [Rear Lot Line](#), common to the [Lot](#) and a [Street](#), but does not include side [Lot Line](#)(s) common to a [Lane](#). In a bare land strata plan an [Exterior Side Lot Line](#) also applies to the strata [Lot Line](#)(s) common to a strata [Lot Line](#) and a private strata road on the same [Lot](#).

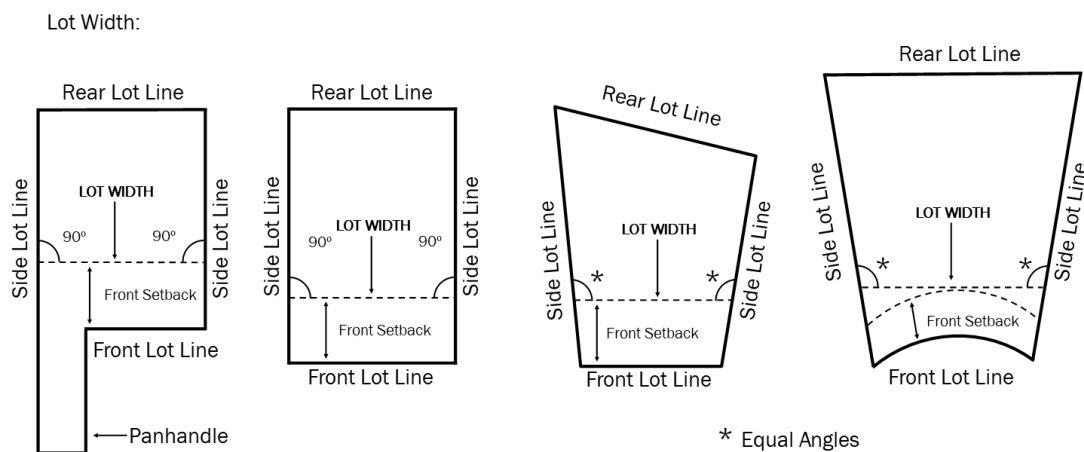
LOT LINE, FRONT means the [Lot Line](#)(s) common to the [Lot](#) and a fronting [Street](#) or, where there is more than one fronting [Street](#), the shortest [Lot Line](#)(s) common to the [Lot](#) and the fronting [Street](#). In

a bare land strata plan a [Front Lot Line](#) also applies to the strata [Lot Line](#)(s) common to a strata [Lot](#) and a fronting private strata road on the same [Lot](#).

LOT LINE, INTERIOR SIDE means the [Lot Line](#)(s) common to more than one [Lot](#) or to the [Lot](#) and a [Lane](#), but not being the [Front Lot Line](#) or [Rear Lot Line](#). In a bare land strata plan an [Interior Side Lot Line](#) also applies to the strata [Lot](#) line(s) common to more than one strata [Lot](#).

LOT LINE, REAR means the [Lot Line](#)(s) opposite to and most distant from the [Front Lot Line](#), or where the rear portion of the [Lot](#) is bounded by intersecting side [Lot Lines](#), *shall* be deemed to be the point of such intersection. In a bare land strata plan a [Rear Lot Line](#) also applies to the strata [Lot Line](#)(s) opposite to and most distant from the front strata [Lot Line](#), or where the rear portion of the [Lot](#) is bounded by intersecting side strata [Lot Lines](#), *shall* be deemed to be the point of such intersection.

LOT WIDTH means the width of a [Lot](#) measured as a straight line which intersects the side [Lot Lines](#) at equal angles located at the minimum distance required for the [Front Setback](#) for a [Principal Building](#) on the [Lot](#) and excludes a panhandle.



MANUFACTURED HOME means a [Single Detached Residential Use](#), constructed in a factory on a rigid steel frame (chassis) to [Canadian Standards Association \(CSA\) Z240MH Series Manufactured Homes](#) standards, transported on its own chassis and placed on a temporary foundation complying with the [Canadian Standards Association \(CSA\) Z240.10.1 Site Preparation, Foundation and Installation of Manufactured Homes](#) requirements. A [Manufactured Home](#) does not include a [Recreational Vehicle](#) or [Modular Home](#).

MANUFACTURED HOME PARK means a [Use](#) on a [Lot](#) on which two (2) or more [Manufactured Homes](#) are or are intended to be situated. Subject to the [British Columbia Manufactured Home Park Tenancy Act](#), [Maple Ridge Mobile Home Park Bylaw No. 2315-1975](#), and [Maple Ridge Policy 6.27: Mobile Home Park Redevelopment Tenant Assistance Policy](#). A [Modular Home](#) is not permitted in a [Manufactured Home Park](#).

MANUFACTURED HOME SITE means an area of land within a [Manufactured Home Park](#) that is occupied or intended to be occupied by one [Manufactured Home](#).

MEDIA PRODUCTION STUDIO means the [Use](#) of land, [Buildings](#) and [Structures](#) for the production of multi-media art, motion pictures, videos, television or radio programs, or sound recording.

MICROBREWERY, MICROWINERY AND MICRODISTILLERY means the [Use](#) of a premises on which beer, ale, cider, wine or spirits are manufactured using traditional methods, often in small or seasonal batches. Includes [Accessory Retail](#) display and sales, sampling and lounge spaces, provided that the combined floor area allocated to such [Accessory Use](#)s does not exceed the manufacturing floor area.

MODULAR HOME means a [Single Detached Residential Use](#) built to the [CSA A277](#) standard in a factory, transported to a [Lot](#) and installed on a foundation compliant with the [British Columbia Building](#)

Code. [Modular Homes](#) are not intended for future transport and are not permitted in a [Manufactured Home Park](#) or as a [Temporary Residential Use](#).

NATURAL BOUNDARY means, as defined in the [British Columbia Land Act](#), the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself. Also includes the edge of dormant side channels of any lake, river, stream, or other body of water.

NATURAL GRADE – See “[GRADE, NATURAL](#)” of this Bylaw.

NEIGHBOURHOOD DAYCARE – See “[DAYCARE, NEIGHBOURHOOD](#)” of this Bylaw.

NON-RESIDENT EMPLOYEE means a [Person](#) receiving or entitled to receive wages or other compensation for work performed for an employer operating a [Home Occupation Use](#) but is not a resident on the [Lot](#). It also includes a [Person](#) being trained by an employer for an employer’s [Home Occupation Use](#).

OFF-STREET LOADING means a [Use](#) providing area on a [Lot](#) for the loading and unloading needs generated by a [Use](#) on a [Lot](#).

OFF-STREET PARKING means a [Use](#) providing parking spaces on a [Lot](#) for the temporary storage of [Vehicles](#).

OFFICE means a [Use](#) providing for administrative functions or consultative services.

OUTDOOR AMENITY AREA means a [Use](#) providing an outdoor area(s) and/or roof deck area(s) on a [Lot](#) specifically designed to provide a common amenity area(s) for [Use](#) by all residents of the [Lot](#). Includes, but is not limited to: playground area with equipment, outdoor barbeque site, group seating, gazebo, and walking paths. Excludes areas [used for Off-Street Parking](#), [Off-Street Loading](#), and service driveways; areas with slopes greater than 5%; and any areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw. [Outdoor Amenity Area\(s\)](#) may form part of the [Common Open Area](#) requirements.

OUTDOOR COMMERCIAL RECREATION – See “[RECREATION, OUTDOOR COMMERCIAL](#)” of this Bylaw.

OUTDOOR DISPLAY means a [Use](#) providing an open, unheated area outside a [Building](#) or [Structure](#), for the display of [Retail](#) merchandise, but [shall](#) not be located on required [Off-Street Parking](#) or [Off-Street Loading](#) areas.

PANHANDLE means a narrow, elongated portion of a [Lot](#), the primary purposes of which are to provide legal [Frontage](#) on a [Street](#) and access to the [Lot](#). Refer to Section 407 (Panhandle Lot Requirements) of this Bylaw.

PARENT PARCEL means the original parcel of land that was or is proposed to be the subject of a subdivision plan.

PARK means a [Use](#) providing land set aside for public [Use](#), and may include, but is not limited to, playgrounds, concession stands, community halls, and a [Caretaker Residential Use](#).

PAWNSHOPS mean the [Use](#) of premises for the business of taking goods or chattels in pawn.

PAYDAY LOANS means a business [Use](#) for offering, arranging or providing [Payday Loans](#), as defined in the [British Columbia Business Practices and Consumer Protection Act, S.B.C. 2004 c.2](#), and as regulated by the [British Columbia Payday Loans Regulation, B.C. Reg. 57/2009](#), to consumers.

PERSON means, in addition to its ordinary meaning, the inclusion of a corporation, partnership, or party or other legal representatives of a [Person](#) to whom the context can apply according to law, and the singular [shall](#) be held to mean and include the plural.

PERSONAL REPAIR SERVICES - See “[REPAIR SERVICES, PERSONAL](#)” of this Bylaw.

PERSONAL SERVICES means a [Use](#) providing individualized services to a recipient. Includes, but is not limited to, [Animal Services](#), barbering, beauty salons, hairdressing, personal wellness, tailoring, shoemaking, dry-cleaning, personal trainers, nutritionists, and weight loss clinics, but excludes overnight [Animal Boarding](#) of [Dogs](#), [Kennels](#), [Adult Entertainment](#) and pawnshop [Uses](#).

PLACE OF WORSHIP means a [Use](#) providing for the [Assembly](#) of [Persons](#) for religious purposes.

PORTABLE STORAGE SHELTER means a collapsible shelter comprised of a soft material or fabric stretched over and supported by poles or other framework and [used for](#) the display or storage of [Vehicles](#), goods or materials. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw.

PRIMARY PROCESSING means a [Use](#) providing for, but is not limited to, the washing, cleaning, screening, sifting, sorting, grading and crushing of raw material grown in or extracted from the earth, but excludes any manufacturing, fabricating, assembling or production of goods or other materials from or out of such raw material.

PRINCIPAL means the main purpose for which land, [Buildings](#) and [Structures](#) are ordinarily [Used](#).

PRINCIPAL BUILDING and/or PRINCIPAL STRUCTURE means a permanent or temporary [Building](#) or [Structure](#) for a [Principal Use](#) on a [Lot](#).

PRIVATE HOSPITAL means a [Use](#) providing for the care of sick, injured, or aged [Persons](#) other than in a public hospital. Includes [Private Hospitals](#), convalescent homes, nursing homes, hospices, palliative care units, community care facilities, multi-level care facilities, [Congregate Care/Assisted Living](#) facilities, assisted living and adult daycare centres.

PRIVATE OUTDOOR AREA means a [Use](#) providing an outdoor area adjacent to and accessible from a [Habitable Room](#) within a [Dwelling Unit](#). Includes, but is not limited to a deck, porch, balcony or patio. Excludes areas [used for Off-Street Parking](#), [Off-Street Loading](#), and service driveways; areas with slopes greater than 5%; and any areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw. [Private Outdoor Area](#)(s) may form part of the [Common Open Area](#) requirements.

PROCESS HEATER means the [Use](#) of any combustion equipment fueled by natural gas, propane or [Biomass](#) for the purpose of transferring heat to material being processed other than by direct contact with the flue gas. Does not include boilers; any process [used for](#) chemically transforming ore or intermediate products into bulk metallic products; or unfired waste heat recovery systems [used for](#) recovering sensible heat from the exhaust of any combustion equipment.

PRODUCE SALES means a [Use](#) providing the [Retail](#) sale of [Agricultural](#) products. Refer to Section 402 (Produce Sales) of this Bylaw.

PROFESSIONAL ENGINEER means a [Person](#) who is registered or duly licensed as such under the provisions of the [British Columbia Engineers and Geoscientists Act](#).

PROFESSIONAL SERVICES means a [Use](#) providing services to the general public in which the provider of the service is required to be licensed or certified by a self-regulating professional association or by Federal, Provincial, or Municipal authorities. May include, but is not limited to, accountants, architects, engineers, health service providers, insurance and employment agencies, lawyers, planners, real estate agents, and veterinarians.

PUBLIC MARKET means the [Use](#) of a [Building](#), [Structure](#) or land for the purpose of selling products grown, produced, or processed by the vendor; but does not include a flea market.

PUBLIC SERVICE means a [Use](#) providing for the essential servicing of the Municipality with water, sewer, electrical, telephone and similar services where such [Use](#) is established by the Municipality; by another government body including a crown corporation; or by a private corporation operating under the regulatory authority of a commission established by the federal or provincial government. Includes, but is not limited to, traffic controls, substations and easements or rights-of-ways for wireless

communications facilities, sewer, water main, power lines and telephone lines. Refer to Section 401 (Permitted Uses of Land, Buildings and Structures) of this Bylaw.

REAR LOT LINE – See “[LOT LINE, REAR](#)” of this Bylaw.

REAR SETBACK - See “[SETBACK, REAR](#)” of this Bylaw.

REAR YARD – See “[YARD, REAR](#)” of this Bylaw

RECREATION, INDOOR COMMERCIAL means a [Use](#) entirely enclosed within a [Building](#) providing for members of the public to engage in recreational activities as active participants rather than spectators. This may include, but is not limited to, [Recreational Facilities](#), rock climbing, gym, fitness centres, yoga studios, and multi-player electronic game facilities.

RECREATION, OUTDOOR COMMERCIAL means an outdoor [Use](#) providing for members of the public to engage in recreation as participants rather than spectators.

RECREATIONAL FACILITIES means the [Use](#) of [Buildings](#) and [Structures](#) for the provision of services, activities or programs; and includes but is not limited to ice rinks, indoor or outdoor swimming pools, and indoor or outdoor tennis courts.

RECREATIONAL VEHICLES AND EQUIPMENT – See “[VEHICLES AND EQUIPMENT, RECREATIONAL](#)” of this Bylaw

RECYCLING PLANT means the [Use](#) of land, [Building](#), or [Structures](#) for the purposes of collection, sorting, temporarily storing and processing of recyclable materials. A [Recycling Plant shall](#) not include [Wrecked Vehicles](#).

REFUND CONTAINER RECYCLING DEPOT means a [Use](#) providing a collection facility and distribution point for bottles, cans, and other refundable containers to be reused or recycled; but [shall](#) not include [Unenclosed Storage](#) for processing, except packaging for shipping.

RELATIVE means a [Person](#) related by blood, marriage, common-law relationship, adoption, or foster parenthood, and includes one live-in caregiver.

REMAINDER LOT means the remainder area of a [Parent Parcel](#) that was subdivided into two (2) or more [Lots](#).

RENEWABLE ENERGY DEVICE means the [Use](#) of a device or system in which renewable energy is derived and replenished from solar, wind, geothermal, or [Biomass](#) processes.

RENTAL STABLE means a [Use](#) providing for the rental, to the public or to groups, of ponies or horses on an hourly or daily basis. Includes but is not limited to the riding, training and [Animal Boarding](#) of horses; but excludes [Tourist Accommodation Use](#), dining facilities, and catering services or facilities. Refer to Section 402 (Rental Stable) of this Bylaw.

REPAIR SERVICES, INDUSTRIAL means a [Use](#) providing the repair of [Vehicles](#) exceeding a licensed gross [Vehicle](#) weight of 5,500.0 kilograms, [Industrial Trailers](#), and heavy equipment.

REPAIR SERVICES, PERSONAL means a [Use](#) providing the repair of household goods; electrical or electronic appliances; and personal items; but excludes [Vehicle and Equipment Repair Services](#).

REPAIR SERVICES, VEHICLE AND EQUIPMENT means a [Use](#) providing the repair of motor [Vehicles](#); [Trailers](#) and light equipment; but excludes [Industrial Repair Services](#).

RESEARCH TESTING LABORATORY – See “[LABORATORY, RESEARCH TESTING](#)” of this Bylaw.

RESIDENTIAL means a [Use](#) providing for the accommodation and home life of a [Household](#).

RESIDENTIAL, AGRICULTURAL EMPLOYEE means a [Residential Use](#) where the [Building](#) or [Buildings](#) on a [Lot](#) are [used for Dwelling Units](#) for full time employee(s) which are required to operate an [Agricultural Use](#). Refer to Section 402 (Agricultural Employee Residential) of this Bylaw.

RESIDENTIAL, APARTMENT means a multi-family [Residential Use](#) where the [Building](#) or [Buildings](#) on a [Lot](#) are [used for](#) three or more [Dwelling Units](#). [Apartment Residential Building\(s\)](#) may contain

Townhouse Dwelling Units, but shall not include Triplex Residential, Fourplex Residential or Courtyard Residential Dwelling Units.

RESIDENTIAL, CARETAKER means a Residential Use Accessory to and located within the same Building as a Principal Use for a Commercial, Industrial, Rural Resource or Institutional Use and specifically used for providing the accommodation of an employee or employees working on the same Lot. Refer to Section 402 (Caretaker Residential) of this Bylaw.

RESIDENTIAL, COURTYARD means a Residential Use where a group of not more than eight (8) Dwelling Units may be separately detached or adjoined within two (2) or more Buildings which are arranged around a shared open space.

RESIDENTIAL, DETACHED GARDEN SUITE means a Residential Use within a self-contained Dwelling Unit, Accessory to, subordinate and detached from a Single Detached Residential Use. Limited to one Dwelling Unit on the same Lot, and located within the Rear Yard. Refer to Section 402 (Detached Garden Suite Residential) of this Bylaw.

RESIDENTIAL, ELDERLY CITIZENS means a Residential Use specifically providing Residential accommodation of elderly Persons, including Elderly Citizens Dwelling Units.

RESIDENTIAL, FOURPLEX means a Residential Use where one Building contains only four (4) Dwelling Units.

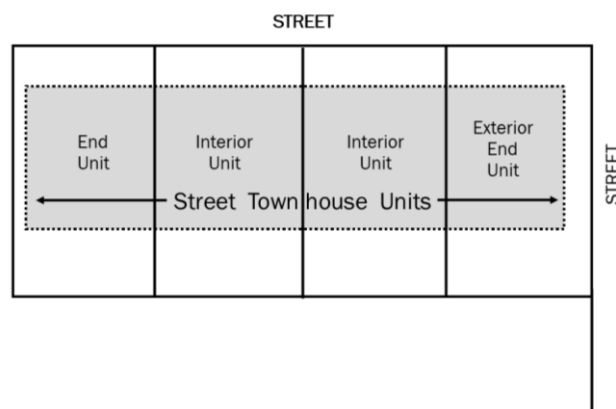
RESIDENTIAL, GROUP HOUSING means a Residential Use where three (3) or more attached Dwelling Units are located on a single Lot in the form of clusters, rows or groups. Each Dwelling Unit shall have an individual external access, share one or more party walls, and shall have a separate patio garden and/or share a common courtyard. The Dwelling Units may be attached side-by-side or separated by a floor.

RESIDENTIAL, SECONDARY SUITE means a Residential Use Accessory to a Single Detached Residential Use, and is limited to one Dwelling Unit contained within the same Building as the Single Detached Residential Use. Refer to Section 402 (Secondary Suite Residential) of this Bylaw.

RESIDENTIAL, SINGLE DETACHED means a Residential Use where the Building on a Lot is used for one Dwelling Unit, and may include a Modular Home.

RESIDENTIAL, STREET TOWNHOUSE means a Residential Use consisting of one Dwelling Unit attached side-by-side to one or more Dwelling Units with each Dwelling Unit located on a fee simple Lot fronting on a Street, and a minimum of two (2) Dwelling Units shall be attached. An end unit is attached to another Dwelling Unit only on one side. An interior unit is attached to another Dwelling Unit on both sides. An exterior end unit is attached to another Dwelling Unit only on one side and is located at the intersection of two (2) Streets.

Street Townhouse Units:



RESIDENTIAL, TEMPORARY means a [Residential Use](#) in a temporary [Dwelling Unit](#) for the accommodation of a [Relative](#) of the registered owner, and excludes a [Modular Home](#). Refer to Section 402 (Temporary Residential) of this Bylaw.

RESIDENTIAL, TOWNHOUSE means a multi-family [Residential Use](#) with a minimum of three (3) [Townhouse Dwelling Units](#) on a [Lot](#). The [Townhouse Dwelling Units](#) [shall](#) be contained within one or more [Buildings](#) and each [Building](#) [shall](#) contain a minimum of two (2) [Townhouse Dwelling Units](#). Each [Townhouse Dwelling Unit](#) [shall](#) be separated one from another by a common wall extending from foundation to roof and [shall](#) have a separate, direct entrance from grade. [Triplex Residential](#), [Fourplex Residential](#), [Courtyard Residential](#) and [Street Townhouse Residential Dwelling Units](#) are excluded.

RESIDENTIAL, TRIPLEX means a [Residential Use](#) where one [Building](#) contains only three (3) [Dwelling Units](#).

RESIDENTIAL, TWO-UNIT means a [Residential Use](#) where two (2) [Dwelling Units](#) [shall](#) be contained within one [Building](#) sharing a common roof and separated one from another by a common wall.

RESTAURANT means a [Use](#) in an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises. Includes a [Food Primary Establishment](#) licensed under the [British Columbia Liquor Control and Licensing Branch](#).

RETAIL means a [Use](#) providing for the sale for final consumption, in contrast to a sale for further sale or processing. Includes, but is not limited to, grocery stores, [Accessory](#) manufacturing or assembly of the articles for sale, and rental of goods; and excludes [Adult Entertainment](#) and [Pawnshop Uses](#).

RETAINING WALL means a wall constructed to retain 0.6 metres or more of material, such as soil or fill, and is intended to change the ground elevation. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

RETAINING WALL, DEVELOPER BUILT means a permanent [Retaining Wall](#) system that crosses multiple [Lot Lines](#) in a subdivision, is built by the developer as part of the Subdivision Servicing process, and is a required component of an approved [Comprehensive Lot Grading Plan](#) for the site. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

RETAINING WALL GRADE LINE means a line [used for](#) determining the maximum [Height](#) for a series of adjacent [Retaining Walls](#). Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

SCENERY LOFT means a [Use](#) providing a space above the stage in a theatre [used for](#) storing theatrical sets and equipment during and between performances.

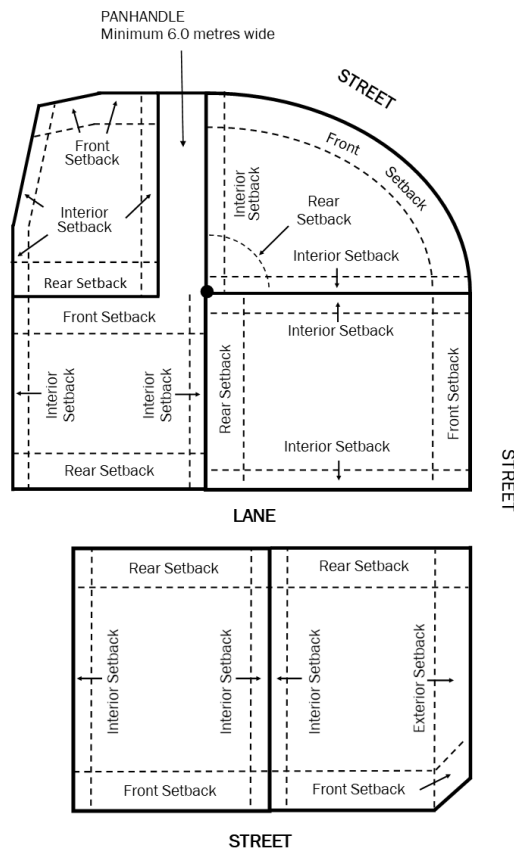
SCHOOL means an institution [Use](#) providing [Education](#) and instruction, including elementary, secondary and post-secondary [Schools](#).

SECONDARY SUITE RESIDENTIAL - See "[RESIDENTIAL, SECONDARY SUITE](#)" of this Bylaw.

SERVICE STATION means a [Use](#) providing for the [Retail](#) sale of motor fuels and lubricants.

SETBACK means the horizontal distance from a *designated* [Lot](#) boundary or other feature to a [Building](#), [Structure](#) or other feature on the [Lot](#).

Setbacks:



SETBACK, FRONT means the distance, as *designated* elsewhere in this Bylaw, between the [Front Lot Line](#) and a parallel line which intersects the side [Lot Lines](#).

SETBACK, REAR means the distance, as *designated* elsewhere in this Bylaw, between the [Rear Lot Line](#) and a parallel line which intersects the side [Lot Lines](#).

SETBACK, SIDE means the distance, as *designated* elsewhere in this Bylaw, between an [Exterior Side Lot Line](#) or [Interior Side Lot Line](#) and a parallel line which intersects the [Front Lot Lines](#) and [Rear Lot Lines](#).

SHALL is to be construed as imperative.

SHIPPING CONTAINER means the [Use](#) of an enclosed unit [used for](#) or intended to be [used for](#) storing and transporting goods via ship, rail or truck, whether or not it is actually being [used for](#) such a purpose. Refer to Section 402 (Shipping Containers) of this Bylaw.

SIDE SETBACK - See "[SETBACK, SIDE](#)" of this Bylaw.

SIDE YARD - See "[YARD, SIDE](#)" of this Bylaw.

SINGLE DETACHED RESIDENTIAL - See "[RESIDENTIAL, SINGLE DETACHED](#)" of this Bylaw.

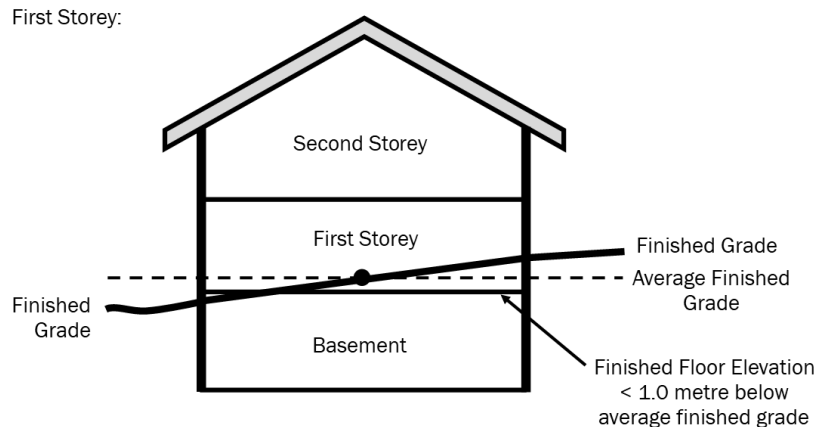
SLEEPING UNIT means a [Use](#) providing one or more rooms for the lodging of one or more [Persons](#) when the [Sleeping Unit](#) contains no [Cooking Facilities](#).

STEEP SLOPE means a [Natural Grade](#) where the average slope is 25% (4:1) or greater over an area in which there is a gain in elevation of five (5) metres or more, as surveyed at one (1) metre contour intervals and mapped at a scale of 1:500 or greater.

STOCK-IN-TRADE means the inventory carried by a business for sale in the ordinary course of business.

STOREY means a portion of a [Building](#) which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. For the purpose of determining [Building Height](#) in accordance with this Bylaw, a [Basement](#) and an [Underground Structure](#) for parking [Shall](#) not be considered a [Storey](#).

STOREY, FIRST means the lowest portion of a [Building](#) in which the finished floor system is less than 1.0 metre below the [Average Finished Grade](#).



STREET means a [Highway](#) allowance 10.0 metres or more in width and which is intended to provide primary access to parcels of land.

STREET TOWNHOUSE RESIDENTIAL – See “[RESIDENTIAL, STREET TOWNHOUSE](#)” of this Bylaw.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water, including air conditioners, heat pumps, hot tubs, swimming pools and other similar equipment or devices.

STUDIO DWELLING UNIT - See “[DWELLING UNIT, STUDIO](#)” of this Bylaw.

TEMPORARY RESIDENTIAL - See “[RESIDENTIAL, TEMPORARY](#)” of this Bylaw.

TOURIST ACCOMMODATION means a [Commercial Use](#) providing for the accommodation of the travelling public for no longer than thirty (30) consecutive days per annum in individual [Dwelling Units](#) or [Sleeping Units](#). Includes hotels, motor hotels and motels; but does not include [Boarding](#), [Bed and Breakfast](#) or [Campground Uses](#). May include dining facilities, meeting rooms, [Recreational Facilities](#) and other [Uses](#) commonly associated with a [Tourist Accommodation Use](#).

TOWNHOUSE DWELLING UNIT – See “[DWELLING UNIT, TOWNHOUSE](#)” of this Bylaw.

TOWNHOUSE RESIDENTIAL - See “[RESIDENTIAL, TOWNHOUSE](#)” of this Bylaw.

TRAILER means a non-motorized wheeled [Vehicle](#) that can be pulled by a car, truck or other [Vehicle](#).

TRIPLEX RESIDENTIAL – See “[RESIDENTIAL, TRIPLEX](#)” of this Bylaw.

TWO-UNIT RESIDENTIAL - See “[RESIDENTIAL, TWO-UNIT](#)” of this Bylaw.

U-BREW and U-VIN means a [Use](#) that provides assistance and instruction in the process of making wine or beer for off-premises consumption and not resale by the customer.

UNDERGROUND STRUCTURE means a detached [Structure](#) constructed below the [Finished Grade](#). Excludes a [Basement](#) or an [Underground Structure](#) for [Off-Street Parking](#).

UNENCLOSED STORAGE means a [Use](#) that provides for the storage of goods or things on a [Lot](#) where such storage is not enclosed within a [Building](#) or [Structure](#).

UNITS PER NET HECTARE means a measurement of [Development](#) intensity on a [Lot](#) and is the figure obtained when the total number of [Dwelling Units](#) constructed, or to be constructed, on a [Lot](#) is divided by the total [Lot Area](#) of the [Lot](#).

UNLICENSED VEHICLE - See “[VEHICLE, UNLICENSED](#)” of this Bylaw.

URBAN AGRICULTURAL - See “[AGRICULTURAL, URBAN](#)” of this Bylaw.

USE means the purpose or function to which land, [Buildings](#) and [Structures](#) are put.

USED FOR means constructed, reconstructed, altered, moved, extended or occupied as or for the purpose of.

VEHICLE means a device in, on or by which a [Person](#) or thing is or may be transported or drawn on a [Highway](#), but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks, mobile equipment or a motor assisted cycle, as defined by the [British Columbia Motor Vehicle Act \[RSBC 1996\] Chapter 318](#).

VEHICLE AND EQUIPMENT REPAIR SERVICES - See “[REPAIR SERVICES, VEHICLE AND EQUIPMENT](#)” of this Bylaw.

VEHICLE, COMMERCIAL means a motor [Vehicle](#), used in the course of business for the transportation of [Persons](#) or freight, including without limitation: a limousine, taxi, livery car, or shuttle van; a truck or truck tractor with a licensed gross [Vehicle](#) weight greater than 5,500.0 kilograms; an attached [Trailer](#), bus, motor [Vehicle](#) whose operator is required to hold a license under the [British Columbia Passenger Transportation Act \[SBC 2004\] Chapter 39](#); a business [Vehicle](#), as defined in Section 237 of the [British Columbia Motor Vehicle Act \[RSBC 1996\] Chapter 318](#); or a [Vehicle](#) that transports [Contractor's Equipment](#). Refer to Section 402 (Parking and Storing of Commercial Vehicles) of this Bylaw.

VEHICLES AND EQUIPMENT, RECREATIONAL means any boat, boat [Trailer](#), cargo [Trailer](#), camping [Trailer](#), motor home, camper, bus, snowmobile, and similar [Vehicles](#) or equipment. Includes any [Vehicle](#) or part of a [Vehicle](#) or equipment designed for temporary living quarters for recreation, camping or travel, but excludes a [Manufactured Home](#), motorcycles and bicycles. Refer to Section 402 (Parking and Storing of Recreational Vehicles and Equipment) of this Bylaw.

VEHICLE, UNLICENSED means a [Vehicle](#) that is not currently licensed in accordance with the [British Columbia Motor Vehicle Act \[RSBC 1996\] Chapter 318](#). Refer to Section 402 (Parking and Storing of Unlicensed Vehicles and Contractor's Equipment) of this Bylaw.

VEHICLE, WRECKED means a [Vehicle](#) that is physically wrecked or disabled so it cannot be operated by its own mode of power; is wrecked or parts of a physically wrecked or disabled [Vehicle](#); or appears to be physically wrecked, although it could be operated by its own mode of power, but is not displaying thereon a lawful current license for its operation on the [Highway](#). Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

WAREHOUSE means the [Use](#) of a premises for keeping or storing goods, to which the general public does not have access, and which may include facilities for distribution of [Commercial](#) or [Industrial](#) goods.

WAREHOUSE STORAGE means the [Use](#) of a [Commercial](#) premises for keeping or storing goods or personal property and includes individually accessible mini storage units.

WATERCOURSE means a stream or source of water supply whether usually containing water or not, a pond, lake, river, creek, brook, ditch, and a spring on wetland that are integral to a [Watercourse](#) and provide fish habitat.

WET BAR means the [Use](#) in a room in a [Dwelling Unit](#) for the dispensing of beverage that may contain a bar sink, a fridge, a raised counter and up to 1.8 metres of lower cabinetry. A [Wet Bar shall](#) not contain [Cooking Facilities](#).

WHOLESALE DISTRIBUTION means a [Use](#) providing for the storage of goods and materials and their sale to businesses, including to [Retail](#), but not to consumers.

WRECKED VEHICLE - See “[VEHICLE, WRECKED](#)” of this Bylaw.

YARD, FRONT means the area between the [Front Lot Line](#) and the nearest wall of the [Principal Building](#).

YARD, REAR means the area between the [Rear Lot Line](#) and the nearest wall of the [Principal Building](#).

YARD, SIDE means the area between the interior or [Exterior Side Lot Line](#) and the nearest wall of the [Principal Building](#).

ZONE means the [Zones](#) listed in Section 302 (Zones) of this Bylaw and enacted in Parts 5 through 10 inclusive of this Bylaw.

203 UNITS OF MEASUREMENT

203.1 METRIC UNITS

1. In this Bylaw, unless specifically stated otherwise, all measurements are in metric units.

3 PART 3 – BASIC PROVISIONS

301 PROVISIONS

301.1 APPLICATION

1. The provisions of this Bylaw shall apply to the whole of the area within the boundaries of the Municipality and to the Buildings and Structures thereon.

302 ZONES

302.1 SHORT FORM EQUIVALENTS

1. The whole of the area within the boundaries of the Municipality is hereby divided into Zones with the following Zone designations and their short form equivalents:

SHORT FORM

ZONE DESIGNATION

Agricultural Zones

A-1	Small Holding Agricultural
A-2	Upland Agricultural
A-3	Extensive Agricultural
A-4	Intensive Greenhouse
A-5	Agricultural Only

Residential Zones

R-1	Single Detached (Low Density) Urban Residential
R-2	Single Detached (Medium Density) Urban Residential
R-3	Single Detached (Intensive) Urban Residential
R-4	Single Detached (Infill) Urban Residential
RS-1	Single Detached Residential
RS-1a	Single Detached (Amenity) Residential
RS-1b	Single Detached (Medium Density) Residential
RS-1c	Single Detached (Low Density) Residential
RS-1d	Single Detached (Half Acre) Residential
RS-2	Single Detached Suburban Residential
RS-3	Single Detached Rural Residential
RST	Street Townhouse Residential
RST-SV	Street Townhouse Residential – Silver Valley
SRS	Special Urban Residential
RT-1	Two-Unit Urban Residential
RT-2	Ground-Oriented Residential Infill
RM-1	Low Density Townhouse Residential
RM-2	Medium Density Apartment Residential
RM-3	Medium/High Density Apartment Residential
RM-4	Medium Density Townhouse Residential

RM-5	Low Density Apartment Residential
RM-6	Town Centre High Density Apartment Residential
RE	Elderly Citizens Residential
RG	Group Housing Residential
RG-2	Suburban Residential Strata
RMH	Manufactured Home Park Residential
Commercial Zones	
C-1	Neighbourhood Commercial
C-2	Community Commercial
C-3	Town Centre Commercial
C-4	Neighbourhood Pub
C-5	Village Centre Commercial
C-6	Community Gaming Facility
CRM	Commercial/Residential
CS-1	Service Commercial
CS-2	Service Station Commercial
CS-3	Recreation Commercial
CS-4	Rural Commercial
CS-5	Adult Entertainment and Pawnshop Service Commercial
H-1	Heritage Commercial
H-2	Hammond Village Commercial
Industrial Zones	
M-1	Service Industrial
M-2	General Industrial
M-3	Business Park Industrial
M-4	Industrial Extraction
M-5	High Impact Industrial
Institutional Zones	
P-1	Park and School
P-2	Special Institutional
P-3	Children's Institutional
P-4	Place of Worship
P-4a	Place of Worship and Educational
P-5	Corrections and Rehabilitation
P-6	Civic
Comprehensive Development Zones	
CD	Comprehensive Development

302.2 ZONING MAP - GEOGRAPHIC AREA

1. The geographic area comprising each of the said [Zones](#) is as shown on Schedule "A" (Zoning Map), a copy of which is attached hereto and forms part of this Bylaw.

302.3 ZONING MAP - BOUNDARY LINES

1. The boundary lines of said [Zones](#) [shall](#) be to the centre lines of road allowances or railways unless referenced to [Lot Lines](#), Municipal boundaries, or as shown otherwise on Schedule "A" (Zoning Map) of this Bylaw.

303 PERMITTED USES AND SERVICING OF LAND, BUILDINGS AND STRUCTURES

303.1 USE OF LAND

1. The [Use](#) of land, including the surface of water, [Buildings](#) and [Structures](#), [shall](#) be in accordance with the permitted [Uses](#) specified in this Bylaw, and in conformity with the requirements for permitted [Use](#)s specified in this Bylaw.

303.2 SERVICING STANDARDS

1. No [Use](#) of land, [Buildings](#) and [Structures](#) [shall](#) be authorized until all works and services have been provided to the standard of the [Zone](#) as identified in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1933.

303.3 AGRICULTURAL LAND RESERVE

1. For [Lots](#) located within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations [shall](#) prevail.

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

304.1 CONFORMITY

1. The construction, reconstruction, alteration, moving or extension of [Buildings](#) and [Structures](#) within any [Zone](#) [shall](#) be in conformity with requirements for the size, shape, and siting of [Buildings](#) and [Structures](#) specified in this Bylaw.

305 OFF-STREET PARKING AND OFF-STREET LOADING SPACES

305.1 OFF-STREET PARKING AND LOADING BYLAW

1. [Off-Street Parking](#) spaces and [Off-Street Loading](#) spaces [shall](#) be provided in conformity with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, for the number of required spaces for each [Building](#) class or [Use](#), and the design of spaces.

305.2 ADDITIONAL REQUIREMENTS

1. Additional requirements and restrictions, such as siting, [Landscaping](#), [Lot Coverage](#) and [Use](#) are to be found Part 4 (General Regulations) and in the respective [Zones](#) in Parts 5 through 10 of this Bylaw. Refer to Section 401 (Permitted Uses of Land, Buildings and Structures) of this Bylaw. Refer to Section 402 (Accessory Off-Street Parking in a Residential Zone) of this Bylaw.

306 ENFORCEMENT

306.1 INSPECTION

1. The Building Official, Bylaw Compliance Officer, or any other employee of the City of Maple Ridge appointed by the [Council](#) to administer or enforce this Bylaw, is hereby authorized to enter at all reasonable times upon any [Lot](#) to ascertain whether the requirements and provisions of this Bylaw are being or have been complied with.

306.2 VIOLATION

1. It is unlawful for any [Person](#) to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of the Building Official, Bylaw Compliance Officer, or any other employee of the City of Maple Ridge appointed by the [Council](#), authorized under Section 306 (Inspection) of this Bylaw.

306.3 REMEDIAL POWER

1. The [Council](#) may, in accordance with the provisions of the [British Columbia Local Government Act](#), authorize the demolition, the removal, or the bringing up to standard of any [Building](#), [Structure](#), or thing, in whole or in part, that is in contravention of this Bylaw.

307 OFFENSES AND PROHIBITIONS

307.1 CONTRAVENTION OF BYLAW

1. No [Person shall](#) cause, suffer or permit any land, [Building](#) or [Structure](#) to be [Used](#) in contravention of this Bylaw and no [Person shall Use](#) any land, [Building](#) or [Structure](#) in contravention of this Bylaw.

307.2 BUILDING OR STRUCTURE

1. No [Person shall](#) cause, suffer or permit any [Building](#) or [Structure](#) to be placed, constructed, reconstructed, installed, altered, extended or added to in contravention of the provisions of this Bylaw and no [Person shall](#) place, construct, reconstruct, install, alter, extend or add to any [Building](#) or [Structure](#) in contravention of this Bylaw.

307.3 VIOLATIONS

1. Any [Person](#) who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this Bylaw [shall](#) be liable to the penalties hereby imposed and each day that such violation is permitted to exist [shall](#) constitute a separate offence.

307.4 PENALTIES

1. Any [Person](#) who violates any of the provisions of this Bylaw [shall](#), upon summary conviction thereof, be liable to a penalty of not less than \$100.00 and not more than \$10,000.00 plus the cost of prosecution, or to a term of imprisonment not exceeding 30 days, or both.

307.5 ADDITIONAL PENALTIES

1. The penalties provided for herein shall be in addition to and not in substitution of any other penalty or remedy provided for or available at law.

308 AMENDMENT PROCEDURE

308.1 DEVELOPMENT PROCEDURES BYLAW

1. For an amendment to this Bylaw, the procedure shall be as defined in the Maple Ridge Development Procedures Bylaw No. 5879-1999.

309 SEVERABILITY

309.1 VALIDITY OF BYLAW

1. If any part, section, sub-section, clause, sub-clause or any other portion of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.

310 EFFECTIVE

310.1 ADOPTION OF BYLAW

1. This Bylaw shall come into force and take effect upon adoption.

4 PART 4 – GENERAL REGULATIONS

401 USES OF LAND, BUILDINGS, AND STRUCTURES

401.1 Non-Conforming Uses

1. No [Building](#) or [Structure](#) *shall* be established so as to render an existing [Building](#) or [Structure](#) on the same [Lot](#) non-conforming.

401.2 Permitted Uses of Land, Buildings and Structures

1. The following [Uses](#) *shall* be permitted in all [Zones](#):
 - a. [Accessory Buildings and Accessory Structures](#);
 - b. [Accessory Off-Street Parking](#);
 - c. [Park](#);
 - d. [Public Service](#); and
 - e. [Urban Agricultural](#).

401.3 Prohibited Uses of Land, Buildings and Structures

1. The following [Uses](#) *shall* be prohibited in all [Zones](#):
 - a. [Development](#) within the [Building Envelope](#) of a [Lot](#) having a [Natural Grade](#) with a [Steep Slope](#);
 - b. a detached [Underground Structures](#);
 - c. more than one (1) level for a [Basement](#) or [Crawlspace](#);
 - d. [Recreational Vehicles](#) *shall* not be occupied for any reason while parked or stored on a [Lot](#), unless otherwise permitted or restricted elsewhere in this Bylaw;
 - e. a [Drive-Through Use](#) within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw;
 - f. [Commercial](#) cultivation, processing, testing, packaging and shipping of [Cannabis](#), except as specifically permitted on lands located within the [Agricultural Land Reserve](#) and [Zoned](#) A-1, A-2, A-3, A-4, A-5, RS-1, RS-2 or RS-3;
 - g. [Retail](#) sale of [Cannabis](#) if located within the following distance, measured in a straight line from the [Lot Lines](#), to one of the following [Uses](#):
 - (i) 200.0 metres from an elementary or secondary [School](#);
 - (ii) 1,000.0 metres from any other [Cannabis Retail Use](#), except
 - (a) 860.0 metres from any other [Cannabis Retail Use](#) specific to the following [Lot](#):
 - i) Lot A except: part within heavy black outline on Highway Statutory Right of Way Plan 63822; District Lot 398 Group 1 New Westminster District Plan 9388. PID 001-342-550. 22222 Lougheed Highway;
 - h. [Cheque Cashing Centre](#) and [Payday Loan Uses](#);
 - i. [Body Rub Studio](#), body painting studio and modelling studio;

- j. Wrecking of [Vehicles](#), or the parking or storing of [Wrecked Vehicle](#)s, except in the M-5 [Zone](#);
- k. the sale of beer, cider, wine or spirits, or any other product intended for human consumption that contains more than 1% alcohol by volume, excluding products produced primarily for cooking purposes, in or from an [Ineligible Grocery Store](#), or in or from a store located in an [Ineligible Grocery Store](#); and
- l. storage of the following in any [Shipping Container](#):
 - (i) gasoline, propane, or any flammable, combustible liquid or compressed gas; and
 - (ii) explosives, as defined in the [Maple Ridge Fire Prevention Bylaw No. 4111-1988](#).

401.4 Accessory Buildings, Structures and Uses

1. All [Accessory Uses](#) *shall* be located on the same [Lot](#) as the [Principal Use](#) to which it is [Accessory](#), except as otherwise permitted in the [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Unless otherwise permitted or restricted elsewhere in this Bylaw, non-[Residential Accessory Buildings and Structures](#) to a [Principal Residential Use](#) in all [Zones](#) *shall*:
 - a. not exceed a total [Lot Coverage](#) of 15% or 279.0 square metres [Gross Floor Area](#), whichever is the lesser;
 - b. be restricted to not more than two (2) [Accessory Buildings and Structures](#) where the floor area is less than 10.0 square metres and *shall* be sited not less than 0.5 metres from an [Interior Side Lot Line](#) and [Rear Lot Line](#). Solar energy devices, wind energy devices, geothermal devices and heat pumps *shall* not be limited in number;
 - c. be sited in compliance with the [Setbacks](#) for [Accessory Buildings and Structures](#) for the [Zone](#) in which it is located, or the following if not specified in the [Zone](#):
 - (i) be not less than 3.0 metres from the [Exterior Side Lot Line](#);
 - (ii) be not less than 1.2 metres from an [Interior Side Lot Line](#);
 - (iii) be not less than 1.2 metres from a [Rear Lot Line](#);
 - (iv) be not less than 1.2 metres from the [Building Face](#) of a [Building](#) for a [Residential Use](#), excluding heat pumps and air conditioners;
 - d. be limited to one (1) [Storey](#) and shall not include a [Basement](#);
 - e. be limited to plumbing facilities of one (1) basin and one (1) water closet; and
 - f. when connected to a [Principal Residential Use](#) by a [Breezeway](#), be considered an [Accessory Building or Structure](#) and are subject to the requirements prescribed in the applicable [Zone](#) for [Accessory Buildings and Structures](#).
3. A [Portable Storage Shelter used for](#) the display or storage of [Vehicles](#), goods or materials *shall*:
 - a. be restricted to not more than one (1) per [Lot](#);

- b. be sited in compliance with the [Setbacks](#) for [Accessory Buildings and Structures](#) for the [Zone](#) on which it is located; but [shall](#) not be located between the front face of [Principal Buildings or Principal Structures](#) and the [Front Lot Line](#);
- c. be included in the calculation of [Lot Coverage](#) for [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#), or where expressly identified for [Accessory Buildings and Structures](#), for the [Lot](#) on which it is located;
- d. not exceed dimensions of:
 - (i) in width 3.0 metres
 - (ii) in depth 4.5 metres
 - (iii) in [Building Height](#) 2.4 metres.

402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

402.1 Accessory Off-Street Parking in a Residential Zone

1. [Accessory Off-Street Parking Use](#) for all [Single Detached Residential](#) and [Two-Unit Residential Use](#):
 - a. where the minimum [Lot Area](#) is greater than or equal to 668.0 square metres, [shall](#) occupy not more than 30% of the [Lot Area](#), not to exceed 42.0 square metres per [Dwelling Unit](#), or [shall](#) be [Concealed Parking](#); and
 - b. where the minimum [Lot Area](#) is less than 668.0 square metres, [shall](#) occupy not more than 20% of the [Lot Area](#), not to exceed 37.0 square metres per [Dwelling Unit](#), or [shall](#) be [Concealed Parking](#).

402.2 Agricultural Employee Residential

1. [Agricultural Employee Residential Use](#) is subject to the following provisions:
 - a. [shall](#) be limited to [Lots Designated](#) in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) for either “Agricultural” [Use](#) with a minimum [Lot Area](#) of 2.0 hectares, or “Rural Residential” [Use](#) with a minimum [Lot Area](#) of 1.7 hectares;
 - b. [shall](#) be limited to a [Lot](#) classified as a “Farm” under the [British Columbia Assessment Act](#);
 - c. [shall](#) not be strata titled or subdivided;
 - d. [shall](#) be permitted where full time employees are required to operate an [Agricultural Use](#);
 - e. [shall](#) provide a written report prepared by a professional Agrologist to prove need due to the intensity of farming;
 - f. [shall](#) be approved by the [Agricultural Land Commission](#).
 - g. [shall](#) require that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the [Land Title Office](#) prior to issuance of a Building Permit restricting the dwelling to an [Agricultural Employee Residential Use](#);

- h. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
- i. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability if located on a [Lot](#) that is not serviced by the [Community Water System](#); and
- j. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Agricultural Employee Residential Use](#) is above the established minimum [Flood Construction Level](#).

402.3 Bed and Breakfast

1. [Bed and Breakfast Use](#) is subject to the following provisions:
 - a. [shall](#) be operated by an owner who resides on the [Lot](#);
 - b. [shall](#) be contained within the same [Building](#) as the [Principal Residential Use](#);
 - c. [shall](#) hold a valid business license for the [Use](#) issued by the City of Maple Ridge;
 - d. [shall](#) not exceed 3 [Sleeping Units](#);
 - e. [shall](#) not exceed 6 guests at any one time;
 - f. [shall](#) not provide accommodation to same [Person](#) or [Persons](#) for periods longer than 30 consecutive days per annum;
 - g. [shall](#) include the number of [Boarding](#) rooms and [Boarders](#) in calculating the maximum number of [Sleeping Units](#) and guests permitted when a [Bed and Breakfast](#) is operating on the same [Lot](#) as a [Boarding Use](#);
 - h. [shall](#) not provide [Cooking Facilities](#) within the [Sleeping Units](#);
 - i. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - j. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#);
 - k. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Bed and Breakfast Use](#) is above the established minimum [Flood Construction Level](#); and
 - l. [shall](#) not be permitted where there is a [Caretaker Residential](#), [Detached Garden Suite Residential](#), [Secondary Suite Residential](#), [Temporary Residential](#), [Tourist Accommodation](#) or [Two-Unit Residential Use](#) on the same [Lot](#).
2. For [Lots](#) located within the [Agricultural Land Reserve](#), the [Agricultural Land Commission Act and its Regulations](#) [shall](#) prevail.

402.4 Boarding

1. [Boarding Use](#) is subject to the following provisions:
 - a. [shall](#) be contained within the same [Building](#) as the [Principal Residential Use](#);
 - b. [shall](#) not accommodate more than two (2) [Sleeping Units](#) and no more than two (2) [Boarders](#) who pay rent and [shall](#) reside for an unrestricted period of time;

- c. shall have access to the common Cooking Facility within the Principal Dwelling Unit or be provided with regular meals;
- d. shall not be permitted where there is a Secondary Suite Residential, Detached Garden Suite Residential, Caretaker Residential, Agricultural Employee Residential or Temporary Residential Use on the Lot; and
- e. shall not be permitted on a Lot situated within a Floodplain Area unless the underside of the finished floor system of the Boarding Use is above the established minimum Flood Construction Level.

402.5 Campground

1. Campground Use is subject to the following provisions:
 - a. shall have a minimum Lot Area of 0.8 hectares in the A-1, A-2, A-3 and RS-3 Zones, and shall have a minimum Lot Area of 0.4 hectares in the CS-3 Zone;
 - b. shall provide temporary accommodation for the travelling public for no more than 14 consecutive days in tents and Recreational Vehicles and Equipment but not in Manufactured Homes;
 - c. shall be limited to a maximum of 10 spaces for tents or Recreational Vehicles and Equipment;
 - d. shall permit one Single Detached Residential dwelling per Campground, limited to a residence for a caretaker or manager where a Principal Single Detached Residential dwelling does not exist; and
 - e. for Lots within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations shall prevail.

402.6 Cannabis, Commercial Production

1. Cannabis, Commercial Production is subject to the following provisions:
 - a. shall not be permitted unless the Lot is:
 - (i) is Zoned A-1, A-2, A-3, A-4, A-5, RS-1, RS-2 or RS-3;
 - (ii) is located within the Agricultural Land Reserve; and
 - (iii) is designated for "Farm Use" by the Agricultural Land Commission Act and its Regulations;
 - b. shall be located not less than 200.0 metres from an elementary or secondary School, measured from the nearest point of the Lot Line of the Cannabis, Commercial Production Use to the nearest point of the Lot Line of the elementary or secondary School; and
 - c. shall be located not less than 1,000.0 metres from the nearest point of any Lot on which another Cannabis, Commercial Production Use is occurring, or on which such Use has been authorized under the Controlled Drugs and Substances Act (Canada).

402.7 Caretaker Residential

1. Caretaker Residential Use is subject to the following provisions:
 - a. shall be limited to one Caretaker Residential Use per Lot;
 - b. shall not be permitted on a Lot with a Lot Area less than 668.0 square metres;
 - c. shall be an Accessory Residential Use to a Principal non-Residential Use;

- d. shall be located within the same Building as a Principal Use, but shall be completely separate from the Principal Use and shall have a separate at-grade entrance, unless otherwise permitted or restricted elsewhere in this Bylaw;
- e. shall have a minimum of 37.0 square metres and a maximum of 90.0 square metres Gross Floor Area, and shall not exceed 40% of the total Gross Floor Area of the Building in which it is located unless otherwise permitted or restricted elsewhere in this Bylaw;
- f. shall not be strata-titled or subdivided;
- g. shall provide proof satisfactory to the Building Official that notification has been provided to the applicable Fraser Health Authority if located on a Lot which is not serviced by Community Sanitary Sewer System;
- h. shall provide written verification from a Professional Engineer or a Certified Professional confirming adequate water quantity and potability, if located on a Lot that is not serviced by the Community Water System;
- i. shall not be permitted on a Lot situated within a Floodplain Area unless the underside of the finished floor system of the Caretaker Residential Use is above the established minimum Flood Construction Level.

402.8 Density Bonus for Albion Area

1. Albion Area Density Bonus Amenity Contributions are permitted on Lots that are Zoned RS-1b, RS-1d and RM-1 and that are located within the boundaries of the Albion Area Plan, as identified on Schedule "D" (Albion Area Plan) of this Bylaw.
2. Amenity funds received will contribute to any of the following eligible amenities to be located within the Albion Area Plan boundaries:
 - a. Park construction;
 - b. Park maintenance;
 - c. multi-use trail construction;
 - d. multi-use trail maintenance;
 - e. Civic facility/community gathering place construction; and
 - f. Civic facility/community gathering place maintenance.
3. Albion Area Density Bonus Amenity Contribution is an option that is determined by the Lot Area, Lot Width and Lot Depth. Where applicable, a Density Bonus shall be applied in exchange for an Amenity Contribution in the RS-1b, RS-1d and RM-1 Zones, as follows:
 - a. in the RS-1d Zone:
 - (i) Zone requirements consistent with the RS-1b Zone shall apply and shall supersede the Zone requirements of the RS-1d Zone;
 - (ii) an Amenity Contribution of \$3,100.00 shall be required for each Lot in a subdivision with a minimum Lot Area of less than 2,000.0 square metres but not less than 557.0 square metres; and
 - (iii) an Amenity Contribution shall be payable when the Approving Officer approves the subdivision.
 - b. in the RS-1b Zone:

- (i) [Zone](#) requirements consistent with the R-1 [Zone shall](#) apply and [shall](#) supersede the [Zone](#) requirements of the RS-1b [Zone](#);
 - (ii) an [Amenity Contribution](#) of \$3,100.00 [shall](#) be required for each [Lot](#) in a subdivision with a minimum [Lot Area](#) of less than 557.0 square metres but not less than 371.0 square metres; and
 - (iii) an [Amenity Contribution shall](#) be payable when the Approving Officer approves the subdivision.
- c. in the RM-1 [Zone](#):
- (i) [Zone](#) requirements consistent with the RM-4 [Zone shall](#) apply, as specified in the RM-1 [Zone](#);
 - (ii) an [Amenity Contribution](#) of \$3,100.00 [shall](#) be required for each unit where the [Floor Space Ratio](#) in a [Development](#) is more than 0.6 but not more than 0.75 times the [Lot Area](#); and
 - (iii) an [Amenity Contribution shall](#) be payable upon issuance of the Building Permit.

402.9 Density Bonus for Town Centre Area and Major Corridor Residential

1. The Town Centre Area and Major Corridor Residential [Density Bonus](#) contribution is an option for [Apartment Residential](#) and [Townhouse Residential Uses](#) to obtain additional [Density](#) with the provision of a cash contribution to an Affordable Housing [Density Bonus](#) Reserve Fund to fund affordable housing projects.
2. Town Centre Area and Major Corridor Residential [Density Bonus](#) contributions are permitted on [Lots](#) that are [Zoned](#) RM-1, RM-2, RM-3, RM-4, RM-5, RM-6, C-2 or C-3, subject to one of the following requirements:
 - a. [shall](#) be located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or
 - b. [shall](#) be [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#). Refer to Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).
3. Where applicable in the [Zones](#) identified in the following table, a [Density Bonus](#) not to exceed the maximum additional [Density](#) for the specified [Residential](#) use [shall](#) be obtained by providing a Cash Contribution:

Zone	Residential Use	Additional Density , not to exceed:	Cash Contribution
RM-1	Townhouse	0.15 times the Lot Area	\$344.46 per square metre (\$32.00 per square foot)
RM-2	Apartment	0.6 times the Lot Area	\$161.46 per square metres (\$15.00 per square foot)
RM-3	Apartment	0.6 times the Lot Area	\$161.46 per square metres (\$15.00 per square foot)
RM-4	Townhouse	0.15 times the Lot Area	\$344.46 per square metre (\$32.00 per square foot)
RM-5	Townhouse	0.15 times the Lot Area	\$344.46 per square metre (\$32.00 per square foot)
RM-6	Apartment	0.5 times the Lot Area	\$161.46 per square metres (\$15.00 per square foot)

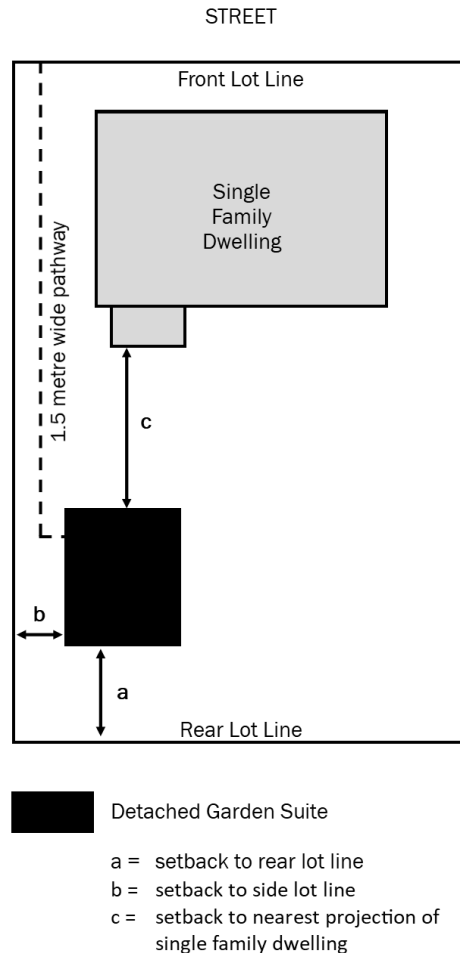
C-2	Apartment	One (1) additional Storey	\$161.46 per square metres (\$15.00 per square foot)
C-3	Apartment	0.5 times the Lot Area	\$161.46 per square metres (\$15.00 per square foot)

402.10 Detached Garden Suite Residential

1. [Detached Garden Suite Residential Use](#):
 - a. [shall](#) be limited to one [Detached Garden Suite Residential Use](#) per Residential or Agricultural [Zoned Lot](#) where there exists a [Single Detached Residential Use](#);
 - b. [shall](#) be located within the [Rear Yard](#) of a [Principal Single Detached Residential Use](#), except [shall](#) be located within the [Front Yard](#) specific to the following [Lot](#):
 - (i) Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue
 - c. [shall](#) be limited to one [Storey](#);
 - d. [shall](#) not have a [Basement](#); and
 - e. [shall](#) not be strata-titled or subdivided.
2. [Lot Area for a Detached Garden Suite Residential Use](#):
 - a. [shall](#) not be permitted on a [Lot](#) with a [Lot Area](#) less than 557.0 square metres;
 - b. for [Lots](#) with a [Lot Area](#) less than 0.4 hectares:
 - (i) [shall](#) be located on the [First Storey](#) of a one [Storey Building](#); or
 - (ii) for [Lots](#) with [Lane](#) access, [shall](#) be located on the second [Storey](#) of a [Building](#) above an [Accessory Residential Use](#) or an [Off-Street Parking Use](#);
 - c. for [Lots](#) with a [Lot Area](#) greater than or equal to 0.4 hectares:
 - (i) [shall](#) be located on the [First Storey](#) of a one [Storey Building](#); or
 - (ii) [shall](#) be located on the second [Storey](#) of a [Building](#) above an [Accessory Residential Use](#) or an [Off-Street Parking Use](#);
3. [Gross Floor Area for a Detached Garden Suite Residential Use](#):
 - a. [shall](#) have a [Gross Floor Area](#) of:
 - (i) not less than 37.0 square metres, and not more than 90.0 square metres or 10% of the [Lot Area](#), whichever is less; except
 - (ii) the [Gross Floor Area shall](#) not exceed 140.0 square metres specific to the following [Lots](#):
 - (a) Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue, and
 - (b) Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue.
4. [Building Height for a Building with a Detached Garden Suite Residential Use](#):

- a. for Lots with a Lot Area less than 0.4 hectares:
 - (i) shall not exceed 4.5 metres and one (1) Storey; or
 - (ii) shall not exceed 6.0 metres and one (1) Storey for lots Zoned RS-2 and RS-3; or
 - (iii) shall not exceed 6.0 metres for Lots with Lane access and the Detached Garden Suite Residential Use shall be located on the second Storey above an Accessory Residential Use or an Off-Street Parking Use;
 - b. for Lots with a Lot Area greater than or equal to 0.4 hectares:
 - (i) shall not exceed 6.0 metres and one (1) Storey; or
 - (ii) shall not exceed 7.5 metres for Agricultural Zoned Lots when the Detached Garden Suite Residential Use is located on the second Storey above an Accessory Residential Use or an Off-Street Parking Use;
 - c. shall not exceed 7.5 metres specific to the following Lot:
 - (a) Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue.
5. Setbacks for a Detached Garden Suite Residential Use:
- a. from a Rear Lot Line:
 - (i) shall be Setback not less than 2.4 metres; or
 - (ii) shall be Setback not less than 1.5 metres for Lots with Lane access and where the Detached Garden Suite Residential Use is located on the second Storey above an Accessory Residential Use or an Off-Street Parking Use; or
 - (iii) shall be Setback not less than 7.5 metres from a Rear Lot Line for Agricultural Zoned Lots and RS-3 Zoned Lots;
 - b. from an Interior Side Lot Line shall be Setback not less than 1.5 metres;
 - c. from an Exterior Side Lot Line shall be Setback not less than 3.0 metres; and
 - d. from the nearest projection beyond the Building Face of the Single Detached Residential Use shall be Setback not less than 2.4 metres.

Detached Garden Suite:



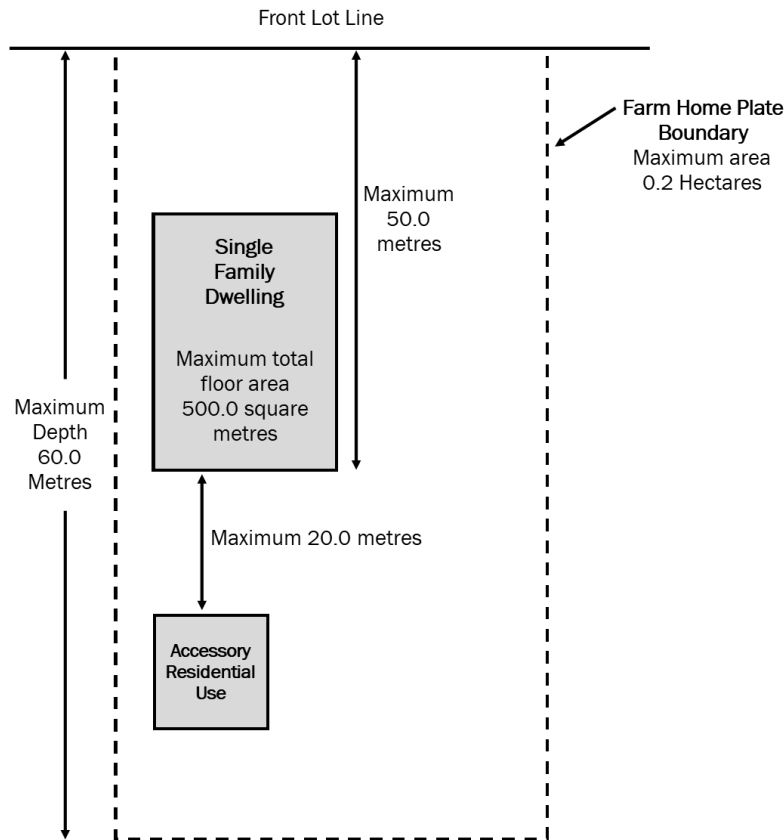
6. For Lots located within the Agricultural Land Reserve:
 - (i) the Detached Garden Suite Residential Use shall be approved by the Agricultural Land Commission;
 - (ii) the Agricultural Land Commission Act and its Regulations shall prevail;
 - (iii) the Detached Garden Suite Residential Use shall comply with the Farm Home Plate requirements. Refer to Section 402 (Farm Home Plate) of this Bylaw.
7. Off-Street Parking for a Detached Garden Suite Residential Use:
 - a. shall provide one (1) Off-Street Parking space dedicated to the Detached Garden Suite Residential Use.
8. A Detached Garden Suite Residential Use is subject to the following provisions:
 - a. shall provide an unobstructed pathway a minimum of 1.5 metres in width between the Front Lot Line and the Detached Garden Suite Residential Use;
 - b. shall provide Private Outdoor Area of not less than 25% of the Gross Floor Area of the Detached Garden Suite Residential or 10% of the total Lot Area, whichever is less. The Private Outdoor Area shall be exclusively devoted to the Detached Garden Suite Residential Use;

- c. shall require that the registered owner of the Lot enters into a Housing Agreement with the City of Maple Ridge and that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the Land Title Office prior to the issuance of a Building Permit for the Detached Garden Suite Residential Use. The Section 219 Restrictive Covenant shall require that either the Single Detached Residential Use or the Detached Garden Suite Residential Use be occupied by the registered owner;
- d. shall require that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the Land Title Office prior to issuance of a Building Permit for protection of the Off-Street Parking requirements for the Detached Garden Suite Residential;
- e. shall not be permitted where there is an Agricultural Employee Residential, Bed and Breakfast, Boarding, Caretaker Residential, Secondary Suite Residential, Temporary Residential, Tourist Accommodation, or Two-Unit Residential Use on the same Lot;
- f. shall provide written verification to the Building Official of notification to the applicable Fraser Health Authority if located on a Lot which is not serviced by the Community Sanitary Sewer System;
- g. shall provide written verification from a Professional Engineer or a Certified Professional confirming adequate water quantity and potability, if located on a Lot that is not serviced by the Community Water System; and
- h. shall not be permitted on a Lot situated within a Floodplain Area unless the underside of the finished floor system of the Detached Garden Suite Residential Use is above the established minimum Flood Construction Level.

402.11 Farm Home Plate

1. For Lots within the Agricultural Land Reserve, the following limitations to Residential Development shall apply:
 - a. the area of the Farm Home Plate shall not exceed a maximum contiguous area of 0.2 hectares;
 - b. the maximum depth of the Farm Home Plate shall not exceed 60.0 metres measured from the Front Lot Line to a line parallel to the Front Lot Line;
 - c. all Principal and Accessory Residential Buildings and Structures shall be sited within the Farm Home Plate;
 - d. the total floor area of the Principal Single Detached Residential Building shall not exceed 500.0 square metres, excluding a maximum of 42.0 square metres for attached garage and/or carport;
 - e. the maximum distance from the Front Lot Line to any portion of the Single Detached Residential Building shall not exceed 50.0 metres; and
 - f. provisions of the Agricultural Land Commission Act and its Regulations shall prevail.

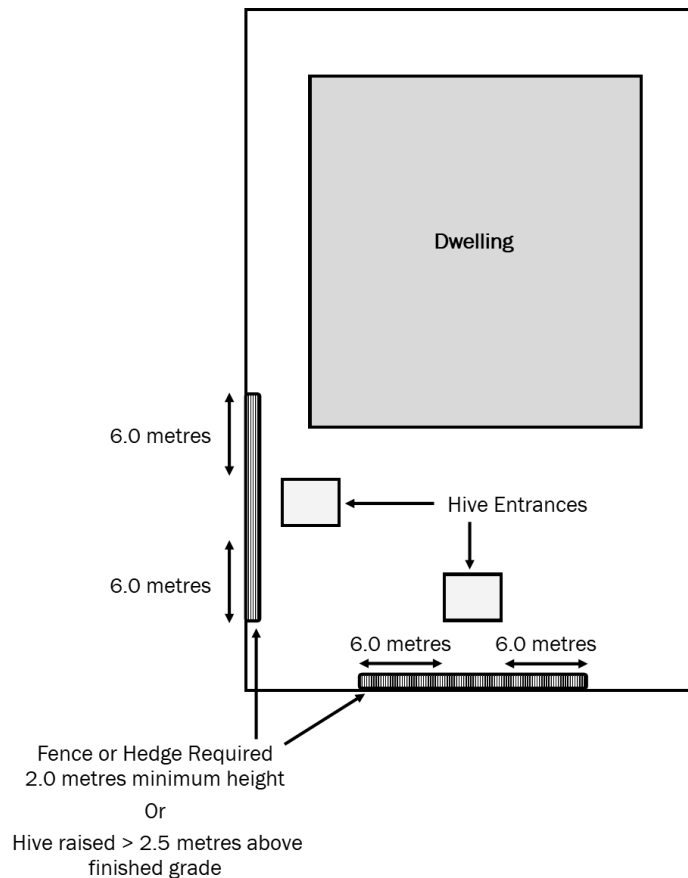
Farm Home Plate:



402.12 Hobby Beekeeping

1. [Hobby Beekeeping Use](#) is subject to the following provisions:
 - a. a maximum of two (2) bee hives per [Lot shall](#) be permitted;
 - b. bee hives for a [Hobby Beekeeping Use shall](#) be located to the rear of the [Principal Building](#) on the [Lot](#);
 - c. bee hives:
 - d. [shall](#) be oriented with the hive entrance facing toward the centre of the [Lot](#);
 - e. [shall](#) be located behind a solid [Fence](#) or hedge that is installed parallel to an adjacent [Lot Line\(s\)](#) that extends a minimum of 6.0 metres horizontally beyond the hive in each direction and is a minimum of 2.0 metres in [Height](#); or the hive [shall](#) be raised a minimum of 2.5 metres above the [Finished Grade](#).

Bee Hive Location:



402.13 Home Occupation

1. A [Home Occupation Use shall](#) be entirely enclosed within:
 - a. a [Dwelling Unit](#); or
 - b. an [Accessory Building](#).
2. A [Home Occupation shall](#) be considered for lots [Zone](#)d Agricultural, Residential or CD (Comprehensive Development) as follows:
 - a. a Type 1 [Home Occupation](#) where the operation occurs in a multi-family [Dwelling Unit](#), unless otherwise prohibited elsewhere in this Bylaw; or
 - b. a Type 2 [Home Occupation](#) where the operation occurs on a [Lot](#) with a [Lot Area](#) less than 1,200.0 square metres; or
 - c. a Type 3 [Home Occupation](#) where the operation occurs on a [Lot](#) with a [Lot Area](#) equal to or greater than 1,200.0 square metres; or
 - d. a Type 4 [Home Occupation](#) where the operation occurs on a [Lot](#) with a [Lot Area](#) equal to or greater than 0.4 hectares, as expressly permitted by this Bylaw.
3. A [Home Occupation shall](#) occupy not more than:
 - a. 30% of the [Gross Floor Area](#) of the [Dwelling Unit](#) in which the [Home Occupation](#) is located, up to maximum of 50.0 square metres in total for Type 1 [Home Occupation](#); or

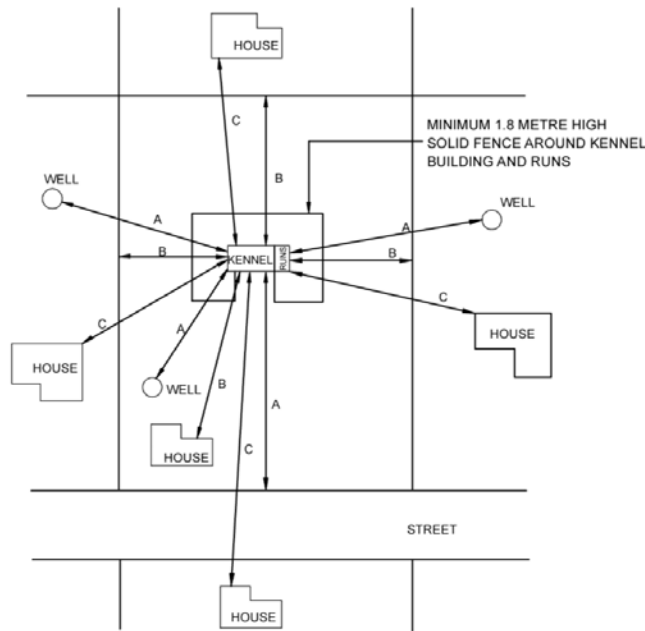
- b. 30% of the [Gross Floor Area](#) of the [Dwelling Unit](#) and [Accessory Building](#) in which the [Home Occupation](#) is located, to a maximum of 50.0 square metres in total for Type 2 [Home Occupation](#); or
 - c. 45% of the [Gross Floor Area](#) of the [Dwelling Unit](#) and [Accessory Building](#) in which the [Home Occupation](#) is located, to a maximum of 100.0 square metres in total for Type 3 [Home Occupation](#).
- 4. A [Home Occupation](#) shall be conducted by the resident of the [Dwelling Unit](#) and, provided that [Non-Resident Employee Off-Street Parking](#) is accommodated on-site, be permitted to a maximum of:
 - a. one (1) [Non-Resident Employee](#) per [Dwelling Unit](#) for Type 1 [Home Occupation](#); or
 - b. two (2) [Non-Resident Employees](#) per [Dwelling Unit](#) for Type 2 [Home Occupation](#); or
 - c. three (3) [Non-Resident Employees](#) per [Dwelling Unit](#) for Type 3 [Home Occupation](#).
- 5. A [Home Occupation](#) shall permit on-site client visits, only by appointment scheduled in advance, to a maximum of:
 - a. six (6) clients per day per [Dwelling Unit](#) for Type 1 [Home Occupation](#), limited to Tutoring and Lesson [Uses](#) only; or
 - b. ten (10) clients per day per [Lot](#) for Type 2 [Home Occupation](#); or
 - c. sixteen (16) clients per day per [Lot](#) for Type 3 [Home Occupation](#).
- 6. A [Home Occupation](#) shall permit on-site client visits for group sessions, to a maximum of:
 - a. two (2) group sessions per day for Type 1 [Home Occupation](#), limited to Tutoring and Lessons [Use](#) only, and subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above;
 - b. six (6) clients per group session for Type 2 [Home Occupation](#), subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above; and
 - c. eight (8) clients per group session for Type 3 [Home Occupation](#), subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above.
- 7. A [Home Occupation](#) shall be permitted for the following [Uses](#):
 - a. [Animal Boarding](#), excluding [Dog](#) daycare, except Type 1 and Type 2 [Home Occupations](#) which are restricted to off-site or mobile-based services only;
 - b. [Business Services](#);
 - c. [Office](#);
 - d. [Health Services](#), except Type 1 [Home Occupation](#) which is restricted to off-site or mobile-based services only;
 - e. [Homecrafts](#);
 - f. [Personal Services](#), excluding dry cleaning, except Type 1 [Home Occupation](#) which is restricted to off-site or mobile-based services only;
 - g. [Professional Services](#);
 - h. tutoring and lessons;

- i. [Family Daycare](#), unless otherwise expressly prohibited by this Bylaw; and
 - j. off-site, online and mobile-based sales.
8. A [Home Occupation shall](#) permit the parking or storing of not more than one (1) [Vehicle](#) on the [Lot](#) provided that it is [used for](#) the [Home Occupation](#). Such [Vehicle shall](#) not exceed a licensed gross [Vehicle](#) weight of 3,630.0 kilograms and [shall](#) be subject to Section 402 (Parking and Storing of Commercial Vehicles) of this Bylaw.
9. A [Home Occupation shall](#) be prohibited for the following [Uses](#):
- a. [Assembly](#);
 - b. [Body Modification](#);
 - c. discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;
 - d. external structural alterations to the [Principal Building](#), ensuring that there [shall](#) be no exterior indication that the [Building](#) is [used for](#) a purpose other than a [Residential Use](#), except for signage permitted in accordance with [Maple Ridge Sign Bylaw No.4653-1992](#);
 - e. [Family Daycare](#) within a [Dwelling Unit](#) in the RM-2, RM-3, RM-4, RM-5, RM-6, and Commercial [Zones](#);
 - f. generation of parking shortages, traffic congestion, electrical interference, fire hazards or health hazards;
 - g. orchestra and band training;
 - h. [Retail](#) sale of goods or products where customers enter the premises to inspect, purchase or take possession of goods without making an appointment in advance;
 - i. salvage, repair, maintenance or sales of motor [Vehicles](#), motor [Vehicle](#) engines or motor [Vehicle](#) parts;
 - j. [Unenclosed Storage](#) or display of raw materials, components, or [Stock-In-Trade](#); and
 - k. [Use](#) of mechanical or electrical equipment except as is ordinarily employed in purely domestic and [Household Use](#), or for recreational hobbies, or for [Office Uses](#).

402.14 Kennel

- 1. A [Kennel Use shall](#) meet the requirements of [Maple Ridge Kennel Regulation Bylaw No. 6036-2002](#).
- 2. A [Commercial Kennel](#):
 - a. [shall](#) not be permitted on a [Lot](#) of less than 4.0 hectares in [Lot Area](#);
 - b. [Commercial Kennel Buildings](#) and [Structures shall](#) meet the requirements shown in the following sketch:

Commercial Kennel:



Setback A: 30.0 metres from the front and exterior side lot lines and from all wells.
Setback B: 15.0 metres from the rear and interior side lot lines and from any building used for residential use situated on the lot on which the kennel is located.
Setback C: 91.0 metres from any building used for a residential use on any adjacent lot.

402.15 Long-Term Bicycle End-of-Trip Facilities

- As required in Section 10.4 (Maple Ridge Town Centre Bicycle Parking Space Requirements) of Schedule "A" of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, all new Buildings with a Gross Floor Area of 750.0 square metres or more that require long-term bicycle parking, shall provide Bicycle End-of-Trip Facilities, with the exception of new Residential Buildings where residents live independently. New Residential Buildings, with a Gross Floor Area of 750.0 square metres or more, that require employees (such as Congregate Care/Assisted Living and Special Needs Housing), shall provide Bicycle End-of-Trip Facilities.
- Bicycle End-of-Trip Facilities shall be located in separate locked rooms for each gender and shall contain lockers, water closets, wash basins, and shower facilities. Where facilities are required, the standards are as follows:

Required Number of Long-Term Bicycle Spaces	Minimum Required for Each Gender		
	Water Closets	Wash Basins	Showers
0-3	0	0	0
4-29	1	1	1
30-64	2	1	2
65-94	3	2	3
95-129	4	2	4
130-159	5	3	5

160-194	6	3	6
Over 194	6 plus 1 for each additional 30 bicycle spaces or part thereof	3 plus 1 for each additional 30 bicycle spaces or part thereof	6 plus 1 for each additional 30 bicycle spaces or part thereof

- a. the minimum number of clothing lockers, equal to 0.7 times the minimum number of long-term bicycle spaces, shall be provided for each gender, and shall be a minimum of 45.0 centimetres in depth, 30.0 centimetres in width; and 90.0 centimetres in Height; and
- b. Bicycle End-of-Trip Facilities shall be located in a locked room, with a door that is either hinged on the inside or designed specifically to prevent removal at the hinges.

402.16 Neighbourhood Daycare

1. Neighbourhood Daycare Use is subject to the following provisions shall:
 - a. be limited to a maximum of 15 children at any one time;
 - b. be limited to one per Lot;
 - c. be contained within the same Building as the Single Detached Residential Use; and is not permitted in a Two-Unit Residential, Townhouse Residential, or Apartment Residential Use;
 - d. not be permitted where there is a Boarding, Temporary Residential, Secondary Suite Residential, Detached Garden Suite Residential, Bed and Breakfast or Home Occupation Use on the Lot;
 - e. be permitted on the condition that the Neighbourhood Daycare Use is owned and operated by the registered owner of the lot and that the registered owner resides in the Dwelling Unit on the Lot;
 - f. provide proof satisfactory to the Building Official of notification to the applicable Fraser Health Authority if located on a Lot which is not serviced by the Community Sanitary Sewer System;
 - g. provide required outdoor recreation area within a Fenced area in the Rear Yard and shall be separated from a pool by a Fence 2.0 metres in Height in compliance with Section 405 (Fence Requirements) of this Bylaw and Maple Ridge Building Bylaw No. 6925-2012; and
 - h. not be sited within 200.0 metres from another licensed Neighbourhood Daycare, measured from the nearest Lot Line.

402.17 Parking and Storing of Agricultural Vehicles

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, Agricultural Vehicles shall not be parked or stored on any Lot Zoned for Residential Use, except on RS-1, RS-2 and RS-3 Zoned Lots where an Agricultural Use exists on the same Lot.

402.18 Parking and Storing of Commercial Vehicles

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, Commercial Vehicles shall not be parked or stored on any Lot Zoned for Residential Use, unless the following conditions are met:

- a. on a [Lot](#) with a [Lot Area](#) equal to or less than 0.8 hectares:
 - (i) not more than one (1) licensed [Commercial Vehicle shall](#) be parked or stored on any such [Lot](#) at the same time;
 - (ii) the gross [Vehicle](#) weight [shall](#) not to exceed 5,500.0 kilograms, except [Commercial Vehicles](#) exceeding a licensed gross [Vehicle](#) weight of 5,500.0 kilograms [shall](#) be [Concealed Parking](#);
 - b. on a [Lot](#) with a [Lot Area](#) greater than 0.8 hectares:
 - (i) not more than two (2) [Commercial Vehicles shall](#) be parked or stored on any such [Lot](#) at the same time;
 - c. [Commercial Vehicles shall](#) be parked or stored entirely on the [Lot](#);
 - d. [Commercial Vehicles shall](#) be owned and operated solely by the owner or occupier of the [Lot](#) on which it is parked;
 - e. the owner or occupier of the [Lot shall](#) hold a valid business license issued by the City of Maple Ridge for a business in which the [Commercial Vehicle](#) is [used for](#);
 - f. [Commercial Vehicles shall](#) not be parked or stored in the [Front Yard](#) or exterior [Side Yard](#) and [shall](#) be not less than 7.5 metres from the [Interior Side Lot Lines](#) and [Rear Lot Lines](#);
 - g. an area [used for](#) parking or storing a [Commercial Vehicle shall](#) be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw; and
 - h. no major repair to any [Commercial Vehicle shall](#) be made on any such [Lot](#).
2. Unless otherwise permitted or restricted elsewhere in this Bylaw, [Commercial Vehicles shall](#) not be parked or stored on any [Lot Zoned](#) for [Agricultural Use](#) unless the following conditions are met:
- a. not more than two (2) [Commercial Vehicles shall](#) be parked or stored on any such [Lot](#) at the same time;
 - b. [Commercial Vehicles shall](#) be parked or stored entirely on the [Lot](#);
 - c. [Commercial Vehicles shall](#) be owned and operated solely by the owner of the said [Lot](#) on which it is parked or stored;
 - d. the owner or occupier of the [Lot shall](#) hold a valid business license issued by the City of Maple Ridge for a business in which the [Commercial Vehicle](#) is [used for](#);
 - e. any area [used for](#) parking or storing of [Commercial Vehicles shall](#) be situated not less than 7.5 metres from [Front Lot Lines](#), [Interior Side Lot Lines](#), [Exterior Side Lot Lines](#) and [Rear Lot Lines](#);
 - f. an area [used for](#) parking or storing a [Commercial Vehicle shall](#) be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw; and
 - g. no major repair to any [Commercial Vehicle shall](#) be made on any such [Lot](#).

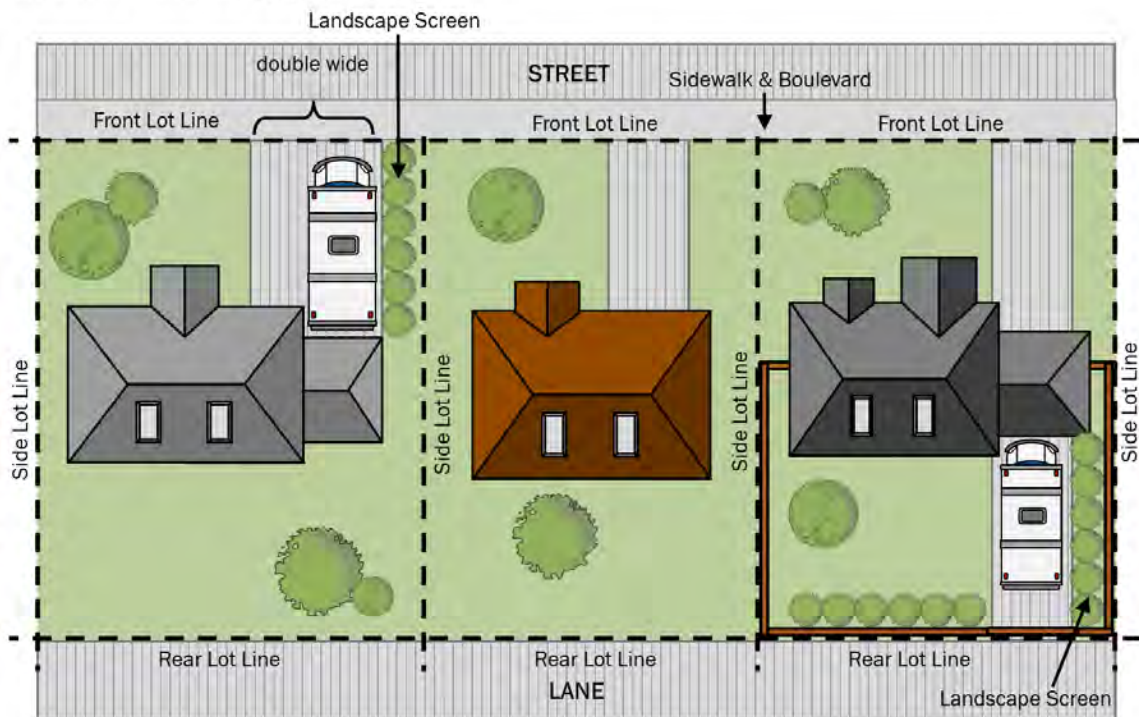
402.19 Parking or Storing of Recreational Vehicles and Equipment

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, [Recreational Vehicles and Equipment shall](#) not be parked or stored on any [Lot Zoned](#) for

Residential Use, excluding Campground Use, unless the following conditions are met:

- a. Recreational Vehicles and Equipment shall be parked or stored entirely on the Lot;
- b. not more than one (1) Recreational Vehicles and Equipment shall be parked or stored in the Front Yard and it shall be located on a driveway;
- c. Recreational Vehicles and Equipment shall be licensed and registered to the owner or occupier of the Lot or a Relative of the registered owner residing on the same Lot;
- d. an area used for parking or storing Recreational Vehicles and Equipment shall be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

Recreational Vehicle and Equipment Parking



2. Unless otherwise permitted or restricted elsewhere in this Bylaw, Recreational Vehicles and Equipment shall not be parked or stored on any Lot Zone for Agricultural Use, with the exception of Campground Use, unless:
 - a. the Recreational Vehicles and Equipment are registered to the owner or occupier of the Lot or a Relative of the registered owner residing on the same Lot.
3. Unless otherwise permitted or restricted elsewhere in this Bylaw, Recreational Vehicles and Equipment shall not be occupied for any reason while parked or stored on a Lot, with the exception of Campground Use.

402.20 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment

1. Unless otherwise permitted or restricted elsewhere in this Bylaw and unless within Concealed Parking, a Lot Zoned for Residential Use shall not be used for the parking or storing of:
 - a. more than one (1) Unlicensed Vehicle; and
 - b. Contractor's Equipment, unless used for an active Development on the same Lot or that is the subject of a valid Building Permit issued by the City of Maple Ridge for the same Lot.
2. Unless otherwise permitted or restricted elsewhere in this Bylaw and unless within Concealed Parking, a Lot Zoned for Agricultural Use shall not be used for the parking or storing of:
 - a. more than two (2) Unlicensed Vehicles; and
 - b. Contractor's Equipment, unless used for an active Development on the same Lot or that is the subject of a valid Building Permit issued by the City of Maple Ridge for the same Lot.

402.21 Produce Sales

1. Produce Sales are subject to the following provisions:
 - a. shall be permitted on a Lot classified as "Farm" under the British Columbia Assessment Act;
 - b. a minimum of 50% of the product shall be produced by the same farm operation;
 - c. for Lots within the Agricultural Land Reserve the Agricultural Land Commission Act and its Regulations shall prevail; and
 - d. for Lots not located within the Agricultural Land Reserve, a Building or Structure for Produce Sales shall not exceed a total floor area of 11.0 square metres.

402.22 Rental Stable

1. Rental Stable Use is subject to the following provisions:
 - a. shall not be permitted on a Lot less than 2.0 hectares in area;
 - b. shall be permitted on land Designated "Agricultural", "Rural Residential" or "Urban Reserve" in Maple Ridge Official Community Plan Bylaw No. 7060-2014;
 - c. for Lots within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations shall prevail;
 - d. not less than one public washroom shall be provided on each Lot used for Rental Stable Use, and septic disposal facilities shall be provided in accordance with the requirements of the applicable Fraser Health Authority; and
 - e. notwithstanding subsections (a) through (d) of this section, any Lot with a combined total of six (6) or less horses being boarded and/or available for riding lessons shall not be subject to the requirements applicable to Rental Stable Use provided that the minimum Lot Area is not less than 0.8 hectares.

402.23 Secondary Suite Residential

1. [Secondary Suite Residential Use](#) is subject to the following provisions:
 - a. [shall](#) be limited to one [Secondary Suite Residential Use](#) per [Lot](#);
 - b. [shall](#) be contained within the same [Building](#) as the [Principal Single Detached Residential Use](#);
 - c. [shall](#) not be permitted where there is a [Bed and Breakfast](#), [Boarding](#), [Caretaker Residential](#), [Detached Garden Suite Residential](#), [Temporary Residential](#) or [Two-Unit Residential Use](#) on the [Lot](#);
 - d. [shall](#) have a minimum [Gross Floor Area](#) of 37.0 square metres, a maximum [Gross Floor Area](#) of 90.0 square metres, and not exceed 40% of the total [Gross Floor Area](#) of the [Building](#) in which it is located;
 - e. [shall](#) be permitted on the condition that the registered owner of the [Lot](#) enter into a [Housing Agreement](#) and a Section 219 Restrictive Covenant with the City of Maple Ridge which [shall](#) be registered at the [Land Title Office](#) prior to the issuance of a Building Permit for the [Secondary Suite Residential Use](#). The Section 219 Restrictive Covenant [shall](#) require that either the [Single Detached Residential Use](#) or the [Secondary Suite Residential Use](#) be occupied by the registered owner;
 - f. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - g. [shall](#) not be strata-titled;
 - h. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Secondary Suite Residential Use](#) is above the established minimum [Flood Construction Level](#); and
 - i. [shall](#) meet the provisions of Part 5 (Agricultural Zones) and Part 6 (Residential Zones) of this Bylaw.

402.24 Shipping Containers

1. A [Shipping Container](#), when not [used for](#) shipping purposes, [shall](#) be permitted subject to the following provisions:
 - a. as a temporary [Building](#) or [Structure](#) for [Office Use](#) or equipment storage in all [Zones](#) during a phase of construction in progress, subject to issuance of a current and valid Building Permit. Refer to Section 402 (Temporary Buildings and Structures) of this Bylaw;
 - b. as an [Accessory Building or Structure](#) to an [Industrial Use](#) and located behind a continuous [Landscape Screen](#). Refer to Section 405 (Landscape Screen and Landscape Strip Requirements) of this Bylaw;
 - c. as an [Accessory Building or Structure](#) to an Institutional [Use](#) and located behind a continuous [Landscape Screen](#). Refer to Section 405 (Landscape Screen and Landscape Strip Requirements) of this Bylaw; and
 - d. as an [Accessory Building or Structure](#) to an [Agricultural Use](#). Demonstration of need is required on a [Lot](#) classified as “Farm” under the [British Columbia Assessment Act](#).
2. Where permitted, a [Shipping Container](#), when not [used for](#) shipping purposes, [shall](#):

- a. only be used for, placed, stored, repaired, cleaned, upgraded, or modified to comply with the requirements of the Zone as if it were a Building or Structure;
 - b. be ventilated in compliance with the Maple Ridge Fire Department Bulletin - Intermodal Container Storage; and
 - c. not exceed a maximum Height of 4.5 metres as measured from the Natural Grade.
3. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) for materials that shall not be stored in a Shipping Container.

402.25 Temporary Buildings and Structures

1. Temporary Buildings and Structures for the purpose of providing a temporary construction Office or Sales Centre for the development of new Buildings or Structures and shall be subject to the following provisions:
 - a. shall be permitted on a Lot for a multi-family Residential Zone, Commercial Zone, Industrial Zone, Institutional Zone, and for a multiple Lot Residential subdivision development;
 - b. shall be removed within 30 days of the issuance of provisional occupancy for the Principal Buildings or Principal Structures.
2. Temporary Buildings and Structures in Single Detached Residential and Two-Unit Residential Zones to be used for the purpose of providing temporary living accommodation during construction of a new Residential Building shall be subject to the following provisions:
 - a. temporary occupancy of Buildings and Structures, including the Use of Buildings and Structures that are Accessory to the Principal Dwelling Unit under construction that are either erected or existing, are permitted provided that:
 - (i) the owner of the Lot is in receipt of a Building Permit to construct a new Building; and
 - (ii) the owner of the Lot shall comply with the Temporary Building requirements of Maple Ridge Building Bylaw No. 6925-2012.

402.26 Temporary Residential

1. Temporary Residential Use is subject to the following provisions:
 - a. shall be limited to one per Lot;
 - b. shall be contained within the same Building as the Single Detached Residential Use;
 - c. shall not be strata-titled or subdivided;
 - d. shall not be permitted where there is an Agricultural Employee Residential, Bed and Breakfast, Boarding, Caretaker Residential, Detached Garden Suite Residential, Secondary Suite Residential, Tourist Accommodation, or Two-Unit Residential Use on the same Lot;
 - e. shall be permitted on the condition that the registered owner of the Lot enter into a Housing Agreement with the City of Maple Ridge and a Section 219 Restrictive Covenant registered at the Land Title Office prior to the issuance of a Building Permit for the Temporary Residential Use. The Section 219 Restrictive Covenant shall require that:

- (i) either the [Single Detached Residential Use](#) or the [Temporary Residential Use](#) be occupied by the registered owner;
 - (ii) the [Temporary Residential Use](#) is intended to provide accommodation for a [Relative](#) of the registered owner; and
 - (iii) the [Temporary Residential Use](#) will be removed within thirty days of the [Relative](#) no longer residing on the [Lot](#);
- f. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by the [Community Sanitary Sewer System](#);
- g. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#);
- h. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Temporary Residential Use](#) is above the established minimum [Flood Construction Level](#).
- 2. On a [Lot](#) with a [Lot Area](#) of 0.4 hectares or greater, a [Temporary Residential Use](#) [shall](#) be contained within the same [Building](#) as the [Single Detached Residential Use](#) or [shall](#) be a self-contained single-wide [Manufactured Home](#) certified under certificate Canadian Standards Association (CSA) Z240MH Series Manufactured Homes, but [shall](#) exclude a [Modular Home](#). A self-contained [Manufactured Home](#) [shall](#) be sited not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from a [Building used for Single Detached Residential](#) 6.0 metres
- 3. [Lots](#) located within the [Agricultural Land Reserve](#):
 - a. the [Agricultural Land Commission Act](#) and its Regulations [shall](#) prevail;
 - b. are subject to the [Farm Home Plate](#) requirements in accordance with Section 402 (Farm Home Plate) of this Bylaw; and
 - c. [shall](#) be approved by the [Agricultural Land Commission](#) prior to the issuance of a Building Permit.

403 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

403.1 Non-Conforming Size, Shape or Siting

1. No [Building](#) or [Structure](#) *shall* be constructed, reconstructed, altered, moved or extended so as to render any existing [Building](#) or [Structure](#) on the same [Lot](#) non-conforming.

403.2 Siting Exceptions

1. Where a Section 219 Restrictive Covenant for a [Geotechnical Setback Line](#) is located on a [Lot](#), [Principal Buildings](#) or [Principal Structures](#) *shall* be sited:
 - a. in the [Rear Yard](#), a minimum of 6.0 metres from the boundary of the covenanted area or in accordance with the [Rear Setback](#) required in the [Zone](#), whichever is less; or
 - b. in the [Front Yard](#) or [Side Yard](#), a minimum of the [Front Setback](#) or [Side Setback](#) distance required in the [Zone](#) from the boundary of the covenanted area.

2. Where features such as cornices, rainwater leaders, pilasters, belt courses, chimneys, or sills project beyond the [Building Face](#), the minimum [Setback](#) to an adjacent [Lot Line](#), as permitted elsewhere in this Bylaw, *shall* be reduced by not more than 0.6 metres provided that:

- a. the [Setback](#) between the projection and an adjacent [Interior Side Lot Line](#) *shall* be not less than 0.9 metres.

Where a Development Variance Permit is granted by [Council](#) for a reduced [Setback](#) requirement no Siting Exceptions to the [Setback](#) *shall* be permitted. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.

3. For cantilevered architectural features that project beyond the face of the [Building](#), including but not limited to bay windows, hutches, fireplaces, and entertainment centres, the minimum [Setback](#) to an adjacent [Lot Line](#), as permitted elsewhere in this Bylaw, *shall* be reduced by not more than 0.6 metres provided that:

- a. the [Setback](#) between the projection and the adjacent [Interior Side Lot Line](#) *shall* be not less than 0.9 metres;
- b. any single projection *shall* not exceed a horizontal length of 3.0 metres; and
- c. the total length of all projections on each face of a [Building](#) *shall* not exceed 40% of the total horizontal length of the face of the [Building](#) where the projection occurs.

Where a Development Variance Permit is granted by [Council](#) for a reduced [Setback](#) requirement no Siting Exceptions to the [Setback](#) *shall* be permitted. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.

4. Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, above grade stairs, porches or unenclosed balconies project beyond the [Building Face](#), the minimum [Setback](#) to:

- a. an adjacent front, rear or [Exterior Side Lot Line](#) permitted elsewhere in this Bylaw *shall* be reduced by not more than 1.25 metres; and

- b. an adjacent [Interior Side Lot Line](#) permitted elsewhere in this Bylaw [shall](#) be reduced by not more than 0.6 metres;
provided such reductions [shall](#) apply only to the projecting feature and [shall](#) include any support necessary for the feature. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.
5. Notwithstanding Section 403.2.3 of this Bylaw, in the CD-1-93 [Zone](#), where porches and unenclosed balconies are located not more than 1.5 metres above the [Finished Grade](#), the minimum [Setback](#) to a [Rear Lot Line](#) [shall](#) be not less than 3.0 metres from the [Lot Line](#). Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.
6. Notwithstanding Section 403.2.3 of this Bylaw, where eaves for an [Accessory Building](#) in the CD-1-93, R-1, R-2, R-3, RST or RST-SV [Zones](#) project beyond the [Building Face](#), the minimum [Setback](#) [shall](#) be not less than 0.45 metres. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.
7. Freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign [Structures](#), except as otherwise limited in other Bylaws, [shall](#) be sited on any portion of a [Lot](#).
8. Ramps providing an accessible route for individuals with disabilities [shall](#) be constructed in accordance with the [British Columbia Building Code](#), except as otherwise limited in other Bylaws, [shall](#) be sited on any portion of a [Lot](#).
9. Arbours, trellises, or similar freestanding landscape features [shall](#) be sited on any portion of a [Lot](#), unless otherwise limited in other Bylaws.
10. [Fences](#), [Landscape Screens](#) and [Landscape Strips](#), except as otherwise limited in other Bylaws, [shall](#) be sited on any portion of a [Lot](#). Refer to Section 405 (Landscaping, Screening and Fencing Regulations) of this Bylaw.

403.3 Gross Floor Area Exemptions

1. For [Buildings](#) in the RM, RST, RST-SV, RT-2, Commercial and CD (Comprehensive Development) [Zones](#), the [Residential Gross Floor Area](#) [shall](#) be measured to the exterior surface of the exterior wall but [shall](#) exclude:
 - a. exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres;
 - b. all common and limited common areas, including, but not limited to, amenity areas, recreational, storage, swimming pools, stairwells, corridors, open sundecks, terraces, balconies, and bicycle storage lockers;
 - c. any portion of a [Storey used for](#) mechanical or electrical service rooms; and
 - d. non-habitable portions of the [Building](#) situated below the [Average Finished Grade](#) that are solely [used for](#) parking, storage, mechanical or electrical service rooms, and cisterns [used for](#) the collection of storm water.
2. In all Residential and Commercial [Zones](#), areas where the vertical floor to ceiling distance of a [Residential Use](#) exceeds 4.27 metres, the resulting [Gross Floor Area](#) of that space [shall](#) be calculated twice.

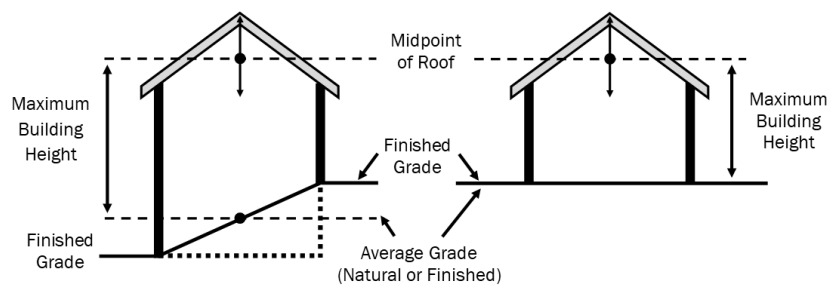
403.4 Building Height

1. The [Building Height](#) [shall](#) be measured as the vertical distance from either:
 - a. the [Average Finished Grade](#), or

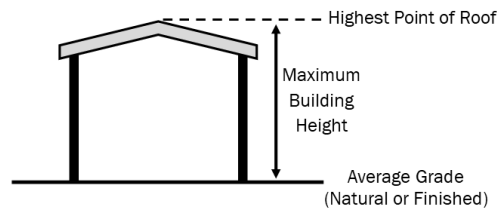
- b. the [Average Natural Grade](#) for subdivisions of less than three (3) [Lots](#) and for infill [Developments](#) which are not required by the Municipal Engineering Department to provide a [Comprehensive Lot Grading Plan](#),
 2. The [Building Height shall](#) be measured to either the mid-point of the main roof system or the highest point of the roof, as follows:
 - a. the mid-point between the highest ridge of the main roof system and the eave serving the highest [Storey](#) for a [Building](#) with a roof having a roof pitch greater than or equal to 4 in 12 (4:12); or
 - b. the highest point of the roof for a [Building](#) having a flat roof or a sloping roof with a roof pitch less than 4 in 12 (4:12).

Building Height:

Roof Pitch \geq 4:12



Roof Pitch $<$ 4:12

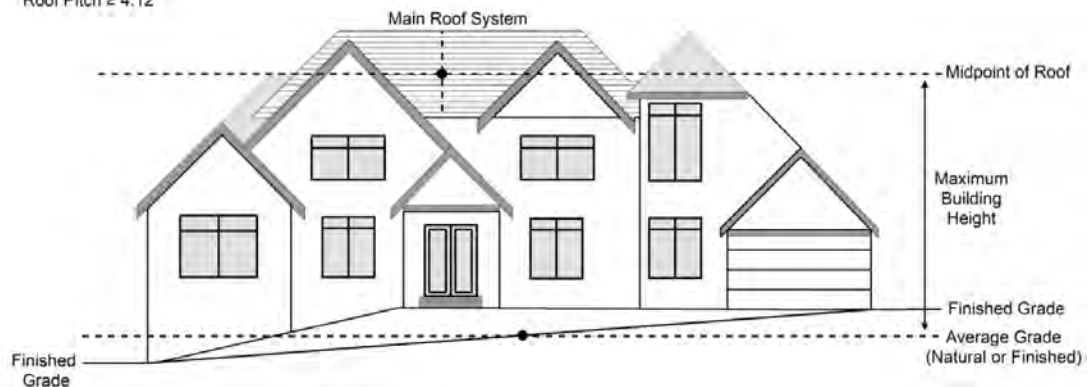


Building Height - Main Roof System:

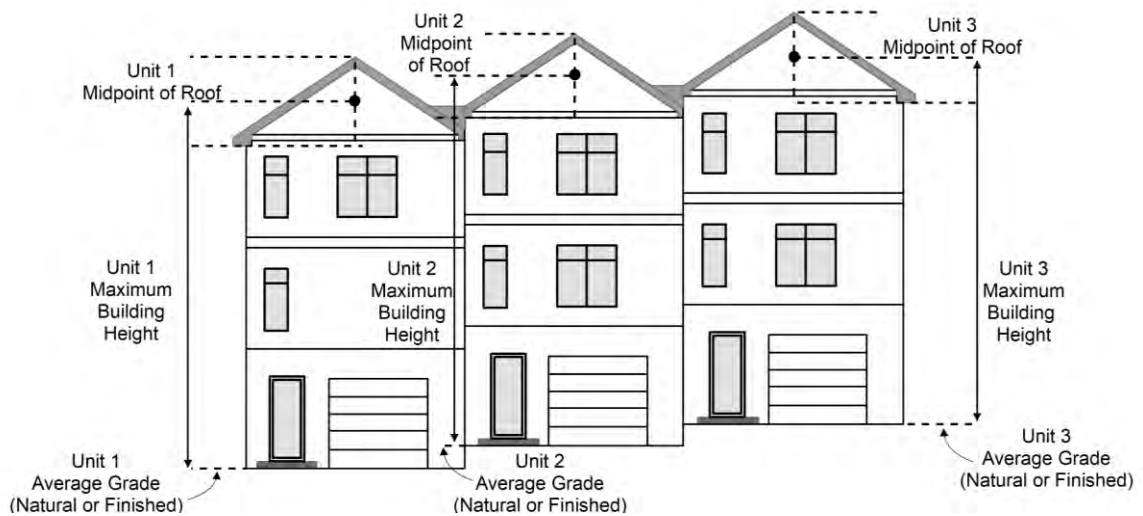
Roof Pitch < 4:12



Roof Pitch \geq 4:12



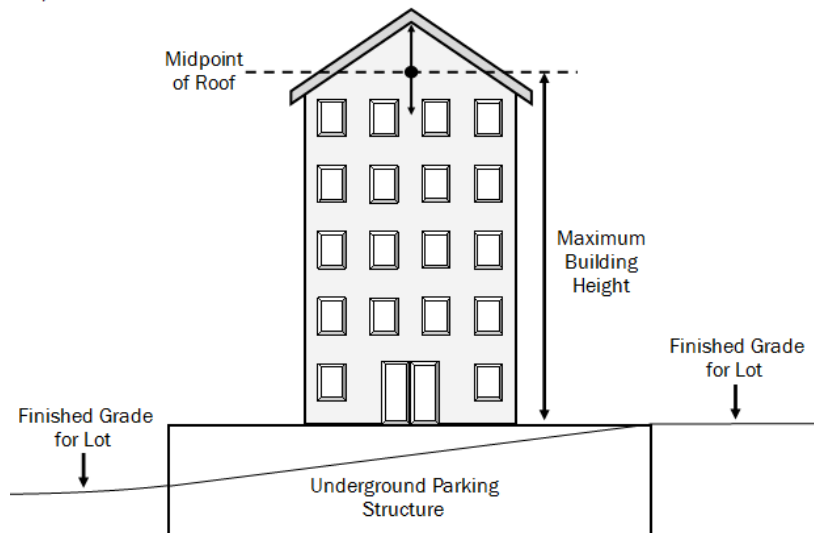
3. The Building Height for a Townhouse Residential Building shall be measured for each Townhouse Dwelling Unit separately as the vertical distance from the Average Finished Grade of the four outermost corners of each Dwelling Unit, located where either the outermost sidewall face or the common wall separations intersect with the frontmost and rearmost Building Faces of the Principal Building.



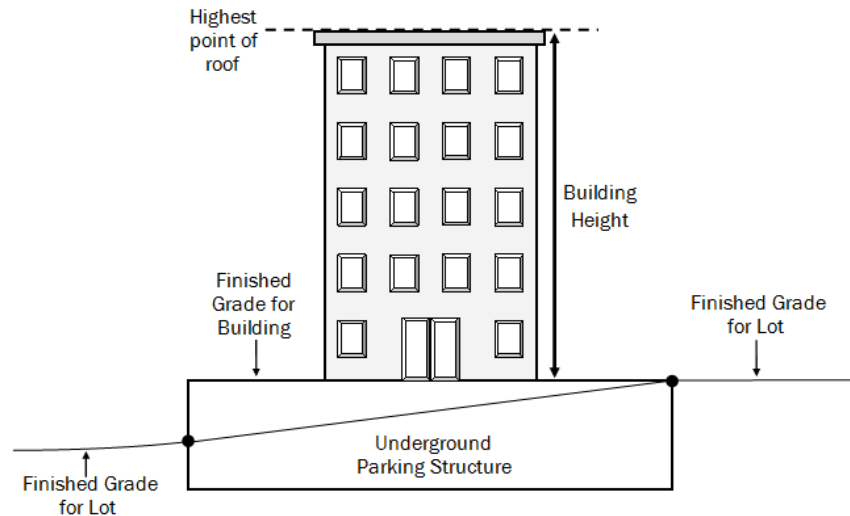
4. The Building Height for an Apartment Residential or other Building constructed on an Underground Structure for parking shall be measured as the vertical distance between the Finished Grade at the base of the Building and one of the following:
- the mid-point between the ridge of a gable, hip, gambrel or other sloping roof and the eave immediately below for a Building with a roof having a roof pitch greater than or equal to 4 in 12 (4:12); or
 - the highest point of a roof for a Building having a flat roof or a sloping roof with a roof pitch less than 4 in 12 (4:12).

Apartment Building Height

- a) Roof Pitch \geq 4:12



(b) Roof Pitch < 4:12

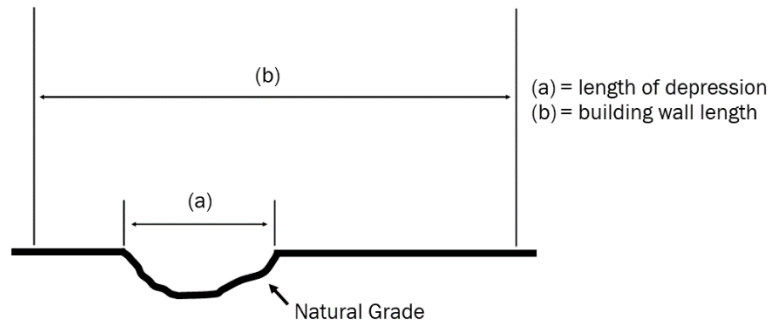


403.5 Localized Depression

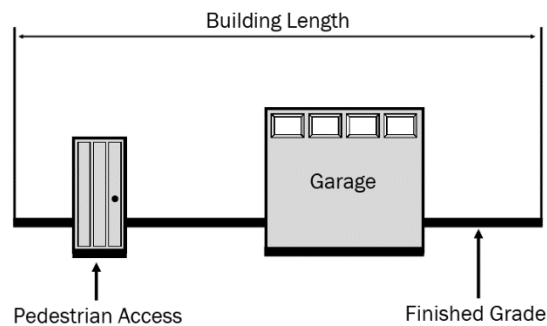
1. An existing Localized Depression in Natural Grade shall not exceed 3.0 metres in length or 20% of the Building length that it abuts, whichever is less.
2. A Localized Depression below the Finished Grade providing Vehicle or pedestrian entrances to a Building, shall be subject to the following conditions:
 - a. only one Vehicle entrance and one pedestrian entrance shall be considered as Localized Depressions for a Single Detached Residential or Two-Unit Residential Building;
 - b. on any side of a Single Detached Residential or Two-Unit Residential Building, the Localized Depression length shall not exceed the lesser of 50% of the Building length that it abuts or;
 - (i) 6.0 metres in length for Vehicle access;
 - (ii) 2.44 metres in length and 3.0 square metres in area for a pedestrian entrance; and
 - (iii) 7.3 metres in length for a combined Vehicle and pedestrian entrances.

Localized Depression:

(a) Localized Depression in natural grade

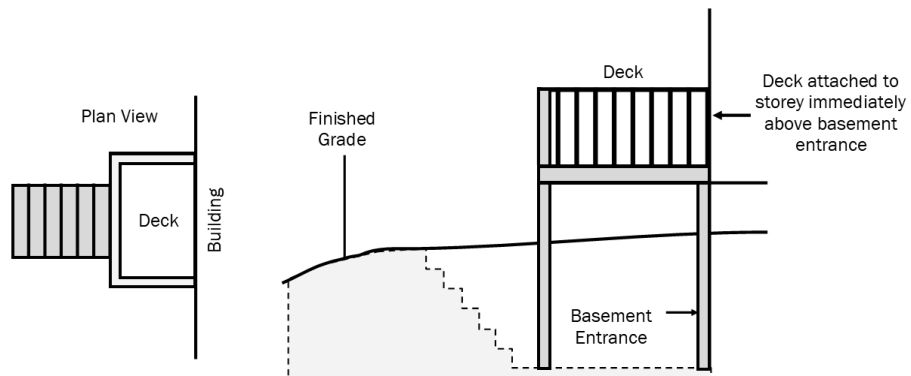


(b) Localized Depression in Finished Grade



3. Where a Localized Depression for a pedestrian entrance is completely covered by a deck attached to the Storey immediately above it, the Localized Depression shall be exempt.

(c) Localized Depression for Pedestrian Entrance covered by a deck.



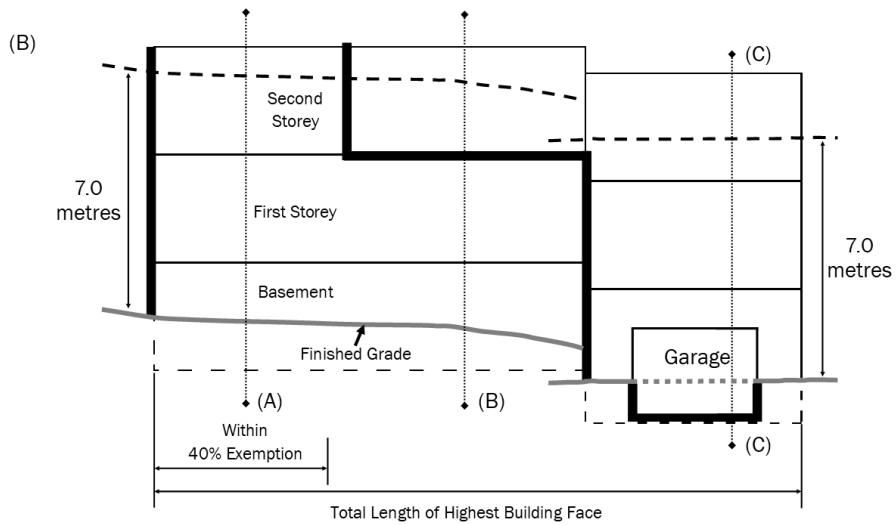
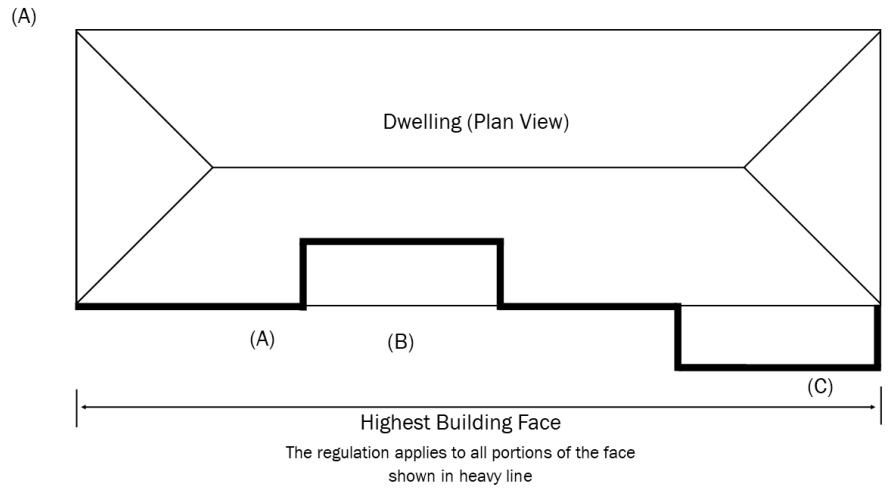
4. Any combination of Vehicle entrances, pedestrian entrances and existing Localized Depressions remaining on the Finished Grade shall not exceed 50% of the corresponding Building length along any side of a Building.

403.6 Height Exceptions

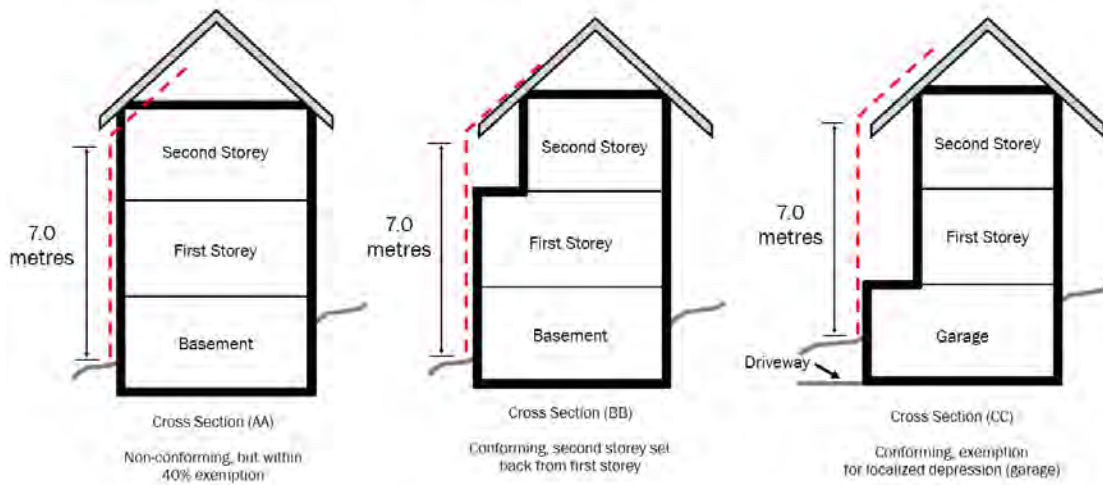
1. The [Building Height or Height](#) for [Buildings](#) and [Structures](#) permitted elsewhere in this Bylaw may be exceeded for: [Industrial](#) cranes; screening for mechanical equipment; grain elevators; silos; windmills; tanks and bunkers; radio, television and telecommunications antennas; [Place of Worship](#) spires, belfries and domes; monuments; chimney and smoke stacks; flag poles; drive-in theatre screens; stadium bleachers; lighting poles; apartment elevator shafts; stair towers; clothes line poles; solar energy devices; [Scenery Lofts](#); and open guardrails required by the [British Columbia Building Code](#); except:
 - a. in Residential [Zones](#), the [Building Height or Height](#) Exceptions [shall](#) be limited to a maximum [Building Height or Height](#) of one and a half (1.5) times the permitted maximum [Building Height](#) for [Principal Buildings](#) in the applicable [Zones](#).

403.7 Highest Building Face

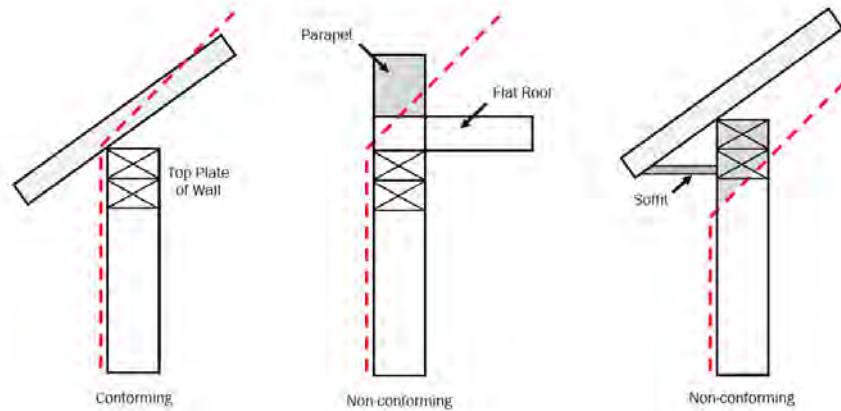
1. No [Single Detached Residential](#) or [Two-Unit Residential Buildings](#) [shall](#) exceed a highest [Building Face Height](#) of 7.0 metres.
2. The highest [Building Face](#):
 - a. [shall](#) apply only to the [Building Face](#), excluding the interior side [Building Face](#), which has the greatest [Height](#) between the top plate or top of supporting structure and the [Finished Grade](#) at its base; and
 - b. [shall](#) be established by applying a series of vertical lines, each 7.0 metres in [Height](#) from the [Finished Grade](#), along the exterior of the highest [Building Face](#) or face of a post that supports a roof over an exterior deck, and then continuing the vertical lines at a 45 degree angle in towards the [Building](#). Vertical lines [shall](#) be required at each change of [Finished Grade](#) to determine the envelope over the entire [Building Face](#). The top plate or top of supporting structure of the wall [shall](#) be within the measured envelope.



Examples of Conforming and Non-conforming 7.0 metre Building Face



Non-conforming areas exceeding Highest Building Face Envelope are shown shaded

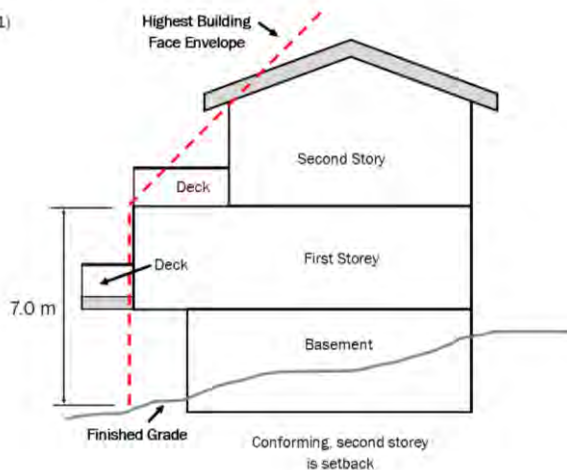


3. Highest [Building Face](#) exemptions:

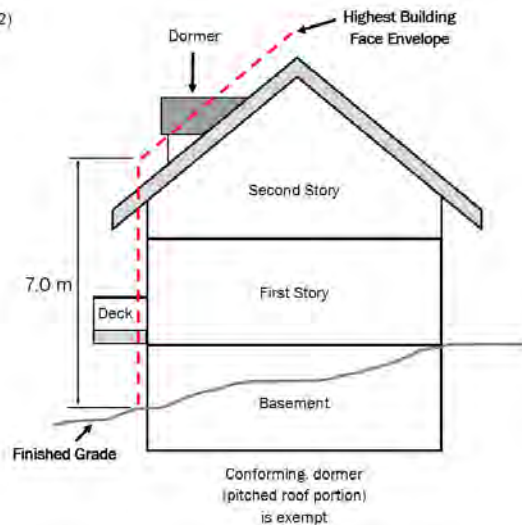
- a. a maximum of 40% of the length of the [Building Face](#) is exempt. Different portions of the [Building Face](#) can be exempted, provided the sum of their lengths does not exceed 40% of the total length of the [Building Face](#);
- b. roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt;
- c. any portion of the roof [Structure](#) above the top plate is exempt from this calculation; and
- d. 100% of the length of the rear [Building Face](#) is exempt for [Lots](#) where the entire [Rear Lot Line](#) abuts land dedicated by subdivision for [Park](#) purposes within which a [Watercourse](#) exists, as identified on Schedule "C" – Natural Features of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) or the Streamside Setback Assessment Map of the [Maple Ridge Watercourse Protection Bylaw No. 6410-2006](#), provided that the rear [Building](#) elevation is identified as the highest [Building Face](#).

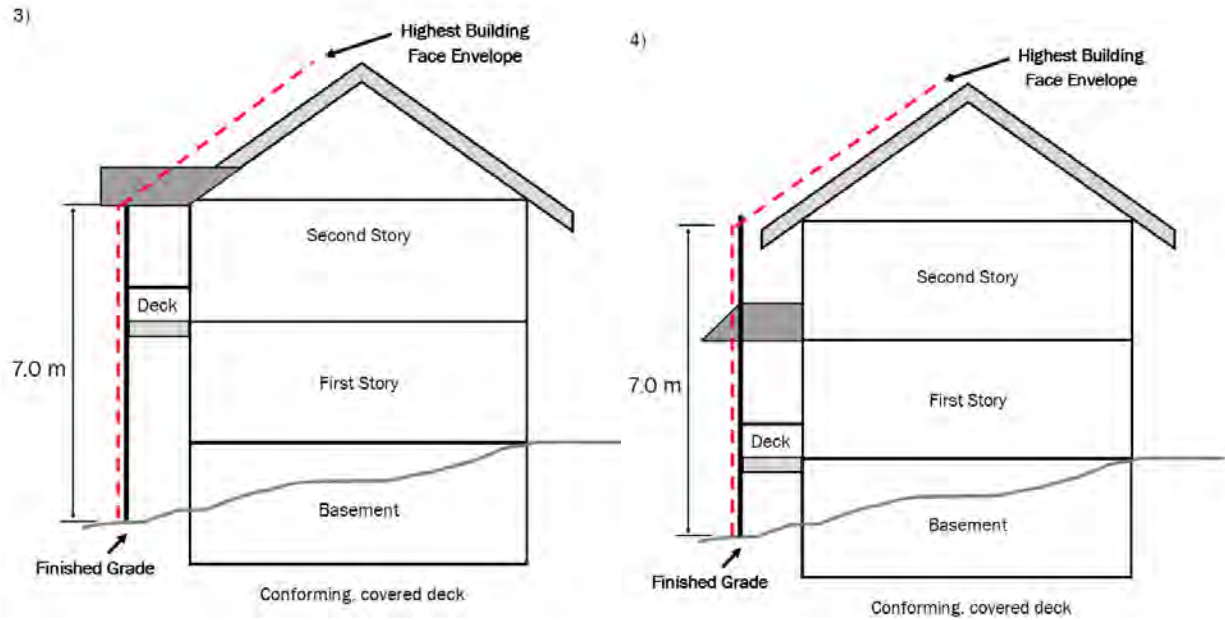
Exceptions:

1.)



2.)

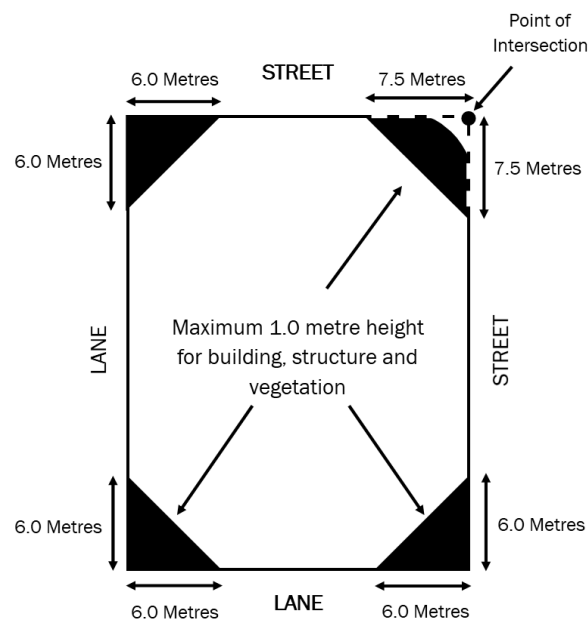




403.8 Visual Clearance at Intersections

1. No [Fence](#), wall, [Building](#) or [Structure](#) nor any hedge, bush, shrub, tree or other growth [shall](#) be installed or allowed to grow to a [Height](#) greater than 1.0 metre in the area bounded by:
 - a. the intersection of [Lot Lines](#) at a [Street](#) corner and a line joining points along the said [Lot Lines](#) 7.5 metres in both directions from their point of intersection; and
 - b. the intersection of [Lot Lines](#) at a [Lane](#) corner and a line joining points along the said [Lot Lines](#) 6.0 metres in both directions from their point of intersection. This requirement [shall](#) apply to the intersection of a [Lane](#) with a [Street](#) and a [Lane](#) with any other [Lane](#).

Visual Clearance:



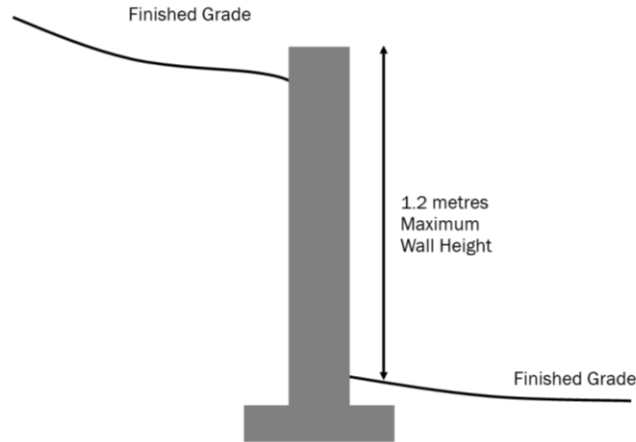
2. No access or egress driveway is permitted within 7.5 metres in either direction from the point of intersection of an [Exterior Side Lot Line](#) with a [Front Lot Line](#) or a [Rear Lot Line](#).

403.9

Retaining Walls and Developer Built Retaining Walls

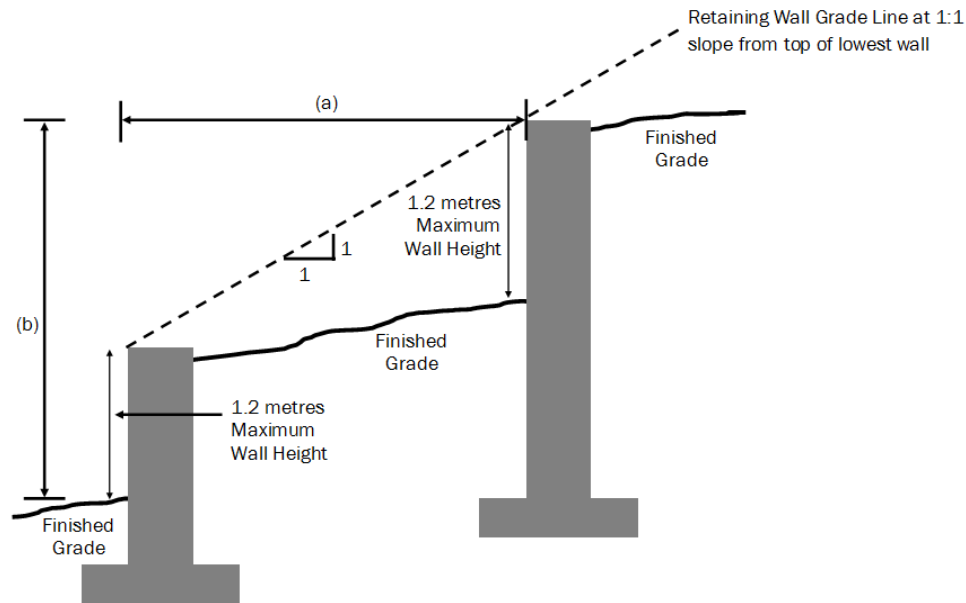
1. The [Height](#) of a [Retaining Wall](#), measured from the [Finished Grade](#) at the base of the exposed face of the wall to the top of the wall, [shall](#) not exceed 1.2 metres.

Retaining Wall Height:



2. All [Retaining Walls](#) located less than 1.2 metres from an adjacent [Retaining Wall](#), as measured from the front face of each wall, [shall](#) be collectively considered a single [Retaining Wall](#) for the purposes of determining [Retaining Wall Height](#).
3. The [Height](#) of all adjacent [Retaining Walls](#) [shall](#) not exceed the [Retaining Wall Grade Line](#) envelope. The [Retaining Wall Grade Line](#) is determined by drawing a line 1.2 metres vertically from the [Finished Grade](#) at the base of the exposed face of the lowest [Retaining Wall](#) and then in towards the [Lot](#) at a 1:1 slope.

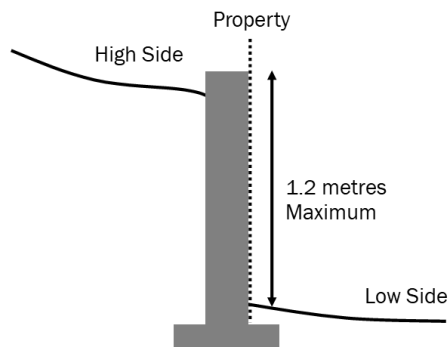
Retaining Wall Grade Line



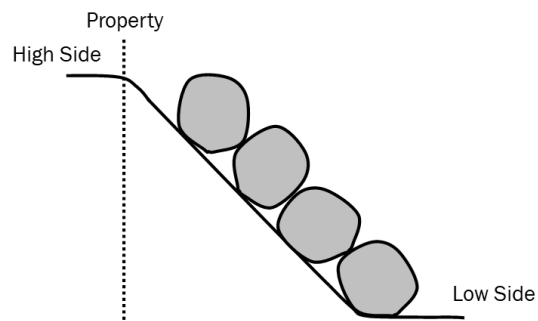
If (a) is \leq or $=$ 1.2 metres, then (b) is 1.2 metres maximum height

4. The Height of a Developer Built Retaining Wall, measured from the Finished Grade at the base of the lowest side of the wall, shall not exceed 2.5 metres, except a Boulder or Rock Retaining Wall which shall not exceed 1.2 metres.
5. A Developer Built Retaining Wall shall be built of poured concrete or concrete Retaining Wall systems both with a decorative finish on all exposed surfaces, or of Boulders or Rocks.
6. Boulders or Rocks applied to a slope of less than 1:1 shall not be considered a Retaining Wall.
7. Where a Retaining Wall is adjacent to a Lot Line the wall shall be located on the Lot for which it is retaining the material (high side), except a Boulder or Rock Retaining Wall which shall be located on the Lot at the bottom of the Retaining Wall (low side).

Retaining Wall:



Boulder Wall:



8. A Section 219 Restrictive Covenant shall be registered at the Land Title Office to allow access on adjacent lands when required for maintenance of a Retaining Wall located adjacent to a Lot Line or to environmentally sensitive land.
9. A Fence may be installed on the top of a Retaining Wall but shall not form a part of the Retaining Wall.
10. The Height of a Retaining Wall shall not be more than 0.15 metres above the Finished Grade of the material being retained.

404 WASTE AND ENERGY REGULATIONS

404.1 Waste Management

1. When not secured within a [Building](#), all garbage, organic containers, recycling and other waste materials [shall](#) be stored in wildlife resistant containers or wildlife resistant enclosures.
2. Storage and collection of solid waste and recycling materials [shall](#) comply with the requirements of the [Maple Ridge Solid Waste and Recycling Regulation Bylaw No 6800-2011](#), the [Maple Ridge Wildlife and Vector Control Bylaw No. 7437-2018](#), the [Maple Ridge Building Bylaw No. 6925-2012](#), and the [British Columbia Building Code](#).
3. In multi-family Residential, Commercial, Industrial and Institutional [Zones](#): all garbage, recycling and other waste containers [shall](#) be secured within a [Structure](#) designed to be compatible with the architecture of the [Building](#) and screened from public view, or [shall](#) be located within a [Building](#) on the [Lot](#). Refer to Section 405 (Landscaping, Screening and Fencing Regulations) of this Bylaw and to the Development Permit Area Requirements of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).

404.2 Renewable Energy Systems and Infrastructure

1. There [shall](#) be a [Principal Use](#) on a [Lot](#) in order to locate a [Renewable Energy Device](#) on the [Lot](#).
2. The production of the renewable energy as well as any device [used for](#) the production of energy [shall](#) comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including, but not limited to, the [Maple Ridge Building Bylaw No. 6925-2012](#), and the [British Columbia Building Code](#).
3. Solar Energy Devices:
 - a. in Residential and Commercial [Zones](#), solar energy devices [shall](#) be permitted provided that:
 - (i) the device [shall](#) be attached to either a [Principal Building](#) or [Accessory Building](#);
 - (ii) the device [shall](#) not extend above the ridgeline of the roof; and
 - (iii) the device [shall](#) not extend beyond the outermost edge of the roof.
 - b. in Agricultural, Industrial and Institutional [Zones](#), solar energy devices [shall](#) be permitted provided that:
 - (i) the device [shall](#) be located on or within either the [Principal Building](#) or [Accessory Building](#) and the device [shall](#) not extend beyond the outermost edge of the roof; or
 - (ii) the device [shall](#) be a stand-alone [Structure](#) and [shall](#) comply with the size, [Height](#) and siting requirements for the [Principal Building](#) on the [Lot](#).
4. Geothermal Energy Devices:
 - a. In all [Zones](#) all above ground parts of geothermal energy devices and heat pumps, when not located within the [Principal Building](#), [shall](#) comply with the requirements for [Accessory Buildings and Structures](#) in Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw and in the applicable [Zones](#) in Parts 5 through Part 10 of this Bylaw.

- b. In all Zones the underground portion of geothermal energy devices shall be Setback a minimum 3.0 meters from all Lot Lines.
 - c. In Residential Zones, no geothermal energy device or heat pump shall emit noise greater than 55.0 dba, as measured at the nearest Residential Building Face on an adjacent Lot.
 - d. Geothermal energy systems or heat pumps requiring access to the Fraser River or any other Watercourses shall obtain all necessary Provincial and Federal approvals and licenses.
5. Wind Energy Devices:
- a. In all Zones, all above ground parts of a small scale wind energy device which generate up to 10 kilowatts shall comply with the requirements for an Accessory Building or Structure in Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw and shall comply with the following requirements:
 - (i) only one wind energy device shall be permitted on each Lot;
 - (ii) the minimum Lot Area for a Lot on which a wind energy device is located shall be not less than 0.4 hectares;
 - (iii) the maximum Height of a wind energy device (including the highest projection of the blades) shall not exceed 10.5 metres as measured from the Finished Grade; and
 - (iv) a wind energy device tower shall have a minimum separation from any Residential Use on an adjacent Lot that is a distance equal to 125% of the total Height of the device (including support Structure and blades).
 - b. Wind energy devices which generate not more than 20 kilowatts shall be permitted as an Accessory Use in the Commercial, Industrial and Institutional Zones, and shall comply with the following requirements:
 - (i) only one wind energy device shall be permitted on each Lot;
 - (ii) shall not be permitted on a Lot adjacent to a Lot with a Residential Use;
 - (iii) the minimum Lot Area for a Lot on which a wind energy device is located shall be not less than 2,000.0 square metres; and
 - (iv) the maximum Height of a wind energy device (including the highest projection of the blades) shall not exceed 21.0 metres as measured from Finished Grade.
6. Biomass:
- a. Biomass fuelled boilers and Process Heaters shall be permitted only in the M-5 Zone subject to obtaining all necessary regional, provincial, and municipal approvals and licenses; and
 - b. Biomass fuelled boilers and Process Heaters shall not be permitted on a Lot adjacent to a Residential Use.

405 LANDSCAPING AND FENCING REGULATIONS

405.1 Landscape and Permeable Surface Requirements

1. Not less than 40% of the [Lot Area](#) of any Residential [Zoned Lot](#), excluding an [Apartment Residential Use](#), [shall](#) be maintained as a [Landscape](#) area with a permeable surface.
2. Not less than 5% of the [Lot Area](#) of Commercial, Industrial and Institutional [Zoned Lots](#) [shall](#) be maintained as [Landscape](#) areas with a permeable surface.
3. The [Front Yard](#) of a Residential [Zoned Lot](#) [shall](#) include not less than the following area to be maintained as [Landscape](#) areas with a permeable surface:
 - a. 40% for R-1 [Zone](#);
 - b. 30% for R-2 [Zone](#);
 - c. 30% for R-3 [Zone](#);
 - d. 40% for R-4 [Zone](#); and
 - e. 50% for all other Residential [Zoned Lots](#), excluding multi-family [Residential Use](#).
4. For the purposes of this Bylaw, the following [shall](#) not be considered permeable surfaces:
 - a. [Buildings](#) and [Structures](#) (with the exception of [Buildings](#) and [Structures](#) with green roofs that reduce storm water discharge by more than 25% (rate and quantity));
 - b. asphalt;
 - c. concrete;
 - d. non-permeable artificial turf; and
 - e. grouted pavers.
5. [Structures](#) designed to retain water [shall](#) be considered permeable, including swimming pools, reflecting pools and ornamental ponds.
6. All [Landscape](#) areas and installations [shall](#) meet or exceed the [Metro Vancouver Regional District Stormwater Source Control Design Guidelines 2012](#);

405.2 Landscape Standards

1. For all [Landscape Screens](#), [Landscape Strips](#), or other [Landscape](#) areas required by this Bylaw, the following [Landscape](#) requirements [shall](#) apply:
 - a. existing [Landscape](#) areas of healthy woody plants (trees and shrubs) identified for preservation [shall](#) be protected during construction unless demonstrated to the satisfaction of the City of Maple Ridge that removal is required to accommodate a [Use](#), [Building](#) or [Structure](#) on the [Lot](#) or that the plants pose a safety hazard;
 - b. new [Landscape](#) plantings [shall](#) consist of native, water-conserving, herbaceous and/or woody plant species proven to endure in the City of Maple Ridge;
 - c. trees [shall](#) be planted at a maximum spacing of 5.0 meters on center for [Landscape Screens](#) and [Landscape Strips](#);

- d. shrubs shall be planted at a maximum spacing of 1.0 meter on center for Landscape Screens and Landscape Strips and shall be a minimum two (2) gallon pot size at time of planting;
 - e. high-efficiency water reducing irrigation systems shall be provided with particular attention to adequate watering during the establishment period to ensure survival of the newly planted areas, excluding Single Detached Residential and Two-Unit Residential Uses;
 - f. all Landscaped areas, top soil amendments and installations shall meet or exceed the British Columbia Landscape Nursery Association and British Columbia Landscape Nursery Trades Standards;
 - g. a minimum 30.0 centimetres depth for absorbent topsoil amendments shall be provided as a component of a Stormwater/Rainwater Management Plan;
2. Where a Lot is to be developed in phases, Landscaping need only be completed on the portion of the Lot to be developed in each phase. Landscaping shall be required in each subsequent phase as that portion of the Lot is developed. The undeveloped portion of the Lot shall have all erosion and sediment control mitigation measures in place and be in compliance with the Maple Ridge Watercourse Protection Bylaw No. 6410-2006.
 3. Landscaping shall be provided in accordance with other applicable bylaws, including but not limited to the:
 - a. Maple Ridge Watercourse Protection Bylaw No. 6410-2006;
 - b. Maple Ridge Tree Protection and Management Bylaw No. 7133-2015;
 - c. Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993;
 - d. Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990;
 - e. Development Permit Area requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and
 - f. Wildfire Development Permit Area requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014;
 4. All land areas with a Natural Grade having Steep Slopes which were disturbed during construction shall be restored and re-vegetated using native plant species.
 5. All Unenclosed Storage areas, except where located within an Industrial Zone, shall employ a well-drained dust-free surface material.
 6. All on-site construction shall include erosion and sediment control measures and on-site three tier stormwater management requirements in accordance with Maple Ridge Watercourse Protection Bylaw No. 6410-2006.
 7. All Landscape buffers and Fences, as required by the Agricultural Land Commission on non-Agricultural Use Lots where adjacent to Lots with Agricultural Uses under the jurisdiction of the Agricultural Land Commission, shall meet or exceed the requirements of the Ministry of Agriculture Guide to Edge Planning.

405.3 Landscape Screen and Landscape Strip Requirements

1. Unless otherwise expressly permitted or prohibited in this Bylaw, all Uses identified in the following table shall be required to provide Landscape Screen and Landscape Strip requirements as follows:

Use	Location	Landscape Screen (Minimum Height)	Landscape Strip (Minimum Width)	Fence Additional requirements in Section 405 (Fence Requirements)
Part 5 Agricultural Zones				
Commercial Kennel	Forming a continuous visual barrier around the perimeter of Kennel Buildings and runs. Refer to Section 402 (Kennel) of this Bylaw.			1.8 metres minimum Height
Part 6 Residential Zones				
Parking and Storing of Recreational Vehicles and Equipment , and Commercial Vehicles .	Located on the Lot between a parked or stored Recreational Vehicles and Equipment and an adjacent Interior Side Lot Line , Exterior Side Lot Line , or Rear Lot Line as a Landscape Screen and/or Fence .	2.0 metres, or the Height of the Recreational Vehicles and Equipment , whichever is greater.		2.0 metres Height
Unenclosed Off-Street Parking in R-3, RT-2 and RM Zones .	Within the exterior Side Yard in the R-3 Zone , or around the perimeter of unenclosed Off-Street Parking in RT-2 and RM Zones .	1.0 metre		
Storage of garbage and recycling for Townhouse Residential Uses and Apartment Residential Uses , when not enclosed within a Building .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
RST and RST-SV Zones with rear Lane access.	Around the Private Outdoor Area in the Rear Yard as a Landscape Screen and/or Fence .	1.0 metre		1.0 metre minimum Height
RM-5 Zone	Around the Private Outdoor Area for each unit, as a Landscape Screen and/or Fence .	1.5 metres		1.5 metres minimum Height
Hobby Beekeeping	Parallel to an adjacent Lot Line and extending 6.0 metres beyond the hive in each direction, as a Landscape Screen and/or Fence .	2.0 metres		2.0 metres Height
Neighbourhood Daycare	Around the outdoor recreation area in the Rear Yard .			2.0 metres in Height

Use	Location	Landscape Screen (Minimum Height)	Landscape Strip (Minimum Width)	Fence Additional requirements in Section 405 (Fence Requirements)
Part 7 Commercial Zones				
Commercial Zones , excluding CS (Service Commercial) Zones	Along the Exterior Side Lot Line and Rear Lot Lines where unenclosed Off-Street Parking is within 6 metres of a Street .	1.0 metre	1.5 metres	
C-4 Zone	Along Interior Side Lot Lines , Exterior Side Lot Lines , or Rear Lot Lines .	1.0 metre	1.5 metres	
CS (Service Commercial) Zones	Along Front Lot Lines and Exterior Side Lot Lines .		1.5 metres	
CS (Service Commercial) Zones adjacent to land Zoned or Designated for Residential Use	Along Lot Lines adjacent to or separated by a Lane from Lots Zoned for a Residential Use or Designated "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.	2.0 metres	1.5 metres	2.0 metres to 3.6 metres in Height
Unenclosed Storage in the CS (Service Commercial) Zones	Around the perimeter of Unenclosed Storage , except where it faces directly onto a Building on the same Lot .	1.5 metres or the Height of the stored material, whichever is greater.		
Storage of garbage and recycling when not enclosed within a Building .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
Part 8 Industrial Zones				
Adjacent to Lots Zoned or Designated for Residential, Commercial or Agricultural Uses .	Fence along Lot Lines adjacent to Lots Zoned or Designated for Residential , Commercial or Agricultural Uses , that forms a continuous visual barrier or includes the installation of a Landscape Screen adjacent to the Fence that forms a continuous visual barrier, and located within a Landscape Strip .	2.0 metres	2.0 metres	2.0 metres to 3.6 metres in Height

Use	Location	Landscape Screen (Minimum Height)	Landscape Strip (Minimum Width)	Fence Additional requirements in Section 405 (Fence Requirements)
M-3 Zone	Along front and Exterior Side Lot Lines .		3.0 metres	
M-3 Zone	Along Lot Lines adjacent to or separated by a Lane from land Zoned or Designated for Urban Residential Use .		5.0 metres	
Unenclosed Storage , and wrecking and salvage	Around the perimeter of Unenclosed Storage and wrecking and salvaging Uses , except where facing onto a Building on the same Lot	2.0 metres or the Height of the stored material, whichever is greater		
Storage of garbage and recycling when not enclosed within a Building	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
Shipping Containers used for an Accessory Building or Structure .	Around the perimeter of the Shipping Container .	2.0 metres or the Height of the Shipping Container , whichever is greater		
Part 9 Institutional Zones				
Unenclosed Off-Street Parking	Around the perimeter of unenclosed Off-Street Parking ,	1.0 metre		
Adjacent to land Zoned or Designated for Residential Use .	Along Lot Lines adjacent to or separated by a Lane and be constructed of materials that form a continuous visual barrier or include the installation of a Landscape Screen adjacent to the Fence	2.0 metres		2.0 metres to 3.6 metres in Height
P-4a Zone	Along the Exterior Side Lot Line and Rear Lot Lines where unenclosed Off-Street Parking is within 6 metres of a Street .	1.0 metre		

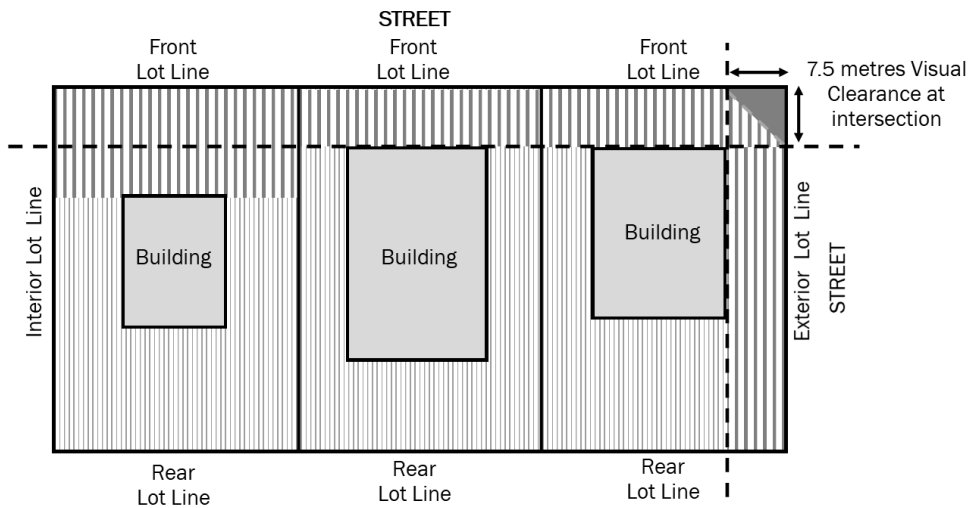
Use	Location	Landscape Screen (Minimum Height)	Landscape Strip (Minimum Width)	Fence Additional requirements in Section 405 (Fence Requirements)
P-4a Zone	Around the perimeter of playgrounds, playfields or play areas except at access points by a Landscape Screen and/or Fence .	1.0 metre		1.0 metre minimum Height
Animal Shelter Use .	Along the Exterior Side Lot Line and Rear Lot Lines .	1.0 metre	1.5 metres	
Storage of garbage and recycling when not enclosed within a Building .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
Shipping Container used for an Accessory Building or Structure .	Around the perimeter of the Shipping Container .	2.0 metres or the Height of the Shipping Container , whichever is greater		

2. Refer to Section 403 (Visual Clearance at Intersections) of this Bylaw for [Landscape](#) and [Fence Height](#) restrictions at intersections.
3. The [Height](#) of a [Landscape Screen shall](#) be measured from the [Finished Grade](#).
4. The [Height](#) of any goods or materials constituting [Unenclosed Storage](#) or wrecking and salvaging [Uses shall](#) not exceed the [Height](#) of the required [Fence](#) or screen.


405.4 Fence Requirements

1. The [Height](#) of a [Fence shall](#) be measured from the [Finished Grade](#) at the base of the [Fence](#).
2. A [Fence](#) in a Residential [Zone shall](#):
 - a. not exceed 1.2 metres in [Height](#) on any portion of a [Lot](#), except that a [Fence](#) not exceeding 2.0 metres in [Height shall](#) be permitted:
 - (i) to the rear of the front face of the [Building](#) or the [Front Setback](#), whichever is greater;
 - (ii) to the interior of the exterior side face of the [Building](#) or the exterior [Side Setback](#), whichever is greater; and
 - (iii) on any portion of a [Panhandle Lot](#), except the [Panhandle](#);
 - b. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Residential Zones:

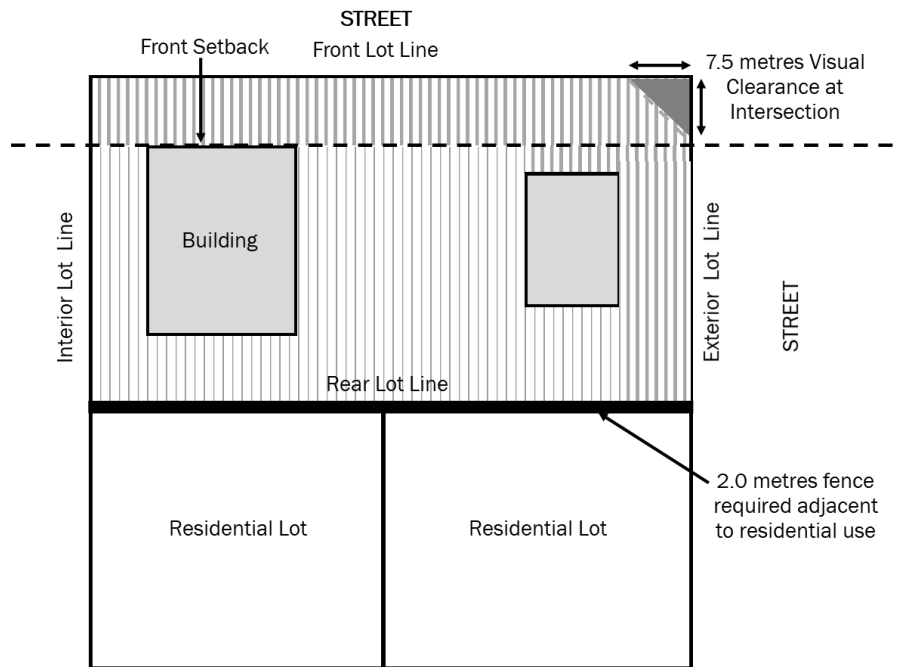





Maximum Fence Height

-  2.0 metres
-  1.2 metres
-  1.0 metre

3. A [Fence](#) in a Commercial [Zone shall](#):
 - a. not exceed 1.2 metres in [Height](#) on any portion of a [Lot](#), except that a [Fence](#) not exceeding 2.0 metres in [Height shall](#):
 - (i) be permitted to the rear of the front face of the [Building](#) or the [Front Setback](#), whichever is greater;
 - (ii) be permitted to the interior of the exterior side face of the [Building](#) or the exterior [Side Setback](#), whichever is greater; and
 - (iii) be required along any [Lot Line](#) adjacent to a [Residential Use](#);
 - b. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

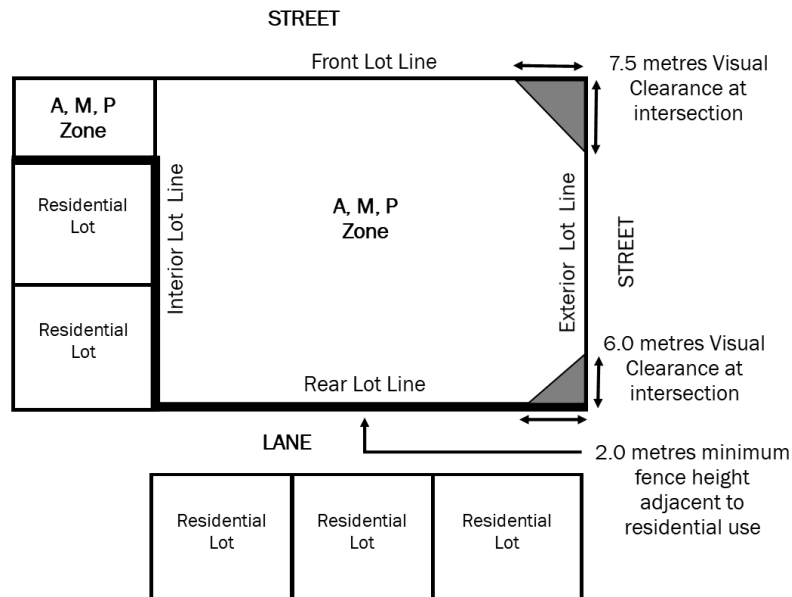
Commercial Zones:



Maximum Fence Height	
	2.0 metres
	1.2 metres
	1.0 metres

4. A [Fence](#) in Agricultural, Industrial or Institutional [Zones](#) [shall](#):
 - a. not exceed 3.6 metres in [Height](#) on any portion of a [Lot](#);
 - b. be required along any [Lot Line](#) adjacent to or separated by a [Lane](#) from a [Residential Use](#) and [shall](#) be a minimum of 2.0 metres in [Height](#);
 - c. in Industrial and Institutional [Zones](#), be constructed of materials that form a continuous visual barrier or [shall](#) include a [Landscape Screen](#) adjacent to the [Fence](#); and
 - d. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Agricultural (A), Industrial (M), and Institutional (P) Zones:



Maximum Fence Height

- 3.6 metres
- 1.0 metre
- 2.0 metres

5. A [Fence](#) shall be required to enclose above-ground or in-ground pools in accordance with the [Maple Ridge Building Bylaw No. 6925-2012](#).
6. A [Fence](#) for a [Commercial Kennel](#) shall be required to form a continuous visual barrier not less than 1.8 metres in [Height](#) around the perimeter of [Kennel Buildings](#) and runs. Refer to Section 402 (Kennel) of this Bylaw.
7. A barbed or razor wire [Fence](#) shall not be permitted except in:
 - a. Agricultural, RS-2 and RS-3 [Zones](#) on any portion of a [Lot](#) within the [Agricultural Land Reserve](#); and
 - b. Commercial, Industrial, or Institutional [Zones](#) where the wire is located on a [Fence](#) above a [Height](#) of 2.0 metres.
8. An electric security [Fence](#) shall:
 - a. not be permitted except in the Agricultural, RS-2 and RS-3 [Zones](#) on any portion of a [Lot](#) within the [Agricultural Land Reserve](#);
 - b. be permitted subject to the following requirements:
 - (i) be installed within a [Fenced](#) portion of a [Lot](#) that has a non-electrified [Fence](#) with a minimum [Height](#) of 1.2 metres that forms a continuous enclosure around the electric security fencing, and is constructed in such a manner as to prevent unauthorized entry or contact with the electrified [Fence](#);

- (ii) display unobstructed warning signage on a yellow coloured background that clearly indicates the risk of electric shock, installed at 10.0 metre intervals along the electric security fencing;
 - (iii) not involve the electrification of barbed or razor wire; and
 - (iv) only use controllers that meet the requirements of any applicable Canadian Standards Association standards.
9. Fences for Outdoor Commercial Recreation Use shall not be limited in Height provided such Fences are constructed of material that permits visibility such as wire, fabric mesh or chain link.

406 DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

406.1 Procedures

1. The Council shall issue Development Permits and Development Variance Permits in accordance with the procedures contained in the applicable provisions of the British Columbia Local Government Act, Chapter 1, RSBC 2015 and the Maple Ridge Development Procedures Bylaw No. 5879-1999.
2. Where a Development Variance Permit is granted by Council for a reduced Setback requirement no Siting Exceptions to the Setback shall be permitted. Refer to Section 403 (Siting Exceptions) of this Bylaw.

407 REQUIREMENTS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION

407.1 Building Envelope

1. No Lot shall be created by subdivision with:
 - a. a Building Envelope having dimensions of less than:
 - (i) 8.0 metres by 12.0 metres in the R-1 and R-4 Zones;
 - (ii) 12.0 metres by 12.0 metres in the RS-1b Zone;
 - (iii) 12.0 metres by 15.0 metres in the RS-1 and RS-2 Zones;
 - (iv) 5.0 metres by 9.0 metres in the R-2 and R-3 Zones; and
 - (v) 6.0 metres by 10.0 metres for all other Zones.
 - b. a Natural Grade having a Steep Slope within the Building Envelope of each Lot.

407.2 Minimum Lot Area and Dimensions

1. Except as hereinafter provided, no Lot shall be created having an area or dimensions less than those specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw.
2. Notwithstanding the foregoing, where:

- a. an existing [Lot](#) does not conform to the minimum dimension requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, the Approving Officer may approve the subdivision of the [Lot](#) so long as no additional non-conformities with Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, are created thereby and so long as the subdivision would in all other respects conform to this Bylaw and the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, and would not, in the opinion of the Approving Officer adversely affect the established amenities of the surrounding area;
 - b. two (2) or more existing adjacent [Lots](#) do not conform to the minimum area requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, the Approving Officer may approve a subdivision which realigns the boundaries of the existing [Lots](#) but which does not create any additional [Lots](#);
 - c. a portion of a [Lot](#) has been dedicated as [Extraordinary Road Allowance](#) and where, except for such dedication the [Lot](#) would have been not less than 0.4 hectares in area, the portion dedicated as [Extraordinary Road Allowance](#) [shall](#) be included in the [Lot Area used for](#) determining compliance with the minimum [Lot Area](#) requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw;
 - d. a portion of a [Lot](#) is [used for](#) or intended to be [used for](#) a [Public Service, School](#), or public [Park](#) and the title to such portion is or is intended to be in the name of the Municipality, the School District #42, the Metro Vancouver Regional District, the Provincial Government, or a public or private utility company, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw [shall](#) not apply to such portion or to the [Remainder Lot](#), provided that if the [Remainder Lot](#) meets the Requirements of Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw it [shall](#) not be further subdivided except in accordance with Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw;
 - e. the sole purpose of a subdivision is to facilitate the registration of a lease having a term of at least 3 years over a portion of a [Lot](#) and where the lease would not entitle the lessee under any circumstances to demand or acquire the fee simple interest in such portion, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw [shall](#) not apply to such subdivision; and
 - f. the sole purpose of a subdivision is to dedicate a portion of a [Lot](#) as road, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw [shall](#) not apply to such subdivision.
3. [Lots](#) adjacent to a controlled access [Highway](#) or municipal arterial road [shall](#) have a minimum [Lot Depth](#) of 30.0 metres, as required in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993.

407.3 Panhandle Lot Requirements

1. All [Panhandles](#) [shall](#) have a width of not less than 6.0 metres or where, in the opinion of the Approving Officer, where access to adjacent lands is likely to be required, [shall](#) have a width of not less than 18.0 metres in width.

2. [Panhandle Lots shall](#) not be permitted in Commercial or Industrial [Zones](#).
3. [Panhandle Lots shall](#) not be permitted in Residential [Zones](#) unless, in the opinion of the Approving Officer, the land is being subdivided to the highest [Density](#) for future [Development](#) within 20 years from the date of subdivision approval.
4. The area occupied by a [Panhandle shall](#) not be included in the [Lot Area used for](#) determination of compliance with the minimum [Lot Area](#) requirements under this Bylaw.

5 PART 5 – AGRICULTURAL ZONES

501 ZONE: A-1 SMALL HOLDING AGRICULTURAL

501.1 PURPOSE

1. This [Zone](#) provides for [Agricultural](#) and [Forest Resource Uses](#) on [Lots](#) with a minimum area of 2.0 hectares.

501.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#);
 - c. [Forest Resource](#); and
 - d. [Single Detached Residential](#).

501.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Agricultural Employee Residential](#);
 - b. [Bed and Breakfast](#);
 - c. [Boarding](#);
 - d. [Campground](#);
 - e. [Commercial Kennel](#);
 - f. [Detached Garden Suite Residential](#);
 - g. [Home Occupation](#);
 - h. [Produce Sales](#);
 - i. [Rental Stable](#);
 - j. [Secondary Suite Residential](#); and
 - k. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

501.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 150.0 metres
2. A [Commercial Kennel](#) [shall](#) not be permitted on a [Lot](#) of less than 4.0 hectares in [Lot Area](#).
3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

501.5 DENSITY

1. All [Buildings](#) and [Structures](#):

- a. for [Single Detached Residential Use shall](#) be limited to one per [Lot](#);
- b. for [Produce Sales Use shall](#) be limited to one per [Lot](#); and
- c. for [Temporary Residential Use shall](#) be limited to one per [Lot](#).

501.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.
2. [Buildings](#) and [Structures](#) for [Agricultural Use](#) or [Forest Resource Use shall](#) not exceed a [Lot Coverage](#) of 20%.
3. [Buildings](#) and [Structures](#) for greenhouse [Use shall](#) not exceed a [Lot Coverage](#) of 50%.
4. [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) not exceed a [Lot Coverage](#) of 10%.
5. [Buildings](#) and [Structures](#) for [Produce Sales Use](#) and all other [Accessory Buildings and Structures shall](#) not exceed a [Lot Coverage](#) of 10% or 279.0 square metres of [Gross Floor Area](#), whichever is the lesser.
6. [Buildings](#) and [Structures](#) for a [Commercial Kennel shall](#) not exceed a [Lot Coverage](#) of 20%. Refer to Section 402 (Kennel) of this Bylaw.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

501.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, and the sum of the interior [Side Setbacks shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Employee Residential](#), [Produce Sales](#), and all other [Accessory Uses shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from [Residential Use Buildings](#) 3.0 metres
3. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use](#) and [Forest Resource Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres

- f. from [Residential Use Buildings](#) 3.0 metres
- 4. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) that involve mushroom growing, or the keeping of swine or poultry [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 30.0 metres
- 5. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for greenhouse [Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres
- 6. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Commercial Kennel shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 15.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) - same [Lot](#) 15.0 metres
 - g. from [Residential Use Buildings](#) - adjacent [Lot](#) 91.0 metres
 - h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a [Commercial Kennel](#).
- 7. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Cannabis, Commercial Production shall](#) be not less than:
 - a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 30.0 metres.
- 8. Minimum [Setback](#)s for all [Buildings](#) and [Structure](#)s [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

501.8 HEIGHT

1. [Building Height](#) for [Agricultural Use](#) and [Cannabis, Commercial Production Use shall](#) not exceed 15.0 metres.
2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
3. [Building Height](#) for [Agricultural Employee Residential Use shall](#) not exceed 7.0 metres.
4. [Building Height](#) for [Commercial Kennel Use shall](#) not exceed 4.5 metres.
5. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

501.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

501.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

501.11 OTHER REQUIREMENTS

1. For [Lots](#) that are within the [Agricultural Land Reserve](#) and that are subject to the [Agricultural Land Commission Act and its Regulations](#), the [Farm Home Plate](#) requirements [shall](#) apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#).
3. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

502 ZONE: A-2 UPLAND AGRICULTURAL

502.1 PURPOSE

1. This [Zone](#) provides for [Agricultural](#) and [Forest Resource Uses](#) on [Lots](#) with a minimum area of 4.0 hectares.

502.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#);
 - c. [Forest Resource](#); and
 - d. [Single Detached Residential](#).

502.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Agricultural Employee Residential](#);
 - b. [Bed and Breakfast](#);
 - c. [Boarding](#);
 - d. [Campground](#);
 - e. [Commercial Kennel](#);
 - f. [Detached Garden Suite Residential](#);
 - g. [Home Occupation](#);
 - h. [Produce Sales](#);
 - i. [Rental Stable](#);
 - j. [Secondary Suite Residential](#); and
 - k. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

502.4 LOT AREA AND DIMENSIONS

1. Minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 4.0 hectares
 - b. in [Lot Width](#) 75.0 metres
 - c. in [Lot Depth](#) 150.0 metres.
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

502.5 DENSITY

1. All [Buildings](#) and [Structures](#):
 - a. for [Single Detached Residential Use](#) *shall* be limited to one per [Lot](#);
 - b. for [Produce Sales Use](#) *shall* be limited to one per [Lot](#); and
 - c. for [Temporary Residential Use](#) *shall* be limited to one per [Lot](#).

502.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.
2. [Buildings](#) and [Structures](#) for [Agricultural Use](#) or [Forest Resource Use](#) [shall](#) not exceed a [Lot Coverage](#) of 20%.
3. [Buildings](#) and [Structures](#) for greenhouse [Use](#) [shall](#) not exceed a [Lot Coverage](#) of 50%.
4. [Buildings](#) and [Structures](#) for [Single Detached Residential Use](#) [shall](#) not exceed a [Lot Coverage](#) of 10%.
5. [Buildings](#) and [Structures](#) for [Produce Sales Use](#), and all other [Accessory Buildings and Structures](#) [shall](#) not exceed a [Lot Coverage](#) of 10% or 279.0 square metres [Gross Floor Area](#), whichever is the lesser.
6. [Buildings](#) and [Structures](#) for a [Commercial Kennel](#) [shall](#) not exceed a [Lot Coverage](#) of 20%.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

502.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential Use](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, and the sum of the interior [Side Setbacks](#) [shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Employee Residential](#), [Produce Sales](#), and all other [Accessory Uses](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from [Residential Use Buildings](#) 3.0 metres
3. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use](#) and [Forest Resource Use](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres
4. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) that involve mushroom growing, or the keeping of swine or poultry [shall](#) be not less than:

- a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 30.0 metres
5. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for greenhouse [Use shall](#) be not less than:
- a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres
6. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Commercial Kennel shall](#) be not less than:
- a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) - same [Lot](#) 15.0 metres
 - g. from [Residential Use Buildings](#) - adjacent [Lot](#) 91.0 metres; and
 - h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a [Commercial Kennel](#).
7. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Cannabis, Commercial Production shall](#) be not less than:
- a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 30.0 metres
8. Minimum [Setback](#)s for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

502.8

HEIGHT

1. [Building Height](#) for [Agricultural Use](#) and [Cannabis, Commercial Production Use shall](#) not exceed 15.0 metres.
2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.

3. [Building Height](#) for [Agricultural Employee Residential Use shall](#) not exceed 7.0 metres.
4. [Building Height](#) for [Commercial Kennel Use shall](#) not exceed 4.5 metres.
5. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

502.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

502.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

502.11 OTHER REQUIREMENTS

1. For [Lots](#) that are within the [Agricultural Land Reserve](#) and that are subject to the [Agricultural Land Commission Regulations](#), the [Farm Home Plate](#) requirements [shall](#) apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#).
3. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

503 ZONE: A-3 EXTENSIVE AGRICULTURAL

503.1 PURPOSE

1. This [Zone](#) provides for extensive [Agricultural](#) and [Forest Resource Uses](#) on [Lots](#) with a minimum area of 8.0 hectares.

503.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#);
 - c. [Forest Resource](#); and
 - d. [Single Detached Residential](#).

503.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Agricultural Employee Residential](#);
 - b. [Bed and Breakfast](#);
 - c. [Boarding](#);
 - d. [Campground](#);
 - e. [Commercial Kennel](#);
 - f. [Detached Garden Suite Residential](#);
 - g. [Home Occupation](#);
 - h. [Produce Sales](#);
 - i. [Rental Stable](#);
 - j. [Secondary Suite Residential](#); and
 - k. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

503.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 8.0 hectares
 - b. in [Lot Width](#) 100.0 metres
 - c. in [Lot Depth](#) 150.0 metres
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

503.5 DENSITY

1. All [Buildings](#) and [Structures](#):
 - a. for [Single Detached Residential Use](#) [shall](#) be limited to one per [Lot](#);
 - b. for [Produce Sales](#) [shall](#) be limited to one per [Lot](#); and
 - c. for [Temporary Residential Use](#) [shall](#) be limited to one per [Lot](#).

503.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.
2. [Buildings](#) and [Structures](#) for [Agricultural Use](#) or [Forest Resource Use](#) [shall](#) not exceed a [Lot Coverage](#) of 20%, except:
3. [Buildings](#) and [Structures](#) for greenhouse [Use](#) [shall](#) not exceed a [Lot Coverage](#) of 50%.
4. [Buildings](#) and [Structures](#) for [Single Detached Residential Use](#) [shall](#) not exceed a [Lot Coverage](#) of 10%.
5. [Buildings](#) and [Structures](#) for [Produce Sales Use](#), and all other [Accessory Buildings and Structures](#) [shall](#) not exceed a [Lot Coverage](#) of 10% or 279.0 square metres [Gross Floor Area](#), whichever is the lesser.
6. [Buildings](#) and [Structures](#) for a [Commercial Kennel](#) [shall](#) not exceed a [Lot Coverage](#) of 20%.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

503.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential Use](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, however the sum of the two interior side setbacks [shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Employee Residential](#), [Produce Sales](#), and all other [Accessory Uses](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from [Residential Use Buildings](#) 3.0 metres
3. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use](#) and [Forest Resource Use](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres

4. The minimum Setbacks for Buildings and Structures that involve mushroom growing, or the keeping of swine or poultry shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 30.0 metres
5. The minimum Setbacks for Buildings and Structures for greenhouse Use shall be not less than:
 - a. from a Front Lot Line 15.0 metres
 - b. from a Rear Lot Line 15.0 metres
 - c. from an Interior Side Lot Line 7.5 metres
 - d. from an Exterior Side Lot Line 7.5 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 15.0 metres
6. The minimum Setbacks for Buildings and Structures for Commercial Kennel shall be not less than:
 - a. from a Front Lot Line 30.0 metres
 - b. from a Rear Lot Line 15.0 metres
 - c. from an Interior Side Lot Line 15.0 metres
 - d. from an Exterior Side Lot Line 30.0 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings - same Lot 15.0 metres
 - g. from Residential Use Buildings - adjacent Lot 91.0 metres
 - h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a Commercial Kennel.
7. The minimum Setbacks for Buildings and Structures for Cannabis, Commercial Production shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 30.0 metres
8. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

503.8

HEIGHT

1. Building Height for Agricultural Use and Cannabis, Commercial Production Use shall not exceed 15.0 metres.

2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
3. [Building Height](#) for an [Agricultural Employee Residential Use shall](#) not exceed 7.0 metres.
4. [Building Height](#) for a [Commercial Kennel Use shall](#) not exceed 4.5 metres.
5. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

503.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

503.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

503.11 OTHER REQUIREMENTS

1. For [Lots](#) that are within the [Agricultural Land Reserve](#) and that are subject to the [Agricultural Land Commission Act and its Regulations](#), the [Farm Home Plate](#) requirements [shall](#) apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#).
3. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

504 ZONE: A-4 INTENSIVE GREENHOUSE

504.1 PURPOSE

1. This [Zone](#) provides for intensive cultivation of crops in greenhouse [Structures](#).

504.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#); and
 - c. [Single Detached Residential](#).

504.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Agricultural Employee Residential](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Home Occupation](#);
 - e. [Produce Sales](#);
 - f. [Secondary Suite Residential](#); and
 - g. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

504.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1.8 hectares
 - b. in [Lot Width](#) 48.0 metres
 - c. in [Lot Depth](#) 150.0 metres
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

504.5 DENSITY

1. All [Buildings](#) and [Structures](#):
 - a. for [Single Detached Residential Use](#) [shall](#) be limited to one per [Lot](#);
 - b. for [Produce Sales Use](#) [shall](#) be limited to one per [Lot](#); and
 - c. for [Temporary Residential Use](#) [shall](#) be limited to one per [Lot](#).

504.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%, except that no limit [shall](#) apply where the requirements of Section 504.6.2 are met.
2. Greenhouse [Structures](#) [shall](#) not exceed a [Lot Coverage](#) of 50%, except that no limit [shall](#) apply where it is demonstrated to the satisfaction of the Director of

Inspection Services that facilities adequate for the control of stormwater are provided.

3. Buildings and Structures for Single Detached Residential Use shall not exceed a Lot Coverage of 10%.
4. Buildings and Structures for Produce Sales Use, and all other Accessory Buildings and Structures shall not exceed a Lot Coverage of 10% or 279.0 square metres Gross Floor Area, whichever is the lesser.
5. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for Lot Coverage requirements.

504.7

SETBACKS

1. The minimum Setbacks for Buildings and Structures for greenhouse Use shall be not less than:
 - a. from a Front Lot Line 15.0 metres
 - b. from a Rear Lot Line 15.0 metres
 - c. from an Interior Side Lot Line 7.5 metres
 - d. from an Exterior Side Lot Line 7.5 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 15.0 metres
2. The minimum Setbacks for Buildings and Structures for Single Detached Residential Use shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
3. The minimum Setbacks for Buildings and Structures for Agricultural Employee Residential, Produce Sales, and all other Accessory Uses shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
 - e. from Single Detached Residential Use 3.0 metres
4. The minimum Setbacks for Buildings and Structures for Cannabis, Commercial Production Use shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 30.0 metres
5. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

504.8 HEIGHT

1. Building Height for Agricultural Use and Cannabis, Commercial Production Use shall not exceed 15.0 metres.
2. Building Height for Single Detached Residential Use shall not exceed 9.5 metres.
3. Building Height for an Agricultural Employee Residential Use shall not exceed 7.0 metres.
4. Building Height for Accessory Buildings and Structures shall not exceed 6.0 metres.
5. Refer to Section 403 (Building Height) of this Bylaw.

504.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

504.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

504.11 OTHER REQUIREMENTS

1. For Lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the Farm Home Plate requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. Cannabis, Commercial Production Use shall not be permitted unless the Lot is within the Agricultural Land Reserve.
3. Cannabis, Commercial Production requirements shall apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

505 ZONE: A-5 AGRICULTURAL ONLY

505.1 PURPOSE

1. This [Zone](#) provides for intensive [Agricultural Use](#) with limited [Buildings](#) and [Structures](#).

505.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Agricultural](#);
 - b. [Cannabis, Commercial Production](#); and
 - c. [Forest Resource](#).

505.3 ACCESSORY USES

1. Not applicable.

505.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 8.0 hectares
 - b. in [Lot Width](#) 100.0 metres
 - c. in [Lot Depth](#) 150.0 metres.
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

505.5 DENSITY

1. Not applicable.

505.6 LOT COVERAGE

1. All [Buildings](#) and [Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 1%.

505.7 SETBACKS

1. The minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 15.0 metres
 - e. from all wells 30.0 metres
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Cannabis, Commercial Production](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 30.0 metres

3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

505.8 HEIGHT

1. [Building Height](#) for any [Building](#) or [Structure shall](#) not exceed 7.0 metres, except:
 - a. [Building Height](#) for [Agricultural Use](#) and [Cannabis, Commercial Production Use shall](#) not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

505.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

505.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

505.11 OTHER REQUIREMENTS

1. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#).
2. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

6 PART 6 – RESIDENTIAL ZONES

601 ZONE: R-1 SINGLE DETACHED (LOW DENSITY) URBAN RESIDENTIAL

601.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Uses](#) within established [Residential](#) neighbourhoods with a minimum [Lot Area](#) of 371.0 square metres.

601.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

601.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Home Occupation](#);
 - d. [Secondary Suite Residential](#); and
 - e. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

601.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 371.0 square metres
 - b. in [Lot Width](#) 12.0 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner.
 - c. in [Lot Depth](#) 24.0 metres
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

601.5 DENSITY

1. Not applicable.

601.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together *shall* not exceed a [Lot Coverage](#) of 40%;
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

601.7 SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures](#) *shall* be not less than:

- a. from a [Front Lot Line](#) 5.5 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 1.2 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 5.5 metres
 - b. from a [Rear Lot Line](#) 1.0 metre
 - c. from an [Interior Side Lot Line](#) 1.0 metre
 - d. from an [Exterior Side Lot Line](#) 3.0 metres
 - e. from [Residential Use Buildings](#) 1.5 metres.
 3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

601.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres.
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

601.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

601.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

601.11 OTHER REQUIREMENTS

1. Not applicable.

602 ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL

602.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Uses](#) with a minimum [Lot Area](#) of 315.0 square metres.

602.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

602.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Home Occupation](#); and
 - d. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

602.4 LOT AREA AND DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 315.0 square metres
 - b. in [Lot Width](#):
 - (i) for a [Lot](#) with [Lane](#) access 9.0 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner.
 - (ii) for a [Lot](#) without [Lane](#) access 11.0 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner.
 - c. in [Lot Depth](#):
 - (i) for a [Lot](#) with [Lane](#) access 30.0 metres
 - (ii) for a [Lot](#) without [Lane](#) access 27.0 metres.
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

602.5 DENSITY

1. Not applicable.

602.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 50%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

602.7

SETBACKS

1. Minimum Setbacks for Principal Buildings or Principal Structures located on Lots with a rear Lane shall be not less than:
 - a. from a Front Lot Line 3.0 metres
 - b. from a Rear Lot Line 13.0 metres
 - c. from an Interior Side Lot Line 1.2 metres
 - d. from an Exterior Side Lot Line 3.0 metres.
2. Minimum Setbacks for Principal Buildings or Principal Structures located on Lots with no rear Lane shall be not less than:
 - a. from a Front Lot Line 3.0 metres, and the garage shall be Setback either 5.5 metres or recessed a minimum of 0.6 metres from the Principal Building Face, whichever is greater
 - b. from a Rear Lot Line 6.0 metres
 - c. from an Interior Side Lot Line 1.2 metres
 - d. from an Exterior Side Lot Line 3.0 metres.
3. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 11.0 metres
 - b. from a Rear Lot Line 1.0 metre
 - c. from an Interior Side Lot Line 0.5 metres, provided that a minimum Setback of 2.0 metres is maintained for the other interior Side Yard
 - d. from an Exterior Side Lot Line 2.0 metres
 - e. from a Principal Use 4.5 metres, measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.
4. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

602.8

HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

602.9

LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

602.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

602.11 OTHER REQUIREMENTS:

1. Vehicular access for [Lots](#) backing on a [Lane](#) will be restricted to the [Lane](#).

603 ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL

603.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Use](#) with a minimum [Lot Area](#) of 213.0 square metres in an intensive [Residential](#) form.

603.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

603.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#); and
 - c. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

603.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. In [Lot Area](#) 255.0 square metres
 - b. In [Lot Width](#):
 - (i) for a [Lot](#) with [Lane](#) access: 8.5 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner
 - (ii) for a [Lot](#) without [Lane](#) access: 11.0 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner
 - c. In [Lot Depth](#):
 - (i) for a [Lot](#) with [Lane](#) access 30.0 metres
 - (ii) for a [Lot](#) without [Lane](#) access 27.0 metres
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions

603.5 DENSITY

1. Not applicable.

603.6 LOT COVERAGE

1. All [Principal Buildings and Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 50%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

603.7

SETBACKS

1. Minimum Setbacks for Principal Buildings or Principal Structures shall be not less than:
 - a. from a Front Lot Line: 3.0 metres, and the garage shall be Setback either 5.5 metres or recessed a minimum of 0.6 metres from the Principal Building Face, whichever is greater
 - b. from a Rear Lot Line
 - (i) for a Lot with Lane access 11.0 metres, or
 - (ii) for a Lot without Lane access 6.0 metres
 - c. from an Interior Side Lot Line 1.2 metres
 - d. from an Exterior Side Lot Line 2.0 metres.
2. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 11.0 metres
 - b. from a Rear Lot Line 0.5 metres
 - c. from an Interior Side Lot Line 0.5 metres provided that a minimum Setback of not less than 1.5 metres is maintained for the other interior Side Yard
 - d. from an Exterior Side Lot Line 2.0 metres
 - e. from a Principal Use 4.5 metres, measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

603.8

HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

603.9

LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

603.10

PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw

603.11 OTHER REQUIREMENTS

1. All [Residential Development](#) with a [Density](#) of more than 30 units per hectare (uph) [shall](#) be subject to the Maple Ridge Official Community Plan Bylaw No. 7060-2014 Intensive Residential Development Permit Area Guidelines.
2. Vehicular access for [Lots](#) backing on a [Lane shall](#) be restricted to the [Lane](#).

604 ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL

604.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Use](#) for infill [Development](#) with a minimum [Lot Area](#) of 450.0 square metres.

604.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

604.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Home Occupation](#);
 - d. [Secondary Suite Residential](#); and
 - e. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

604.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 450.0 square metres
 - b. in [Lot Width](#) 12.0 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner
 - c. in [Lot Depth](#) 24.0 metres
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

604.5 DENSITY

1. Not applicable.

604.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

604.7 SETBACKS

1. Minimum [Setback](#)s for [Principal Buildings or Principal Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 6.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres

- c. from an [Interior Side Lot Line](#) 1.5 metres
- d. from an [Exterior Side Lot Line](#) 3.0 metres.
- 2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 6.0 metres
 - b. from a [Rear Lot Line](#) 1.0 metres
 - c. from an [Interior Side Lot Line](#) 1.0 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
- 3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

604.8 HEIGHT

- 1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 8.0 metres.
- 2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
- 3. Refer to Section 403 (Building Height) of this Bylaw.

604.9 LANDSCAPING and SCREENING

- 1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

604.10 PARKING and LOADING

- 1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
- 2. Refer to Section 402 of this Bylaw.

604.11 OTHER REQUIREMENTS

- 1. Not applicable.

605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL

605.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Uses](#) with a minimum [Lot Area](#) of 668.0 square metres.

605.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#);
 - b. [Agricultural](#), subject to the Other Requirements Section of this [Zone](#); and
 - c. [Cannabis, Commercial Production](#), subject to the Other Requirements Section of this [Zone](#).

605.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#);
 - g. [Secondary Suite Residential](#); and
 - h. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

605.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 668.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

605.5 DENSITY

1. Not applicable.

605.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

605.7

SETBACKS

1. Minimum Setbacks for Principal Buildings or Principal Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required Setback area from a Rear Lot Line, the Setback shall be not less than 5.0 metres from the right-of way for all Lots created after October 31, 1986.
2. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres
 - e. from Residential Use Buildings 1.5 metres
3. The minimum Setbacks for Buildings and Structures for Cannabis, Commercial Production shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 30.0 metres
4. Minimum Setbacks for all Buildings and Structure shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

605.8

HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 8.0 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Building Height for Agricultural Use and Cannabis, Commercial Production Use shall not exceed 15.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

605.9

LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

605.10

PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

2. Refer to Section 402 of this Bylaw.

605.11 OTHER REQUIREMENTS

1. An Agricultural Use, including the storage of fuel in tanks:
 - a. shall not be permitted on a Lot of less than 0.4 hectares; and
 - b. shall not be permitted on a Lot unless the Lot is within the Agricultural Land Reserve or is Designated as “Agricultural” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For Lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the Farm Home Plate requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
3. Cannabis, Commercial Production Use shall not be permitted unless the Lot is within the Agricultural Land Reserve.
4. Cannabis, Commercial Production requirements shall apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL

606.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Use](#) with a minimum [Lot Area](#) of 668.0 square metres and a [Finished Floor Area](#) of not less than 120.0 square metres.

606.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

606.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#);
 - g. [Secondary Suite Residential](#); and
 - h. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

606.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 668.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

606.5 DENSITY

1. The [Single Detached Residential Use](#) [shall](#) have a [Finished Floor Area](#) of not less than 120.0 square metres.

606.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

606.7 SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures](#) [shall](#) be not less than:

- a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 1.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres
 - e. from [Residential Use Buildings](#) 1.5 metres
 3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

606.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres.
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

606.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

606.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

606.11 OTHER REQUIREMENTS

1. Not applicable.

607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL

607.1 PURPOSE

1. This [Zone](#) provides for medium [Density Single Detached Residential Uses](#) with a minimum [Lot Area](#) of 557.0 square metres.
2. This [Zone](#) is subject to the Albion Area [Density Bonus Amenity Contribution](#) option which provides for a [Density](#) that is consistent with the R-1 [Zone](#) for [Lots](#) located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

607.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

607.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#)
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#);
 - g. [Secondary Suite Residential](#); and
 - h. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

607.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 557.0 square metres
 - b. in [Lot Width](#) 15.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Minimum [Lot Area](#) and dimensions, subject to the Albion Area [Density Bonus Amenity Contribution](#) option [shall](#) be not less than:
 - a. in [Lot Area](#) 371.0 square metres
 - b. in [Lot Width](#) 12.0 metres, or
13.5 metres for a [Lot](#) on a [Street](#) corner.
 - c. in [Lot Depth](#) 24.0 metres
3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

607.5 DENSITY

1. Not applicable.

607.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

607.7 SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 6.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 6.0 metres
 - b. from a [Rear Lot Line](#) 1.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres
 - e. from [Residential Use Buildings](#) 1.5 metres
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

607.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres.
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

607.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

607.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

607.11 OTHER REQUIREMENTS

1. This [Zone](#) is subject to the Albion Area [Density Bonus Amenity Contribution](#) option which provides for a [Density Bonus](#) that is consistent with the R-1 [Zone](#) for [Lots](#) located within the Albion Area Plan:
 - a. the [Zone](#) requirements consistent with the R-1 [Zone](#) will apply and will supersede the [Zone](#) requirements of the RS-1b [Zone](#) for each [Lot](#) that is less than 557.0 square metres in [Lot Area](#); and
 - b. refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL

608.1 PURPOSE

1. This [Zone](#) provides for low [Density Single Detached Residential](#) and [Two-Unit Residential Uses](#) with a minimum [Lot Area](#) of 1,200.00 square metres.

608.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#); and
 - b. [Two-Unit Residential](#).

608.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#);
 - g. [Secondary Suite Residential](#); and
 - h. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

608.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,200.0 square metres
 - b. in [Lot Width](#) 24.0 metres
 - c. in [Lot Depth](#) 36.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

608.5 DENSITY

1. Not applicable.

608.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together for [Single Detached Residential Use](#) [shall](#) not exceed a [Lot Coverage](#) of 25%.
2. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together for [Two-Unit Residential Use](#) [shall](#) not exceed a [Lot Coverage](#) of 35%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

608.7 SETBACKS

1. Minimum Setbacks Principal Buildings or Principal Structures shall be not less than:
 - a. from a Front Lot Line 9.0 metres
 - b. from a Rear Lot Line 9.0 metres
 - c. from an Interior Side Lot Line 2.5 metres
 - d. from an Exterior Side Lot Line 9.0 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required Setback area from a Rear Lot Line, the Setback shall be not less than 5.0 metres from the right-of way for all Lots created after October 31, 1986.
2. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 9.0 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres
 - e. from Residential Use Buildings 1.5 metres
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

608.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

608.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

608.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

608.11 OTHER REQUIREMENTS

1. Two Two-Unit Residential Dwelling Units shall be contained within one Structure sharing a common roof and the Dwelling Units shall either:
 - a. share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the Structure; or
 - b. be situated one above the other.

609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL

609.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential](#) and [Two-Unit Residential Uses](#) on [Lots](#) with a minimum [Lot Area](#) of 2,000.0 square metres within the urban area boundary that may have community water service, but which may not be connected to the [Community Sanitary Sewer System](#).
2. This [Zone](#) is subject to the Albion Area [Density Bonus Amenity Contribution](#) option which provides for a [Density](#) that is consistent with the RS-1b [Zone](#) for [Lots](#) located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

609.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#); and
 - b. [Two-Unit Residential](#).

609.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#) in [Single Detached Residential](#) only;
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#);
 - g. [Secondary Suite Residential](#); and
 - h. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

609.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2000.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 40.0 metres.
2. Minimum [Lot Area](#) and dimensions, subject to the Albion Area [Density Bonus Amenity Contribution](#) option [shall](#) be not less than:
 - a. in [Lot Area](#) 557.0 square metres
 - b. in [Lot Width](#) 15.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions

609.5 DENSITY

1. Not applicable.

609.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together for [Single Detached Residential Uses](#) [shall](#) not exceed a [Lot Coverage](#) 15%.
2. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together for [Two-Unit Residential Uses](#) [shall](#) not exceed a [Lot Coverage](#) 25%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

609.7 SETBACKS

1. Minimum [Setback](#)s for [Principal Buildings or Principal Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 9.0 metres
 - b. from a [Rear Lot Line](#) 9.0 metres
 - c. from an [Interior Side Lot Line](#) 2.5 metres
 - d. from an [Exterior Side Lot Line](#) 9.0 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback](#) [shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. Minimum [Setback](#)s for [Accessory Buildings and Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 3.0 metres
 - b. from a [Rear Lot Line](#) 1.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres
 - e. from [Residential Use Buildings](#) 1.5 metres
3. Minimum [Setback](#)s for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

609.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures](#) [shall](#) not exceed 9.5 metres.
2. [Building Height](#) for [Accessory Buildings and Structures](#) [shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

609.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

609.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

609.11 OTHER REQUIREMENTS

1. This [Zone](#) is subject to the Albion Area [Density Bonus Amenity Contribution](#) option which provides for a [Density Bonus](#) that is consistent with the RS-1b [Zone](#) for [Lots](#) located within the Albion Area Plan:
 - a. the [Zone](#) requirements consistent with the RS-1b [Zone](#) will apply and will supersede the [Zone](#) requirements of the RS-1d [Zone](#) for each [Lot](#) that is less than 2,000.00 square metres in [Lot Area](#).
 - b. refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.
2. Two [Two-Unit Residential Dwelling Units shall](#) be contained within one [Structure](#) sharing a common roof and the [Dwelling Units shall](#) either:
 - a. share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the [Structure](#); or
 - b. be situated one above the other.

610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL

610.1 PURPOSE

1. This [Zone](#) provides for [Agricultural](#) and suburban [Single Detached Residential Uses](#) with a minimum [Lot Area](#) of 0.4 hectares in areas located outside of the urban area boundary that may be connected to the [Community Water System](#) but which may not be connected to the [Community Sanitary Sewer System](#).

610.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#);
 - b. [Agricultural](#), subject to the Other Requirements Section of this [Zone](#); and
 - c. [Cannabis, Commercial Production](#), subject to the Other Requirements Section of this [Zone](#).

610.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#);
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#);
 - g. [Produce Sales](#);
 - h. [Secondary Suite Residential](#); and
 - i. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

610.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

610.5 DENSITY

1. Not applicable.

610.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.

2. All [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) not exceed a [Lot Coverage](#) of 10%, except for greenhouse [Structures](#) that [shall](#) not exceed a [Lot Coverage](#) of 20%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

610.7

SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, and the sum of the interior [Side Setbacks shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres
3. Minimum [Setbacks](#) [Buildings](#) and [Structures](#) for greenhouse [Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres
4. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Cannabis, Commercial Production shall](#) be not less than:
 - a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 30.0 metres

5. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres
 - e. from Residential Use Buildings 1.5 metres
6. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

610.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 6.0 metres.
3. Building Height for Agricultural Use and Cannabis, Commercial Production Use shall not exceed 15.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

610.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

610.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

610.11 OTHER REQUIREMENTS

1. An Agricultural Use, including the storage of fuel in tanks:
 - a. shall not be permitted on a Lot of less than 0.4 hectares; and
 - b. shall not be permitted unless the Lot is within the Agricultural Land Reserve or is Designated as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For Lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the Farm Home Plate requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
3. Cannabis, Commercial Production Use shall not be permitted unless the Lot is within the Agricultural Land Reserve.
4. Cannabis, Commercial Production requirements shall apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.
5. A Density Bonus is permitted on the Lots or tracts of land and premises known and described as:
 - a. Lot 1 Except: Firstly: Part on Plan 7806, Secondly: Part subdivided by Plan 38973 Section 28 Township 12 New Westminster District Plan 1105; 23598 Dogwood Avenue; and

- b. Parcel One (Exp. Plan 8154) of Parcel “B” (Reference Plan 8155) of the Southeast Quarter of Section 28 Township 12 New Westminster District; 23627 Dogwood Avenue,

provided that:

- (i) the owner shall dedicate Park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and Park dedication required by British Columbia Local Government Act Section 941- Provision of Park Land;
- (ii) the owner shall dedicate as Park land at least 7,759.0 square metres in any subdivision containing one or more Lots with an area of less than 0.4 hectares, as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the Parent Parcel.
- (iii) the maximum Density Bonus is:
 - (a) minimum Lot Area of 1,200.0 square metres;
 - (b) minimum Lot Width of 24.0 metres;
 - (c) minimum Lot Depth of 36.0 metres; and
- (iv) Zone requirements for the RS-1c Zone shall apply and supersede the Zone requirements for the RS-2 Zone for any subdivision approved for the above described Lots or tracts of land.

611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL

611.1 PURPOSE

1. This [Zone](#) provides for [Agricultural](#) and rural [Single Detached Residential Uses](#) on [Lots](#) with a minimum [Lot Area](#) of 0.8 hectares located outside of the urban area boundary that may not be connected to the [Community Water System](#) or the [Community Sanitary Sewer System](#).

611.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Single Detached Residential](#);
 - b. [Agricultural](#), subject to the Other Requirements Section of this [Zone](#); and
 - c. [Cannabis, Commercial Production](#), subject to the Other Requirements Section of this [Zone](#).

611.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Agricultural Employee Residential](#);
 - b. [Bed and Breakfast](#);
 - c. [Boarding](#);
 - d. [Campground](#);
 - e. [Detached Garden Suite Residential](#);
 - f. [Hobby Beekeeping](#);
 - g. [Home Occupation](#);
 - h. [Neighbourhood Daycare](#);
 - i. [Produce Sales](#);
 - j. [Rental Stable](#);
 - k. [Secondary Suite Residential](#); and
 - l. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

611.4 LOT AREA and DIMENSIONS

1. Where a [Community Water System](#) is available the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 0.8 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 75.0 metres.
2. Where a [Community Water System](#) is not available the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 75.0 metres.

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

611.5 DENSITY

1. Not applicable.

611.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. All [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) not exceed a [Lot Coverage](#) of 10%, except for greenhouse [Structures](#) that [shall](#) not exceed a [Lot Coverage](#) of 20%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

611.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, and the sum of the interior [Side Setbacks shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres
3. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for greenhouse [Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres
 - e. from all wells 30.0 metres
 - f. from [Residential Use Buildings](#) 15.0 metres

4. The minimum Setbacks for Buildings and Structures for Cannabis, Commercial Production shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from Residential Use Buildings 30.0 metres
5. The minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres.
 - e. from Residential Use Buildings 1.5 metres
6. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

611.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 6.0 metres.
3. Building Height for Agricultural Use and Cannabis, Commercial Production Use shall not exceed 15.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

611.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

611.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

611.11 OTHER REQUIREMENTS

1. An Agricultural Use, including the storage of fuel in tanks:
 - a. shall not be permitted on a Lot of less than 0.4 hectares; and
 - b. shall not be permitted unless the Lot is Designated as “Agricultural” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For Lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the Farm Home Plate requirements shall apply in accordance with Section 402 of this Bylaw.

3. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#)
4. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

612 ZONE: RST STREET TOWNHOUSE RESIDENTIAL

612.1 PURPOSE

1. This [Zone](#) provides for an attached [Street Townhouse Residential Use](#) on individual fee simple [Lots](#) which are [Designated](#) as “Eco-Cluster” within the Silver Valley Area Plan of [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).

612.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Street Townhouse Residential](#), with a maximum of four (4) [Street Townhouse Residential](#) units attached.

612.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

612.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#):

(i) end unit Lot	234.0 square metres
(ii) exterior end unit Lot	273.0 square metres
(iii) interior unit Lot	195.0 square metres
 - b. in [Lot Width](#):

(i) end unit Lot	9.0 metres
(ii) exterior end unit Lot	10.5 metres
(iii) interior unit Lot	7.5 metres
 - c. in [Lot Depth](#):

(i) for Lots with Lane access	30.0 metres
(ii) for Lots without Lane access	27.0 metres
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

612.5 DENSITY

1. The [Gross Floor Area](#) of a [Dwelling Unit](#) [shall](#) not exceed 223.0 square metres, excluding [Basement](#) and garage floor areas.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

612.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of:
 - a. 55% of the area of an end unit [Lot](#)
 - b. 45% of the area of an exterior end unit [Lot](#)
 - c. 65% of the area of an interior unit [Lot](#)
2. All [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 3% of each [Lot](#), which [shall](#) form part of the total maximums identified above.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

612.7 SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 4.0 metres; and the garage [shall](#) be [Setback](#) 5.5 metres or recessed a minimum of 0.6 metres from the [Principal Building Face](#), whichever is less
 - b. from a [Rear Lot Line](#)
 - (i) for a [Lot](#) with [Lane](#) access 14.0 metres; or
 - (ii) for a [Lot](#) without [Lane](#) access 8.0 metres; or 6.0 metres where the [Rear Lot Line](#) abuts a greenbelt that is dedicated as Conservation or Park.
 - c. from an [Interior Side Lot Line](#) 1.5 metres; or 0.0 metres where the full length of the interior side wall [shall](#) be adjoined to the full length of the interior side wall of an adjacent [Principal Building](#), and the [Lot Line shall](#) run equal distant through the attached interior walls.
 - d. from an [Exterior Side Lot Line](#) 3.0 metres
2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Rear Lot Line](#) 0.5 metres; or 1.5 metres for a garage
 - b. from an [Interior Side Lot Line](#) 1.5 metres; or 0.0 metres where the full length of the interior side wall of a garage [shall](#) be adjoined to the full length of the interior side wall of an adjacent garage, and the

Lot Line shall run equal distant through the attached interior walls.

c. from an Exterior Side Lot Line 3.0 metres.

3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

612.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

612.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

612.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

612.11 OTHER REQUIREMENTS

1. Not more than four (4) Street Townhouse Residential units shall be attached.
2. Vehicular access for Lots backing on a Lane shall be restricted to the Lane.
3. All required Off-Street Parking areas shall be Concealed Parking.
4. No Dwelling Unit shall be located above any other Dwelling Unit.
5. On a Lot with rear Lane access:
 - a. each Lot shall have useable Rear Yard Private Outdoor Area with minimum dimensions of 6.5 metres by 7.5 metres that is defined by Fences and Landscaping.
 - b. Accessory Buildings larger than 5.0 square metres shall not be permitted in the Rear Yard Private Outdoor Area.
 - c. a minimum 1.5 metres wide walkway shall be maintained along the length of the garage to the rear Lane. This walkway does not make up any part of the Private Outdoor Area regulation.
6. All Accessory Buildings and Structures shall be located in the Rear Yard.

613 ZONE: RST-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY

613.1 PURPOSE

1. This [Zone](#) provides for an attached [Street Townhouse Residential Use](#) on individual fee simple [Lots](#) which are not [Designated](#) as “Eco-Cluster” within the Silver Valley Area Plan of Maple Ridge Official Community Plan Bylaw No. 7060-2014.

613.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Street Townhouse Residential](#), with a maximum of six (6) [Street Townhouse Residential](#) units attached.

613.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

613.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#):
 - (i) for [Lots](#) with [Lane](#) access

(a) end unit Lot	252.0 square metres
(b) exterior end unit Lot	315.0 square metres
(c) interior unit Lot	225.0 square metres.
 - (ii) for [Lots](#) without [Lane](#) access:

(a) end unit Lot	235.0 square metres
(b) exterior end unit Lot	283.0 square metres
(c) interior unit Lot	202.0 square metres.
 - b. in [Lot Width](#):
 - (i) end unit [Lot](#) 8.7 metres
 - (ii) exterior end unit [Lot](#) 10.5 metres
 - (iii) interior unit [Lot](#) 7.5 metres.
 - c. in [Lot Depth](#):
 - (i) for [Lots](#) with [Lane](#) access 30.0 metres
 - (ii) for [Lots](#) without [Lane](#) access 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

613.5 DENSITY

1. The Gross Floor Area of a Dwelling Unit shall not exceed 223.0 square metres Gross Floor Area, excluding Basement and garage floor area.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

613.6 LOT COVERAGE

1. All Principal Buildings or Principal Structures and Accessory Buildings and Structures together shall not exceed a Lot Coverage of:
 - a. 55% of the area of an end unit Lot
 - b. 45% of the area of an exterior end unit Lot
 - c. 65% of the area of an interior unit Lot
2. All Accessory Buildings and Structures together shall not exceed a Lot Coverage of 3% of each lot, which shall form part of the total maximums identified above.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for Lot Coverage requirements.

613.7 SETBACKS

1. Minimum Setbacks for Principal Buildings or Principal Structures shall be not less than:
 - a. from a Front Lot Line 4.0 metres; and the garage shall be Setback 5.5 metres or recessed a minimum of 0.6 metres from the Principal Building Face, whichever is less
 - b. from a Rear Lot Line
 - (i) for a Lot with Lane access 14.0 metres
 - (ii) for a Lot with no Lane access 6.0 metres
 - c. from an Interior Side Lot Line 1.2 metres; or 0.0 metres where the full length of the interior side wall shall be adjoined to the full length of the interior side wall of an adjacent Principal Building, and the Lot Line shall run equal distant through the attached interior walls
 - d. from an Exterior Side Lot Line 3.0 metres.
2. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Rear Lot Line 0.5 metres; or 1.5 metres for a garage
 - b. from an Interior Side Lot Line 1.2 metres; or 0.0 metres where the full length of the interior side wall of a garage shall be adjoined to the full

- interior length of the interior side wall of an adjacent garage and the Lot Line shall run equal distant through the attached walls
- c. from an Exterior Side Lot Line 3.0 metres
- 3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

613.8 HEIGHT

- 1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
- 2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
- 3. Refer to Section 403 (Building Height) of this Bylaw.

613.9 LANDSCAPING and SCREENING

- 1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

613.10 PARKING and LOADING

- 1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
- 2. Refer to Section 402 of this Bylaw.

613.11 OTHER REQUIREMENTS

- 1. Not more than six (6) Street Townhouse Residential units shall be attached.
- 2. Vehicular access for Lots backing on a Lane will be restricted to the Lane.
- 3. All required Off-Street Parking areas shall be Concealed Parking.
- 4. No Dwelling Unit shall be located above any other Dwelling Unit.
- 5. On a Lot with rear Lane access:
 - a. each Lot shall have useable Rear Yard Private Outdoor Area with minimum dimensions of 6.0 metres by 7.5 metres that is defined by Fences and Landscaping.
 - b. Accessory Buildings larger than 5.0 square metres shall not be permitted in the Rear Yard Private Outdoor Area.
 - c. a minimum 1.2 metres wide walkway shall be maintained along the length of the garage to the rear Lane. This walkway does not make up any part of the Private Outdoor Area regulation.
- 6. All Accessory Buildings and Structures shall be located in the Rear Yard.

614 ZONE: SRS SPECIAL URBAN RESIDENTIAL

614.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Uses](#) with a minimum [Lot Area](#) of 837.0 square metres.

614.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#).

614.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to the permitted [Principal Use](#) in this [Zone](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#)
 - d. [Hobby Beekeeping](#);
 - e. [Home Occupation](#);
 - f. [Secondary Suite Residential](#); and
 - g. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

614.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 837.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

614.5 DENSITY

1. Not applicable.

614.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

614.7 SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 10.0 metres
 - c. from an [Interior Side Lot Line](#) 2.0 metres

- d. from [Exterior Side Lot Line](#) 4.5 metres
- e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
- 2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 1.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from [Residential Use Buildings](#) 1.5 metres.
- 3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

614.8 HEIGHT

- 1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres.
- 2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
- 3. Refer to Section 403 (Building Height) of this Bylaw.

614.9 LANDSCAPING AND SCREENING

- 1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

614.10 PARKING AND LOADING

- 1. [Off-Street Parking](#), and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
- 2. Refer to Section 402 of this Bylaw.

614.11 OTHER REQUIREMENTS

- 1. Not applicable.

615 ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL

615.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential](#) and [Two-Unit Residential Uses](#) with a minimum [Lot Area](#) of 750.0 square metres, or 557.0 square metres within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.

615.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#); and
 - b. [Two-Unit Residential](#).

615.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#);
 - b. [Hobby Beekeeping](#);
 - c. [Home Occupation](#);
 - d. [Neighbourhood Daycare](#), limited to [Single Detached Residential](#); and
 - e. [Temporary Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

615.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 750.0 square metres
 - b. in [Lot Width](#) 20.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. For lots located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, which are either a corner [Lot](#) or provided with [Lane](#) access, the minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 557.0 square metres
 - b. in [Lot Width](#) 20.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

615.5 DENSITY

1. Not applicable.

615.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

615.7

SETBACKS

1. Minimum Setbacks for Principal Buildings or Principal Structures located on Lots within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall be not less than:
 - a. from a Front Lot Line 5.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 1.5 metres, and the sum of the two interior Side Setbacks shall be not less than 3.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required Setback area from a Rear Lot Line, the Setback shall be not less than 5.0 metres from the right-of way for all Lots created after October 31, 1986.
2. Minimum Setbacks for Principal Buildings or Principal Structures located on Lots outside the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 1.5 metres, and the sum of the interior Side Setbacks shall be not less than 3.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required Setback area from a Rear Lot Line, the Setback shall be not less than 5.0 metres from the right-of way for all Lots created after October 31, 1986.
3. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Front Lot Line in the Town Centre Area 5.5 metres
 - c. from a Rear Lot Line 1.5 metres
 - d. from an Interior Side Lot Line 1.5 metres
 - e. from an Exterior Side Lot Line 3.0 metres
 - f. from Residential Use Buildings 1.5 metres.
4. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

615.8

HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 9.5 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

615.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

615.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

615.11 OTHER REQUIREMENTS

1. Two [Two-Unit Residential Dwelling Units shall](#) be contained within one [Structure](#) sharing a common roof and the [Dwelling Units shall](#) either:
 - a. share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the [Structure](#); or
 - b. be situated one above the other.

616 ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL

616.1 PURPOSE

1. This [Zone](#) provides for infill ground-oriented [Residential](#) development as [Courtyard Residential](#), [Fourplex Residential](#) and [Courtyard Residential Uses](#).

616.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Courtyard Residential](#).
 - b. [Fourplex Residential](#); and
 - c. [Triplex Residential](#);

616.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

616.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions for [Triplex Residential](#) [shall](#) be not less than:
 - a. in [Lot Area](#) 800.0 square metres
 - b. in [Lot Width](#) 20.0 metres
 - c. in [Lot Depth](#) 27.0 metres
2. Minimum [Lot Area](#) and dimensions for [Triplex Residential](#) for [Lots](#) within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, [shall](#) be not less than:
 - a. in [Lot Area](#) 700.0 square metres
 - b. in [Lot Width](#) 20.0 metres
 - c. in [Lot Depth](#) 27.0 metres
3. Minimum [Lot Area](#) and dimensions for [Fourplex Residential](#) [shall](#) be not less than:
 - a. in [Lot Area](#) 850.0 square metres
 - b. in [Lot Width](#) 22.0 metres
 - c. in [Lot Depth](#) 30.0 metres
4. Minimum [Lot Area](#) and dimensions for [Fourplex Residential](#) for [Lots](#) within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, [shall](#) be not less than:
 - a. in [Lot Area](#) 800.0 square metres
 - b. in [Lot Width](#) 22.0 metres
 - c. in [Lot Depth](#) 30.0 metres
5. Minimum [Lot Area](#) and dimensions for [Courtyard Residential](#) [shall](#) be not less than:
 - a. in [Lot Area](#) 950.0 square metres

- b. in [Lot Width](#) 25.0 metres
- c. in [Lot Depth](#) 35.0 metres
- 6. Minimum [Lot Area](#) and dimensions for [Courtyard Residential](#) for [Lots](#) within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, [shall](#) be not less than:
 - a. in [Lot Area](#) 900.0 square metres
 - b. in [Lot Width](#) 25.0 metres
 - c. in [Lot Depth](#) 35.0 metres
- 7. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

616.5 DENSITY

- 1. [Floor Space Ratio shall](#) not exceed 0.75 times the [Lot Area](#).
- 2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

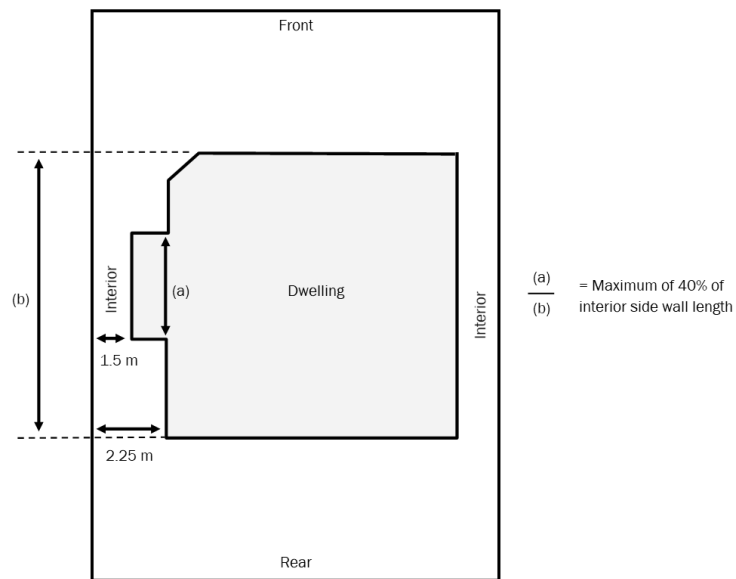
616.6 LOT COVERAGE

- 1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 45%.
- 2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

616.7 SETBACKS

- 1. Minimum [Setback](#)s for [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) for [Triplex Residential](#) 7.5 metres
 - b. from a [Front Lot Line](#) for [Fourplex Residential](#)
or [Courtyard Residential](#) 6.0 metres
 - c. from a [Rear Lot Line](#) 7.5 metres
 - d. from an [Interior Side Lot Line](#) 2.25 metres, except up to 40% of the total horizontal length of the wall [shall](#) be not less than 1.5 metres
 - e. from an [Exterior Side Lot Line](#) 4.5 metres

RT-2 Zone
Interior Side Setback



2. Minimum Setbacks for Principal Buildings or Principal Structures located on Lots within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall be not less than:
 - a. from a Front Lot Line 5.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 2.25 metres, except up to 40% of the total horizontal length of the wall shall be not less than 1.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
3. Minimum Setbacks for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 3.0 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres
 - e. from Residential Use Buildings 1.5 metres.
4. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

616.8

HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 8.0 metres.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

616.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

616.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

616.11 OTHER REQUIREMENTS

1. [Private Outdoor Areas shall](#) be provided for each [Dwelling Unit](#) based on the following ratio:
 - a. 45.0 square metres for each [Dwelling Unit](#) with 3 or more bedrooms; and
 - b. 30.0 square metres for each [Dwelling Unit](#) with less than 3 bedrooms.
2. For [Courtyard Residential](#), the *courtyard* space [shall](#) be common to all [Dwelling Units](#) and [shall](#):
 - a. be not less than 7.0 metres in width;
 - b. be [Landscaped](#), including:
 - (i) a variation in type and scale of areas with large perennials, shrubs and trees, and not only lawn areas; and
 - (ii) be designed to create filtering and screening of views;
 - c. not include [Off-Street Parking](#), but may include driveway access to the [Dwelling Units](#); and
 - d. not be included in the [Private Outdoor Areas](#) requirement if the *courtyard* space provides driveway access.

617 ZONE: RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL

617.1 PURPOSE

1. This [Zone](#) provides for low [Density Townhouse Residential](#) where two (2) or more [Townhouse Dwelling Units](#) are attached.
2. This [Zone](#) is subject to the Albion Area [Density Bonus Amenity Contribution](#) option which provides for [Apartment Residential Use](#) and a [Density](#) that is consistent with the RM-4 [Zone](#) for [Lots](#) located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

617.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Townhouse Residential](#);
 - b. [Townhouse Residential](#), subject to the Albion Area [Density Bonus Amenity Contribution](#) option. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw; and
 - c. [Single Detached Residential](#), specific to the following [Lots](#):
 - (i) 23925 – 116 Avenue (Bareland Strata Plan of Parcel A, Section 16, Township 12, New Westminster District Plan BCP18489);
 - (ii) 11497 – 236 Street (Bareland Strata Plan of Lot A, Section 16, Township 12, New Westminster District Plan BCP9604);
 - (iii) 23838 – 120A Lane (Strata Plan of Lot A, Section 21, Township 12, New Westminster District Plan BCP21769);
 - (iv) 11442 Best Street (Bareland Strata Plan of Lot 1, District Lot 249, Group 1, New Westminster District Plan BCP1608);
 - (v) 12169 – 228 Street (Strata Plan of Lot 335, Section 20, Township 12, New Westminster District Plan 58171);
 - (vi) 12123 – 222 Street (Bareland Strata Plan of Lot 271, District Lot 396, Group I, New Westminster District Plan NWS 1615);
 - (vii) 21868 - Lougheed Highway (Bareland Strata Plan Lot A, District Lot 397, GP.1, New Westminster District Plan BCP6226); and
 - (viii) 12191 – 228 Street (Strata Plan of Lot A, Section 20, Township 12, New Westminster District Plan BCP23946).

617.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

617.4 LOT AREA AND DIMENSIONS

1. Minimum [Lot Area](#) and dimensions for a [Townhouse Residential Use](#) [shall](#) be not less than:

- a. in [Lot Area](#) 1,000.0 square metres
- b. in [Lot Width](#) 7.0 metres
- c. in [Lot Depth](#) 30.0 metres
2. Minimum [Lot Area](#) and dimensions for a [Residential Use](#), subject to the Albion Area [Density Bonus Amenity Contribution](#) option (refer to Section 402 (Density Bonus for Albion Area) of this Bylaw) [shall](#) be not less than:
 - a. in [Lot Area](#) 1,115.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) not applicable
3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

617.5

DENSITY

1. [Floor Space Ratio shall](#) not exceed 0.6 times the [Lot Area](#), except:
 - a. [Floor Space Ratio shall](#) not exceed 0.64 times the [Lot Area](#) and a maximum of 50.0 square metres of habitable [Basement](#) area per unit [shall](#) be excluded from the calculation of [Gross Floor Area](#) specific to the following [Lot](#):
 - (i) Lot 21 Section 28 Township 12 New Westminster District Plan 47603. PID 001-166-085. 13260 236 Street.
2. Additional [Density](#) up to a maximum of 0.75 times the [Lot Area](#) may be obtained with the following provision:
 - a. for [Lots](#) within the Albion Area Plan, subject to the Albion Area [Density Bonus Amenity Contribution](#) option. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw;
3. Additional [Density](#) up to a maximum of 0.75 times the [Lot Area](#) may be obtained for [Townhouse Residential Use](#)s with the following provision:
 - a. for [Lots](#) located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#)), an amount not to exceed 0.15 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
4. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

617.6

LOT COVERAGE

1. Not applicable.

617.7

SETBACKS

1. Minimum [Setbacks](#) for all [Principal Buildings or Principal Structures](#) located on [Lots](#) inside the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 5.0 metres

- b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 6.0 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
- 2. Minimum [Setbacks](#) for all [Principal Buildings or Principal Structures](#) located on [Lots](#) outside of the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 6.0 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
- 3. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures](#) for [Apartment Residential](#) and subject to the Albion Area [Density Bonus Amenity Contribution](#) option, refer to Section 402 (Density Bonus for Albion Area) of this Bylaw, [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
- 4. Minimum [Setbacks](#) for [Accessory Off-Street Parking](#), subject to the Albion Area [Density Bonus Amenity Contribution](#) option (refer to Section 402 (Density Bonus for Albion Area) of this Bylaw), which is provided in an [Underground Structure](#) for parking that extends not more than 0.8 metres above [Average Finished Grade](#), and which is [Landscaped](#) and integrated to become a useable part of the yard area [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 3.0 metres
 - b. from a [Rear Lot Line](#) 1.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
- 5. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

617.8 HEIGHT

- 1. [Building Height](#) for [Principal Buildings or Principal Structures](#) [shall](#) not exceed 9.5 metres.
- 2. [Building Height](#) for [Accessory Buildings and Structures](#) [shall](#) not exceed 4.5 metres.
- 3. Refer to Section 403 (Building Height) of this Bylaw.

617.9 LANDSCAPING and SCREENING

- 1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

617.10 PARKING and LOADING

- 1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

2. Unenclosed Off-Street Parking *shall* not exceed a maximum Lot Coverage of 2% for Lots subject to the Albion Area Density Bonus Amenity Contribution option. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.
3. Accessory Off-Street Parking, except for that provided as visitor parking, for Lots subject to the Albion Area Density Bonus Amenity Contribution option *shall* be located within an Underground Structure for parking all parts of which are 0.8 metres or less above the Average Finished Grade of the Lot and which are Landscaped and integrated to become a useable part of the yard area. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

617.11 OTHER REQUIREMENTS

1. Common Open Area(s) *shall* be provided on the Lot for Townhouse Residential Use based on the following ratios:
 - a. 45.0 square metres for each Townhouse Dwelling Unit with 3 or more bedrooms; and
 - b. 30.0 square metres for each Townhouse Dwelling Unit with less than 3 bedrooms.
2. Outdoor Amenity Area(s) *shall* be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
 - a. 5.0 square metres per Townhouse Dwelling Unit.
3. Private Outdoor Area(s) *shall* be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
4. Indoor Amenity Area(s) *shall* be provided on the Lot based on the following ratio:
 - a. 3.0 square metres per Townhouse Dwelling Unit where fifty (50) or more Townhouse Dwelling Units are proposed.
5. This Zone is subject to the Albion Area Density Bonus Amenity Contribution option which provides for a Density Bonus that is consistent with the RM-4 Zone for Lots located within the Albion Area Plan. The Zone requirements consistent with the RM-4 Zone will apply and will supersede the Zone requirements of the RM-1 Zone for each unit when the Density exceeds 6.0 times the Lot Area. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

618 ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL

618.1 PURPOSE

1. This [Zone](#) provides for a medium [Density Apartment Residential](#) with a maximum [Building Height](#) of four (4) to six (6) [Storeys](#).

618.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#).

618.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

618.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,300.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

618.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed a base [Density](#) of 1.8 times the [Lot Area](#), except:
 - a. [Floor Space Ratio](#) [shall](#) not exceed 1.89 times the [Lot Area](#) specific to the following [Lot](#):
 - (i) Lot 1 District Lot 401 New Westminster District Plan EPP43749. PID 029-634-091. 22577 Royal Crescent.
 - b. [Floor Space Ratio](#) [shall](#) not exceed 2.0 times the [Lot Area](#) specific to the following [Lot](#):
 - (i) Lot 1 District Lot 401 Group 1 New Westminster District Plan EPP94580. 11641 227 Street.
2. Additional [Density](#), up to a maximum of 2.5 times the [Lot Area](#), may be obtained with the following provisions:
 - a. an amount equal to 0.1 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing all parking spaces in an [Underground Structure](#) for parking; and
 - b. for [Lots](#) located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official](#)

Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.6 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

618.6 LOT COVERAGE

1. Not applicable.

618.7 SETBACKS

1. Minimum [Setbacks](#) for all [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for an [Off-Street Parking](#) provided in an [Underground Structure](#) for parking that extends not more than 0.8 metres above [Average Finished Grade](#) and which is [Landscape](#)d and integrated to become a useable part of the yard area [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 1.5 metres
 - b. from a [Rear Lot Line](#) 0.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 1.5 metres.
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

618.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures](#) within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, [shall](#) not exceed 22.0 metres nor 6 [Storeys](#), and [shall](#) be not less than 11.0 metres.
2. [Building Height](#) for [Principal Buildings or Principal Structures](#) within the Port Haney and Fraser River Waterfront Area or outside the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, [shall](#) not exceed 15.0 metres nor 4 [Storeys](#), and [shall](#) be not less than 11.0 metres, except:
 - a. [Building Height shall](#) not exceed 22.0 metres nor 6 [Storeys](#) specific to the following [Lot](#):
 - (i) Lot 1 District Lot 401 Group 1 New Westminster District Plan EPP94580. 11641 227 Street.
3. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

618.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

618.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. [Accessory Off-Street Parking](#), except for that provided as visitor parking space, [shall](#) be [Concealed Parking](#) that extends no more than 0.8 metres above [Average Finished Grade](#) and which is [Landscape](#)d and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

618.11 OTHER REQUIREMENTS

1. [Common Open Area](#)(s) [shall](#) be provided on the [Lot](#) for [Apartment Residential Use](#) as a minimum of 30% of the [Lot Area](#).
2. [Outdoor Amenity Area](#)(s) [shall](#) be provided on the [Lot](#) based on the following ratio, and this area may form part of the [Common Open Area](#) requirement:
 - a. 1.0 square metres per apartment [Dwelling Unit](#).
3. [Private Outdoor Area](#)(s) [shall](#) be provided for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater. This area may form part of the [Common Open Area](#) requirement.
4. [Indoor Amenity Area](#)(s) [shall](#) be provided on the [Lot](#) based on the following ratio:
 - a. 1.0 square metres per apartment [Dwelling Unit](#).

619 ZONE: RM-3 MEDIUM/HIGH DENSITY APARTMENT RESIDENTIAL

619.1 PURPOSE

1. This [Zone](#) provides for medium [Density Apartment Residential Use](#) in the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, with a minimum of five (5) [Storeys](#) to a maximum of twelve (12) [Storeys](#).

619.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#).

619.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

619.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,300.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

619.5 DENSITY

1. [Floor Space Ratio shall](#) not exceed a base [Density](#) of 1.2 times the [Lot Area](#) with a minimum of 5 [Storeys](#) to a maximum of 12 [Storeys](#), except:
 - a. a [Floor Space Ratio shall](#) not exceed 1.54 times the [Lot Area](#) specific to the following [Lot](#):
 - (i) Lot A Section 20 Township 12 New Westminster District Plan EPP57087. PID 029-757-452. 22562 121 Avenue.
2. Additional [Density](#), up to a maximum of 3.6 times the [Lot Area](#) may be obtained with the following provisions:
 - a. an amount equal to 0.1 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a minimum of 90% of the required parking spaces in an [Underground Structure](#) for parking;
 - b. an additional amount equal to 0.2 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing all parking spaces, excluding visitor parking spaces, in an [Underground Structure](#) for parking;
 - c. an amount equal to 0.25 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for each [Storey](#) above the fifth (5) [Storey](#), but in no case [shall](#) this amount exceed 1.5 times the [Lot Area](#). This addition to the [Floor Space Ratio](#)

shall not be applied in the Port Haney and Fraser River Waterfront Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw;

- d. for Lots located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or Designated as “Major Corridor Residential” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed to 0.6 times the Lot Area may be added to the Floor Space Ratio for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a Density Bonus. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

619.6 LOT COVERAGE

1. Not applicable.

619.7 SETBACKS

1. Minimum Setbacks for all Principal Buildings or Principal Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 7.5 metres
 - d. from an Exterior Side Lot Line 7.5 metres.
2. Minimum Setbacks for Accessory Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than:
 - a. from a Front Lot Line 1.5 metres
 - b. from a Rear Lot Line 0.0 metres
 - c. from an Interior Side Lot Line 0.0 metres
 - d. from an Exterior Side Lot Line 1.5 metres.
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

619.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall not exceed 43.0 metres, and shall be not less than 18.0 metres nor five (5) Storeys.
2. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

619.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

619.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. [Accessory Off-Street Parking](#), except for that provided as visitor parking space, [shall](#) be [Concealed Parking](#) for parking that extends no more than 0.8 metres above [Average Finished Grade](#) and which is [Landscape](#)d and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

619.11 OTHER REQUIREMENTS

1. [Common Open Area](#)(s) [shall](#) be provided on the [Lot](#) for [Apartment Residential Use](#) as a minimum of 30% of the [Lot Area](#).
2. [Outdoor Amenity Area](#)(s) [shall](#) be provided on the [Lot](#) based on the following ratio, and this area may form part of the [Common Open Area](#) requirement:
 - a. 1.0 square metres per apartment [Dwelling Unit](#).
3. [Private Outdoor Area](#)(s) [shall](#) be provided for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater. This area may form part of the [Common Open Area](#) requirement.
4. [Indoor Amenity Area](#)(s) [shall](#) be provided on the [Lot](#) based on the following ratio:
 - a. 1.0 square metres per apartment [Dwelling Unit](#).

620 ZONE: RM-4 MEDIUM DENSITY TOWNHOUSE RESIDENTIAL

620.1 PURPOSE

1. This [Zone](#) provides for higher [Density Townhouse Residential](#) and [Apartment Residential](#) in the vicinity of the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.

620.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#); and
 - b. [Townhouse Residential](#).

620.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

620.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,115.0 square metres
 - b. in [Lot Width](#) 18.0 metres.
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

620.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed 0.75 times the [Lot Area](#).
2. Additional [Density](#) up to a maximum of 0.90 times the [Lot Area](#) may be obtained for [Townhouse Residential Use](#)s with the following provision:
 - a. for [Lots](#) located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#)), an amount not to exceed 0.15 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

620.6 LOT COVERAGE

1. Not applicable.

620.7 SETBACKS

1. Minimum Setbacks for Principal Buildings or Principal Structures for Apartment Residential Use and Townhouse Residential Use, and for Accessory Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 7.5 metres
 - d. from an Exterior Side Lot Line 7.5 metres.
2. Minimum Setbacks for Accessory Off-Street Parking provided in an Underground Structure for parking that extends not more than 0.8 metres above the Average Finished Grade and which is Landscaped and integrated to become a useable part of the yard area shall be not less than:
 - a. from a Front Lot Line 1.5 metres
 - b. from a Rear Lot Line 0.0 metres
 - c. from an Interior Side Lot Line 0.0 metres
 - d. from an Exterior Side Lot Line 1.5 metres.
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

620.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall not exceed 11.0 metres.
2. Building Height for Principal Buildings or Principal Structures within the Port Haney and Fraser River Waterfront Area, as identified in Schedule "C" (Town Centre Area Plan) of this Bylaw, shall not exceed 15.0 metres and shall be not less than 11.0 metres.
3. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

620.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

620.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Unenclosed Off-Street Parking shall not occupy more than 2% of the area of the Lot.
3. Accessory Off-Street Parking, except for that provided as visitor parking, shall be located within an Underground Structure for parking all parts of which are 0.8 metres or less above the Average Finished Grade of the Lot and which are Landscaped and integrated to become a useable part of the yard area.
4. Refer to Section 402 of this Bylaw.

620.11 OTHER REQUIREMENTS

1. [Common Open Area](#)(s) *shall* be provided on the [Lot](#) for [Townhouse Residential Use](#) based on the following ratios:
 - a. 45.0 square metres for each [Townhouse Dwelling Unit](#) with 3 or more bedrooms; and
 - b. 30.0 square metres for each [Townhouse Dwelling Unit](#) with less than 3 bedrooms.
2. [Common Open Area](#)(s) *shall* be provided on the [Lot](#) for [Apartment Residential Use](#) at a minimum of 30% of the [Lot Area](#).
3. [Outdoor Amenity Area](#)(s) *shall* be provided on the [Lot](#) based on the following ratio, and this area may form part of the [Common Open Area](#) requirement:
 - a. 5.0 square metres per [Townhouse Dwelling Unit](#); and
 - b. 1.0 square metres per apartment [Dwelling Unit](#).
4. [Private Outdoor Area](#)(s) *shall* be provided for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater. This area may form part of the [Common Open Area](#) requirement.
5. [Indoor Amenity Area](#)(s) *shall* be provided on the [Lot](#) based on the following ratio:
 - a. 3.0 square metres per [Townhouse Dwelling Unit](#) where fifty (50) or more [Townhouse Dwelling Units](#) are proposed; and
 - b. 1.0 square metres per apartment [Dwelling Unit](#).

621 ZONE: RM-5 LOW DENSITY APARTMENT RESIDENTIAL

621.1 PURPOSE

1. This [Zone](#) provides for low [Density Apartment Residential](#) and [Townhouse Residential Uses](#) with [Private Outdoor Area](#) for each [Dwelling Unit](#) adjacent to and accessible from each [Dwelling Unit](#).

621.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#); and
 - b. [Townhouse Residential](#).

621.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

621.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,115.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

621.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed 0.8 times the [Lot Area](#).
2. Additional [Density](#) up to a maximum of 0.95 times the [Lot Area](#) may be obtained for [Townhouse Residential Uses](#) with the following provisions:
 - a. for [Lots](#) located within the Town Centre Area as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#)), an amount not to exceed 0.15 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

621.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 45%.

2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

621.7

SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 6.0 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for [Accessory Off-Street Parking](#) provided in an [Underground Structure](#) for parking that extends not more than 0.8 metres above [Average Finished Grade](#) and which is [Landscape](#)d and integrated to become a useable part of the yard area [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 1.5 metres
 - b. from a [Rear Lot Line](#) 0.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 1.5 metres.
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

621.8

HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures](#) [shall](#) not exceed 11.0 metres.
2. [Building Height](#) for [Accessory Buildings and Structures](#) [shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

621.9

LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

621.10

PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. [Accessory Off-Street Parking](#), except for that provided as visitor parking, [shall](#) be located within an [Underground Structure](#) for parking all parts of which are 0.8 metres or less above the [Average Finished Grade](#) of the [Lot](#) and which are [Landscape](#)d and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

621.11

OTHER REQUIREMENTS

1. [Common Open Area](#)(s) [shall](#) be provided on the [Lot](#) for [Townhouse Residential Use](#) based on the following ratios:
 - a. 45.0 square metres for each [Townhouse Dwelling Unit](#) with 3 or more bedrooms; and

- b. 30.0 square metres for each Townhouse Dwelling Unit with less than 3 bedrooms.
- 2. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use at a minimum of 30% of the Lot Area.
- 3. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
 - a. 5.0 square metres per Townhouse Dwelling Unit; and
 - b. 1.0 square metres per apartment Dwelling Unit.
- 4. Private Outdoor Area (s) shall be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
- 5. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
 - a. 3.0 square metres per Townhouse Dwelling Unit where fifty (50) or more Townhouse Dwelling Units are proposed; and
 - b. 1.0 square metres per apartment Dwelling Unit.

622 ZONE: RM-6 TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL

622.1 PURPOSE

1. This [Zone](#) provides for high [Density Apartment Residential Use](#) in the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, with a minimum [Building Height](#) of ten (10) [Storeys](#).

622.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#).

622.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to the permitted [Principal Use](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

622.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2,000.0 square metres
 - b. in [Lot Width](#) 30.0 metres.
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

622.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed a base [Density](#) of 1.6 times the [Lot Area](#), with a minimum of 10 [Storeys](#).
2. Additional [Density](#), up to a maximum of 4.0 times the [Lot Area](#), may be obtained with the following provisions:
 - a. an amount equal to 0.2 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a minimum of 90% of the required parking spaces in an [Underground Structure](#) for parking;
 - b. an additional amount equal to 0.2 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing all parking spaces, excluding visitor parking spaces, in an [Underground Structure](#) for parking;
 - c. an amount equal to 0.25 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for each [Storey](#) above the tenth (10) [Storey](#), but in no case [shall](#) this amount exceed 1.5 times the [Lot Area](#);
 - d. for [Lots](#) located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#)), an amount not to exceed 0.5 times

the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

622.6 LOT COVERAGE

1. Not applicable.

622.7 SETBACKS

1. Minimum [Setbacks](#) for all [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 4.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setbacks](#) for [Accessory Off-Street Parking](#) provided in an [Underground Structure](#) for parking that extends not more than 0.8 metres above [Average Finished Grade](#) and which is [Landscaped](#) and integrated to become a useable part of the yard area [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 1.5 metres
 - b. from a [Rear Lot Line](#) 0.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 1.5 metres.
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

622.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 73.0 metres and [shall](#) be not less than 37.0 metres.
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

622.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

622.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. [Accessory Off-Street Parking Use](#), except for that provided as visitor parking, [shall](#) be located within an [Underground Structure](#) for parking all parts of which are not greater than 0.8 metres above the [Average Finished Grade](#) of the [Lot](#) and which are [Landscaped](#) and integrated to become a useable part of the [Lot Area](#).

3. Refer to Section 402 of this Bylaw.

622.11 OTHER REQUIREMENTS

1. Common Open Area(s) shall be provided on the Lot for Apartment Residential Use at a minimum of 30% of the Lot Area.
2. Outdoor Amenity Area(s) shall be provided on the Lot based on the following ratio, and this area may form part of the Common Open Area requirement:
 - a. 1.0 square metres per apartment Dwelling Unit.
3. Private Outdoor Area(s) shall be provided for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater. This area may form part of the Common Open Area requirement.
4. Indoor Amenity Area(s) shall be provided on the Lot based on the following ratio:
 - a. 1.0 square metres per apartment Dwelling Unit.

623 ZONE: RE ELDERLY CITIZENS RESIDENTIAL

623.1 PURPOSE

1. This [Zone](#) provides for [Elderly Citizens Residential Use](#).

623.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Elderly Citizens Residential](#).

623.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to one of the permitted [Principal Use](#) in this [Zone](#):
 - a. not applicable.

623.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

623.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed a base [Density](#) of 1.4 times the [Lot Area](#) to a maximum of 5 [Storeys](#).
2. Additional [Density](#), up to a maximum of 2.2 times the [Lot Area](#) may be obtained with the following provisions:
3. An amount equal to 0.15 times the [Lot Area](#) may be added for providing 100% of the required parking spaces in an [Underground Structure](#) for parking. An additional 0.15 times the [Lot Area](#) may be added for providing all parking spaces in an [Underground Structure](#) for parking.
4. An amount equal to 0.3 times the [Lot Area](#) may be added if the [Principal Building](#) is five [Storeys](#) in [Building Height](#).
5. An amount equal to 0.2 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for a project that is LEED Certified and/or will be using renewable energy for at least 33% of energy requirements.
6. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

623.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

623.7 SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:

- a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 9.0 metres
 - c. from an [Interior Side Lot Line](#) 4.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
 - e. where a high pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

623.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 15.0 metres.
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

623.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

623.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. [Accessory Off-Street Parking](#), except for that provided as visitor parking space, [shall](#) be [Concealed Parking](#) that extends no more than 0.8 metres above [Average Finished Grade](#) and which is [Landscape](#)d and integrated to become a useable part of the yard area.
3. Refer to Sections 402 of this Bylaw.

623.11 OTHER REQUIREMENTS

1. [Private Outdoor Area shall](#) be provided for each [Dwelling Unit](#) based on the following ratio:
 - a. 45.0 square metres for each [Dwelling Unit](#) with 3 or more bedrooms; and
 - b. 30.0 square metres for each [Dwelling Unit](#) with less than 3 bedrooms.
2. A minimum of 20% of the [Lot Area shall](#) be provided as [Common Open Area](#).
3. [Outdoor Amenity Area\(s\) shall](#) be provided on the [Lot](#) in the amount of 1.0 square metre per [Dwelling Unit](#). This area may form part of the [Common Open Area](#) requirement.
4. [Indoor Amenity Area\(s\) shall](#) be provided in the amount of 1.0 square metre per [Dwelling Unit](#).

624 ZONE: RG GROUP HOUSING RESIDENTIAL

624.1 PURPOSE

1. This [Zone](#) provides for low [Density](#) urban strata [Development](#) with groups, rows or clusters of [Dwelling Units](#) as [Single Detached Residential](#), or blocks of three (3) or more attached [Dwelling Units](#).

624.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Group Housing Residential](#); and
 - b. [Single Detached Residential](#).

624.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to the [Single Detached Residential Use](#) in this [Zone](#):
 - a. [Boarding](#);
 - b. [Home Occupation](#);
 - c. [Secondary Suite Residential](#); and
 - d. [Temporary Residential](#).
2. The following [shall](#) be permitted as [Accessory Uses](#) to the [Group Housing Residential Use](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
3. Refer to Sections 401 and 402 of this Bylaw for additional information.

624.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.8 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

624.5 DENSITY

1. [Density shall](#) not exceed 15 [Units Per Net Hectare](#).

624.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 35%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

624.7 SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres

- b. from a [Rear Lot Line](#) 9.0 metres
 - c. from an [Interior Side Lot Line](#) 4.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

624.8 HEIGHT

- 1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres.
- 2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
- 3. Refer to Section 403 (Building Height) of this Bylaw.

624.9 LANDSCAPING and SCREENING

- 1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

624.10 PARKING AND LOADING

- 1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
- 2. Refer to Section 402 of this Bylaw.

624.11 OTHER REQUIREMENTS

- 1. Not applicable.

625 ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA

625.1 PURPOSE

1. This [Zone](#) provides for low [Density](#) suburban strata [Development](#) with groups, rows or clusters of [Dwelling Units](#) as [Single Detached Residential](#), [Two-Unit Residential](#), or blocks of three (3) or more attached [Dwelling Units](#).

625.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#);
 - b. [Two-Unit Residential](#); and
 - c. [Group Housing Residential](#).

625.3 ACCESSORY USES

1. The following be permitted as [Accessory Uses](#) to the [Single Detached Residential Use](#) in this [Zone](#):
 - a. [Boarding](#);
 - b. [Home Occupation](#);
 - c. [Secondary Suite Residential](#); and
 - d. [Temporary Residential](#).
2. The following [shall](#) be permitted as [Accessory Uses](#) to the [Two-Unit Residential](#) and [Group Housing Residential Uses](#) in this [Zone](#):
 - a. [Boarding](#); and
 - b. [Home Occupation](#).
3. Refer to Sections 401 and 402 of this Bylaw for additional information.

625.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 4.0 hectares
 - b. in [Lot Width](#) 75.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

625.5 DENSITY

1. [Density shall](#) not exceed 2.5 [Units Per Net Hectare](#), except:
 - a. Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234 where the [Density shall](#) not exceed 3.64 [Units Per Net Hectare](#).

625.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 10%, except
 - a. all [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 35% or 557.0 square metres, whichever is less, for each strata [Lot](#), specific to the following [Lots](#):

- (i) Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234.
- 2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

625.7

SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 8.0 metres
 - d. from an [Exterior Side Lot Line](#) 15.0 metres
2. Minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 10.0 metres
 - b. from a [Rear Lot Line](#) 10.0 metres
 - c. from an [Interior Side Lot Line](#) 8.0 metres
 - d. from an [Exterior Side Lot Line](#) 10.0 metres
3. For Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234:
 - a. the minimum [Setbacks](#) for [Principal Buildings or Principal Structures shall](#) be not less than:
 - (i) from a [Front Lot Line](#) 7.5 metres
 - (ii) from a [Rear Lot Line](#) 7.5 metres
 - (iii) from an [Interior Side Lot Line](#) 1.8 metres
 - (iv) from an [Exterior Side Lot Line](#) 4.5 metres
 - b. the minimum [Setbacks](#) for [Accessory Buildings and Structures shall](#) be not less than:
 - (i) from a [Front Lot Line](#) 7.5 metres
 - (ii) from a [Rear Lot Line](#) 1.8 metres
 - (iii) from an [Interior Side Lot Line](#) 1.8 metres
 - (iv) from an [Exterior Side Lot Line](#) 4.5 metres
4. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

625.8

HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres, except:
 - a. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 11.0 metres specific to the following [Lots](#):
 - (i) Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

625.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

625.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.](#)
2. Refer to Section 402 of this Bylaw.

625.11 OTHER REQUIREMENTS

1. Not applicable.

626 ZONE: RMH MANUFACTURED HOME PARK RESIDENTIAL

626.1 PURPOSE

1. This [Zone](#) provides for [Manufactured Home Park Use](#) with a minimum [Lot Area](#) of 0.4 hectares.

626.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Manufactured Home Park](#).

626.3 ACCESSORY USES

1. The following are permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Home Occupation](#); and
 - b. one [Single Detached Residential](#) dwelling per [Manufactured Home Park](#), limited to a residence for a caretaker or manager.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

626.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 4.0 hectares
 - b. in [Lot Width](#) 75.0 metres
 - c. in [Lot Depth](#) not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

626.5 DENSITY

1. [Density](#) [shall](#) not exceed 17 [Units Per Net Hectare](#).
2. A [Manufactured Home](#) [shall](#) have a minimum [Gross Floor Area](#) of 65.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

626.6 LOT COVERAGE

1. Not applicable.

626.7 SETBACKS

1. Minimum [Setbacks](#) from the [Lot](#) boundary for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 4.0 metres
 - b. from a [Rear Lot Line](#) 4.0 metres
 - c. from an [Interior Side Lot Line](#) 4.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.0 metres
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

626.8 MANUFACTURED HOME SITE AREA

1. The minimum [Manufactured Home Site](#) area [shall](#) be:
 - a. for [Manufactured Homes](#) not exceeding 4.3 metres in width, the minimum [Manufactured Home Site](#) area [shall](#) be 352.0 square metres; and
 - b. for [Manufactured Homes](#) exceeding 4.3 metres in width, the minimum [Manufactured Home Site](#) area [shall](#) be 371.0 square metres.

626.9 MANUFACTURED HOME SITE COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Manufactured Home Site](#) coverage of 40%.
2. All [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Manufactured Home Site](#) coverage of 10%.

626.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum [Setbacks](#) on a [Manufactured Home Site](#) for all [Buildings](#) and [Structures](#), as measured from the wall of a [Manufactured Home](#) or living area addition, the supports of a carport, or the outer face of a deck, [shall](#) be not less than:
 - a. [Front Yard](#) 4.0 metres
 - b. [Rear Yard](#) 4.0 metres
 - c. [Side Yard](#) 1.2 metres, provided that:
 - (i) the combined total of both [Side Yard Setbacks](#) [shall](#) be not less than 7.2 metres, except:
 - (a) the combined total of both [Side Yard Setbacks](#) may be reduced to not less than 2.4 metres provided that all required parking is provided in compliance with the [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#);
 - d. 1.0 metre between [Accessory Buildings](#).
2. Any [Manufactured Home](#), permissible addition, or [Accessory Building](#) located on a [Manufactured Home Site](#) abutting the [Lot](#) boundary [shall](#) comply with the [Setback](#) requirements in the Setbacks Section of this [Zone](#).

626.11 HEIGHT

1. [Building Height](#) for all [Buildings](#) and [Structures](#) [shall](#) not exceed 4.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

626.12 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

626.13 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Refer to Section 402 of this Bylaw.

626.14 OTHER REQUIREMENTS

1. [Manufactured Homes shall](#) be fully self-contained.
2. A [Manufactured Home Park shall](#) have not less than 15% of its total area developed for [Outdoor Amenity Area](#).
3. A [Manufactured Home Park shall](#) conform in all respects to the requirements contained in the [Maple Ridge Mobile Home Park Bylaw No. 2315-1975](#).

7 PART 7 – COMMERCIAL ZONES

701 ZONE: C-1 NEIGHBOURHOOD COMMERCIAL

701.1 PURPOSE

1. This [Zone](#) provides for small scale convenience shopping and [Personal Services](#) to residents in surrounding neighbourhoods.

701.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#);
 - b. [Assembly](#);
 - c. [Business Services](#);
 - d. [Group Child Care Centre](#) is permitted specific to the following [Lots](#):
 - (i) Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way; and
 - (ii) Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place;
 - e. [Civic](#);
 - f. [Convenience Store](#);
 - g. [Financial Services](#);
 - h. [Indoor Commercial Recreation](#);
 - i. [Licensee Retail Store](#); [Financial Services](#); [Professional Services](#) limited to medical clinics, physiotherapist/chiropractors, dentists, veterinarians and hearing/eye clinics; private [Schools](#); fitness facilities; and pharmacies are permitted specific to the following [Lot](#):
 - (i) Lot A Section 16 Township 12 New Westminster District Plan EPP25279. PID 029-069-131. 11225 240 Street;
 - j. [Liquor Primary Establishment](#);
 - k. [Off-Street Parking](#) is permitted specific to the following [Lot](#):
 - (i) Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534, except Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue;
 - l. [Personal Repair Services](#);
 - m. [Personal Services](#);
 - n. [Professional Services](#);
 - o. [Restaurant](#); and
 - p. [Retail](#), excluding [Highway Commercial Uses](#).

701.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Home Occupation](#);

- b. one or two [Dwelling Units](#)
 - c. [Outdoor Display](#) or sales area;
 - d. [Refund Container Recycling Depot](#); and
 - e. [Retail](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

701.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 668.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

701.5 DENSITY

1. The [Gross Floor Area](#) for all [Principal Buildings or Principal Structures](#) together [shall](#) not exceed 279.0 square metres, except:
 - a. the total [Gross Floor Area](#) for all [Principal Buildings or Principal Structures](#) together [shall](#) not exceed 2,100.0 square metres specific to the following [Lot](#):
 - (i) Lot A Section 16 Township 1 New Westminster District Plan EPP25279. PID: 029-069-131. 11225 240 Street.
 - b. the total [Gross Floor Area](#) for all the ground floor [Commercial Uses](#) together [shall](#) not exceed 960.0 square metres specific to the following [Lot](#):
 - (i) Lot A Section 16 Township 1 New Westminster District Plan EPP25279. PID: 029-069-131. 11225 240 Street.
 - c. the total [Gross Floor Area](#) for all [Principal Uses](#) together on the first floor [shall](#) not exceed 481.1 square metres specific to the following [Lot](#):
 - (i) Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way.
 - d. the total [Gross Floor Area](#) for all [Apartment Residential Uses](#) together on the second floor [shall](#) not exceed 221.4 square metres specific to the following [Lot](#):
 - (i) Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way.
 - e. the total [Gross Floor Area](#) for all [Principal Uses](#) together [shall](#) not exceed 959.5 square metres specific to the following [Lot](#):
 - (i) Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534 Except: Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue.
 - f. the total [Gross Floor Area](#) for all ground floor [Commercial Uses](#) together [shall](#) not exceed 530.6 square metres specific to the following [Lot](#):
 - (i) Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534 Except: Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue; and

- g. the total Gross Floor Area for all Principal Uses together shall not exceed 3,350.0 square metres, and the Gross Floor Area of all ground floor Commercial Uses together shall not exceed 1,093.0 square metres, specific to the following Lot:
 - (i) Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.
2. The Gross Floor Area for all Accessory Buildings and Structures together shall not exceed 279.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

701.6 LOT COVERAGE

1. All Principal Buildings or Principal Structures and Accessory Buildings and Structures together shall not exceed a Lot Coverage of 40%.
2. All Principal Buildings or Principal Structures and Accessory Buildings and Structures together shall not exceed a Lot Coverage of 50% specific to the following Lot:
 - a. Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.

701.7 SETBACKS

1. Minimum Setbacks for all Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 6.0 metres
 - c. from an Interior Side Lot Line 3.0 metres
 - d. from an Exterior Side Lot Line 7.5 metres.
2. Minimum Setbacks for all Buildings and Structures shall be not less than 3.0 metres specific to the following Lot:
 - a. Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

701.8 HEIGHT

1. Building Height for a Building or Structure shall not exceed 7.5 metres, except:
 - a. Building Height for a Building or Structure shall not exceed 12.0 metres nor 3 Storeys specific to the following Lot:
 - (i) Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.
2. Refer to Section 403 (Building Height) of this Bylaw.

701.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

701.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. The required parking for all [Residential Use](#), including visitor parking, [shall](#) be dedicated for that [Use](#).

701.11 OTHER REQUIREMENTS

1. Every [Use](#), except for [Accessory Outdoor Display](#) or sales areas, [Principal Off-Street Parking](#), and [Accessory Off-Street Parking](#) and [Off-Street Loading shall](#) be located and undertaken wholly within an enclosed *building*.
2. A [Residential Use shall](#):
 - a. be limited exclusively to the [Storeys](#) above the [First Storey](#);
 - b. be the only [Use](#) in a [Storey](#) so [Used](#);
 - c. be located within a [Building](#) above all [Storeys](#) which are [used for](#) a non-[Residential Use](#);
 - d. have separate and independent access; and
 - e. provide [Private Outdoor Area](#)(s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
3. An [Apartment Residential Use](#), specific to the following [Lot](#):
 - a. Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place
 - (i) [shall](#) provide [Indoor Amenity Area](#) in the amount of 3.0 square metres per unit; and
 - (ii) may have associated non-habitable spaces, including lobbies, meeting rooms, amenity areas, bicycle and other storage areas located on the [First Storey](#) or underground.

702 ZONE: C-2 COMMUNITY COMMERCIAL

702.1 PURPOSE

1. This [Zone](#) provides a range of general [Commercial Uses](#) and services.

702.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#) is permitted specific to the following [Lot](#):
 - (i) Lot 2 District Lot 222 Group 1 New Westminster District Plan BCP16317. PID: 026-219-271. 11959 203 Street;
 - b. [Assembly](#);
 - c. [Big Box Retail](#);
 - d. [Business Services](#);
 - e. [Cannabis Retail](#);
 - f. [Civic](#);
 - g. [Convenience Store](#);
 - h. [Financial Services](#);
 - i. [Indoor Commercial Recreation](#);
 - j. [Licensee Retail Store](#);
 - k. [Liquor Primary Establishment](#);
 - l. [Personal Repair Services](#);
 - m. [Personal Services](#);
 - n. [Professional Services](#);
 - o. [Refund Container Recycling Depot](#);
 - p. [Restaurant](#); and
 - q. [Retail](#), excluding [Highway Commercial](#).

702.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Apartment Residential](#);
 - b. [Drive-Through](#);
 - c. [Home Occupation](#);
 - d. one or two [Dwelling Units](#); and
 - e. [Outdoor Display](#) or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

702.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2,500.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 70.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

702.5 DENSITY

1. Not applicable.

702.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 70%.

702.7 SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 3.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

702.8 HEIGHT

1. [Building Height](#) for [Buildings](#) and [Structures](#) [shall](#) not exceed 10.0 metres and two (2) [Storeys](#).
2. For [Lots](#) located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#)), additional [Building Height](#) to a maximum of 12.0 metres and three (3) [Storeys](#) may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Building Height) of this Bylaw.

702.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

702.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. The required parking for all [Residential Uses](#) [shall](#) be dedicated for that [Use](#).
3. [Off-Street Parking](#) for all [Lots](#) less than 2,780.0 square metres in [Lot Area](#) [shall](#) be sited to the rear of the [Buildings](#).

702.11 OTHER REQUIREMENTS

1. A [Residential Use](#) [shall](#):
 - a. be limited exclusively to the [Storeys](#) above the [First Storey](#);

- b. be the only Use in a Storey so Used;
 - c. be located within a Building above all Storeys which are used for a non-Residential Use;
 - d. have separate and independent access; and
 - e. provide Private Outdoor Area(s) for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater.
2. Every Use except Outdoor Display or sales area and Off-Street Parking and Off-Street Loading, shall be located and undertaken wholly within an enclosed Building.
3. A Drive-Through shall comply with the following:
- a. a Building shall be located between a Drive-Through Use and a Lot Line shared with an adjoining Lot Designated as “Residential” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, except that the following Lot shall be specifically exempt from this regulation:
 - (i) Lot A Section 16 Township 12 New Westminster District Plan EPP73123. PID: 030-313-236. 11951 240 Street; and
 - b. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments shall be oriented on the Lot to face away from an adjoining Lot Designated as “Residential” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

703 ZONE: C-3 TOWN CENTRE COMMERCIAL

703.1 PURPOSE

1. This [Zone](#) provides for a range of [Commercial](#), service and [Residential Uses](#) in the Town Centre Area.

703.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Apartment Residential](#), within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
 - b. [Assembly](#);
 - c. [Business Services](#);
 - d. [Cannabis Retail](#);
 - e. [Civic](#);
 - f. [Convenience Store](#);
 - g. [Financial Services](#);
 - h. [Funeral Services](#);
 - i. [Indoor Commercial Recreation](#);
 - j. [Licensee Retail Store](#);
 - k. [Light Industrial](#), limited to [Microbrewery, Microwinery and Microdistillery](#);
 - l. [Light Industrial](#), limited to [microbrewery](#) and limited to a maximum of 150 square metres [Gross Floor Area](#), specific to the following [Lot](#):
 - (i) Lot 1 District Lot 398 Group 1 New Westminster District Plan BCP35451. PID 027-438-325. #104 - 11952 224 Street;
 - m. [Liquor Primary Establishment](#);
 - n. [Media Production Studio](#);
 - o. [Off-Street Parking](#);
 - p. [Personal Repair Services](#);
 - q. [Personal Services](#);
 - r. [Place of Worship](#);
 - s. [Private Hospital](#);
 - t. [Professional Services](#);
 - u. [Public Market](#);
 - v. [Refund Container Recycling Depot](#);
 - w. [Restaurant](#);
 - x. [Retail](#), excluding [Highway Commercial](#); and
 - y. [Tourist Accommodation](#).

703.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Apartment Residential](#);

- b. [Home Occupation](#).
 - c. one or two [Dwelling Units](#); and
 - d. [Outdoor Display](#) or sales area.
2. Refer to Section 402 of this Bylaw for additional information.

703.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
- a. in [Lot Area](#) 1,672.00 square metres
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

703.5 DENSITY

1. The [Residential Floor Space Ratio](#) [shall](#) not exceed a base [Density](#) of 1.0 times the [Lot Area](#) (Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw);
2. Additional [Density](#) may be added to the [Residential Floor Space Ratio](#), up to a maximum of 4.0 times the [Lot Area](#), excluding the Port Haney and Fraser River Waterfront Area as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, with the following provisions:
- a. an amount equal to 0.25 times the [Lot Area](#) may be added for providing a minimum of 90% of the required [Residential](#) parking spaces in an [Underground Structure](#) for parking;
 - b. an additional amount equal to 0.25 times the [Lot Area](#) may be added for providing all parking spaces, excluding visitor parking spaces, in an [Underground Structure](#) for parking;
 - c. an amount equal to 0.25 times the [Lot Area](#) may be added for each [Storey](#) above the third (3) [Storey](#), but in no case [shall](#) this amount exceed 2.0 times the [Lot Area](#);
 - d. for [Lots](#) located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or [Designated](#) as “Major Corridor Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) (as identified in Chapter 3 and Figure 4 of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#)), an amount not to exceed 0.5 times the [Lot Area](#) may be added to the [Residential Floor Space Ratio](#) for providing a cash contribution at a rate of \$161.46 per square metres (\$15.00 per square foot) as a [Density Bonus](#). Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

703.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 90% except:
- a. the [Lot Coverage](#) may be 100% where all the required parking is provided in accordance with Part 3 (Off-Street Parking Requirements) of the [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

703.7 SETBACKS

1. Minimum Setbacks for all Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 0.0 metres
 - b. from a Rear Lot Line 6.0 metres, except this may be reduced to 0.0 metres provided that:
 - (i) a Structure occupying the rear 6.0 metres shall be only used for Accessory Off-Street Parking;
 - (ii) the Off-Street Parking Structure shall be the only Structure on that portion of the Lot; and
 - (iii) a Residential Use shall be provided above the Off-Street Parking Structure;
 - c. from an Interior Side Lot Line 0.0 metres
 - d. from an Exterior Side Lot Line 0.0 metres.
2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

703.8 HEIGHT

1. Building Height for Principal Buildings or Principal Structures shall be not less than 11.0 metres within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.
2. Building Height for Principal Buildings or Principal Structures shall be not less than 11.0 metres and shall not exceed 15.0 metres nor four (4) Storeys within the Port Haney and Fraser River Waterfront Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.
3. Building Height for Accessory Buildings and Structures shall not exceed 4.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

703.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw of this Bylaw.

703.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. An Off-Street Parking Use shall be sited to the rear of a Building, concealed within a Building or located in an Underground Structure for parking.
3. An Off-Street Parking Use shall not occupy more than 95% of the surface of the Lot.

703.11 OTHER REQUIREMENTS

1. A Residential Use shall:
 - a. be the only Use in a Storey so Used;
 - b. shall be limited exclusively to the Storeys above the First Storey:

- (i) for [Lots](#) identified on Schedule “E” (Town Centre Ground Floor Commercial Required) of this Bylaw; and
 - (ii) for one or two [Dwelling Units](#)
- c. be located within a [Building](#) above all [Storeys](#) which are [used for](#) a non-[Residential Principal Use](#);
- d. provide a separate and independent access from the ground floor front elevation if located together in a [Building](#) or [Structure](#) with other [Uses](#), except that on a corner [Lot](#) access may be from the ground floor exterior side elevation.
- e. be permitted only where all parking for such [Use](#) is [Concealed Parking](#);
- f. provide [Common Open Area](#)(s) on the [Lot](#) for [Apartment Residential Use](#) at a minimum of 5.0% of the [Lot Area](#) and which may be provided as balconies, terraces, patios, [Rear Yards](#), courtyards or roof decks;
- g. provide [Indoor Amenity Area](#)(s) based on the following ratio:
 - (i) 1.0 square metres per apartment [Dwelling Unit](#); and
 - h. provide [Private Outdoor Area](#)(s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
- 2. An [Off-Street Parking Structure](#) occupying the rear 6.0 metres of the [Lot shall](#) be entirely covered by a [Landscape](#)d recreation or amenity deck.
- 3. For [Lots](#) identified on Schedule “E” (Town Centre Ground Floor Commercial Required) of this Bylaw, the ground floor of all [Commercial Buildings shall](#) have not less than:
 - a. 90% of the [Lot Frontage](#) developed for permitted [Commercial Uses](#) unless the [Frontage](#) is developed for public pedestrian or public vehicular access; and
 - b. 25% of the [Lot Area](#) developed for a permitted [Commercial Use](#).
- 4. Every [Use](#), except [Outdoor Display](#) or sales area and [Commercial Off-Street Parking](#) and [Off-Street Loading Uses shall](#) be located and undertaken wholly within an enclosed [Building](#).

704 ZONE: C-4 NEIGHBOURHOOD PUB

704.1 PURPOSE

1. This [Zone](#) provides for neighbourhood public houses.

704.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Liquor Primary Establishment](#).

704.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to the permitted [Principal Use](#) in this [Zone](#):
 - a. [Dwelling Unit](#);
 - b. [Home Occupation](#)
 - c. [Licensee Retail Store](#)
 - d. [Refund Container Recycling Depot](#); and
 - e. [Restaurant](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

704.4 LOT AREA and DIMENSIONS

1. Where both a [Community Water System](#) and a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 929.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 30.0 metres.
2. Where a lot is served by a [Community Water System](#) but not by a [Community Sanitary Sewer System](#), the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
3. Where neither a [Community Water System](#) nor a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 150.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

704.5 DENSITY

1. Not applicable.

704.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.

704.7 SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 3.0 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

704.8 HEIGHT

1. [Building Height](#) for [Buildings](#) and [Structures](#) [shall](#) not exceed 9.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

704.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

704.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

704.11 OTHER REQUIREMENTS

1. No more than one [Dwelling Unit](#) [shall](#) be provided per [Lot](#) and [shall](#):
 - a. be limited exclusively to the [Storeys](#) above the [First Storey](#);
 - b. be the only [Use](#) in a [Storey](#) so [Used](#);
 - c. be located within a [Building](#) above all [Storeys](#) which are [used for](#) a non-[Residential Use](#);
 - d. have separate and independent access; and
 - e. provide [Private Outdoor Area](#)(s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
2. A [Licensee Retail Store](#) [shall](#):
 - a. be located within the [Liquor Primary Establishment](#); and
 - b. not exceed 40% of the [Gross Floor Area](#) of the [Liquor Primary Establishment](#).

705 ZONE: C-5 VILLAGE CENTRE COMMERCIAL

705.1 PURPOSE

1. This [Zone](#) provides for convenience shopping and [Personal Services](#) to residents of surrounding neighbourhoods in a compact village form.

705.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Assembly](#);
 - b. [Business Services](#);
 - c. [Civic](#);
 - d. [Convenience Store](#);
 - e. [Financial Services](#);
 - f. [Indoor Commercial Recreation](#);
 - g. [Licensee Retail Store](#)
 - h. [Liquor Primary Establishment](#);
 - i. [Personal Repair Services](#);
 - j. [Personal Services](#);
 - k. [Professional Services](#);
 - l. [Refund Container Recycling Depot](#);
 - m. [Restaurant](#); and
 - n. [Retail](#), excluding [Highway Commercial](#).

705.3 ACCESSORY USES

1. The following are permitted as [Accessory Uses](#) to the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Apartment Residential](#);
 - b. [Home Occupation](#)
 - c. one or two [Dwelling Units](#); and
 - d. [Outdoor Display](#) or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

705.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 668.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

705.5 DENSITY

1. Not applicable.

705.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 70%.

705.7 SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 3.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

705.8 HEIGHT

1. [Building Height](#) for [Buildings](#) and [Structures](#) [shall](#) not exceed 9.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

705.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

705.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. An [Off-Street Parking Use](#) [shall](#):
 - a. not occupy more than 75% of the surface of the [Lot Area](#); and
 - b. be sited to the rear of a [Building](#), be concealed within a [Building](#) or be located in an [Underground Structure](#) for parking.

705.11 OTHER REQUIREMENTS

1. Every [Use](#), except for [Outdoor Display](#) or sales area and [Off-Street Parking](#) and [Off-Street Loading](#), [shall](#) be located and undertaken wholly within an enclosed [Building](#).
2. A [Residential](#) [shall](#):
 - a. be limited exclusively to [Storeys](#) above the [First Storey](#);
 - b. be the only [Use](#) in a [Storey](#) so [Used](#);
 - c. be located within a [Building](#) above all [Storeys](#) which are [used for](#) a non-[Residential Use](#);
 - d. be permitted only where all parking for such [Use](#) is [Concealed Parking](#);
 - e. have separate and independent access; and
 - f. provide [Private Outdoor Area](#) (s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
3. All [Buildings](#) and [Structures](#) [shall](#):

- a. on the ground floor have a minimum external width of 90% of the [Lot Frontage](#) developed for permitted [Principal Use](#)s interrupted only by public pedestrian access or public vehicular access to the [Lot](#); and
- b. on the ground floor [shall](#) have a minimum of 25% of the [Lot Area](#) developed for a [Principal Use](#).

706 ZONE: C-6 COMMUNITY GAMING FACILITY

706.1 PURPOSE

1. This [Zone](#) provides for Community Gaming Facilities in the Town Centre.

706.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Community Gaming Facility](#).

706.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Assembly](#);
 - b. [Liquor Primary Establishment](#); and
 - c. [Restaurant](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

706.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 70.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

706.5 DENSITY

1. The maximum permitted [Floor Space Ratio](#) of all [Buildings](#) and [Structures](#), excluding areas [used for](#) parking, [shall](#) not exceed 1.0 times the [Lot Area](#).
2. The minimum [Gross Floor Area](#) for [Assembly Use](#) [shall](#) be not less than 232.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

706.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 90%.

706.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 1.5 metres
 - b. from a [Rear Lot Line](#) 2.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 3.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

706.8 HEIGHT

1. [Building Height](#) for [Buildings](#) and [Structures shall](#) not exceed 11.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

706.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw of this Bylaw.

706.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

706.11 OTHER REQUIREMENTS

1. Not applicable.

707 ZONE: CRM COMMERCIAL/RESIDENTIAL

707.1 PURPOSE

1. This [Zone](#) provides for a mix of [Commercial](#) and [Residential Uses](#) with a maximum of four (4) [Storeys](#) in the Port Haney and Fraser Waterfront Area.

707.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#);
 - b. [Assembly](#);
 - c. [Bed and Breakfast](#);
 - d. [Civic](#);
 - e. [Financial Services](#);
 - f. [Group Housing Residential](#);
 - g. [Indoor Commercial Recreation](#);
 - h. [Licensee Retail Store](#);
 - i. [Liquor Primary Establishment](#);
 - j. [Park](#) and [School](#);
 - k. [Personal Repair Services](#);
 - l. [Personal Services](#);
 - m. [Place of Worship](#);
 - n. [Private Hospital](#);
 - o. [Professional Services](#);
 - p. [Restaurant](#);
 - q. [Retail](#), excluding [Highway Commercial](#); and
 - r. [Tourist Accommodation](#).

707.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Boarding](#)
 - b. [Home Occupation](#)
 - c. one or two [Dwelling Units](#); and
 - d. [Outdoor Display](#) or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

707.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 668.0 square metres
 - b. in width 18.0 metres
 - c. in depth 27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

707.5

DENSITY

1. The [Apartment Residential Floor Space Ratio](#) shall not exceed a base [Density](#) of 1.4 times the [Lot Area](#).
2. Additional [Apartment Residential Density](#), up to a maximum of 2.0 times the [Lot Area](#) may be obtained with the following provisions:
3. An amount equal to 0.2 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing a minimum of 90% of the required [Residential](#) parking spaces in an [Underground Structure](#) for parking.
4. An additional amount equal to 0.2 times the [Lot Area](#) may be added to the [Floor Space Ratio](#) for providing all of the [Residential](#) parking spaces, excluding visitor parking spaces, in an [Underground Structure](#) for parking; and
5. An amount equal to 0.2 may be added to the [Floor Space Ratio](#) for a project that is LEED Certified and/or will be using renewable energy for at least 33% of energy requirements.
6. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

707.6

LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together shall not exceed a [Lot Coverage](#) of 90% except:
 - a. the [Lot Coverage](#) may be 100% where all the required parking is provided in accordance with Section 707.10 of this Bylaw and in accordance with Part 3 (Off-Street Parking Requirements) of the [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

707.7

SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) shall be not less than:
 - a. from a [Front Lot Line](#) 0.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres, except this may be reduced to 0.0 metres provided that:
 - (i) a [Structure](#) occupying the rear 6.0 metres shall be only [used for Accessory Off-Street Parking](#);
 - (ii) the [Off-Street Parking Structure](#) shall be the only [Structure](#) on that portion of the [Lot](#);
 - (iii) the [Off-Street Parking Structure](#) shall be entirely covered by a [Landscaped](#) recreation or amenity deck; and
 - (iv) a [Residential Use](#) shall be provided above the [Off-Street Parking Structure](#);
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 0.0 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

707.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure shall](#) not exceed 15.0 metres, except:
 - a. [Building Height](#) for a [Building](#) or [Structure shall](#) not exceed 21.0 metres, specific to the following [Lot](#):
 - (i) Lot 1, DL 398, GP 1, NWD Plan EPP34022, except Plans EPP34066 and EPP36136. PID: 029-152-861. 22369 116 Avenue.
2. Refer to Section 403 (Building Height) of this Bylaw.

707.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

707.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. An [Off-Street Parking Use shall](#) be sited to the rear of a [Building](#), be concealed within a [Building](#) or be located in an [Underground Structure](#).

707.11 OTHER REQUIREMENTS

1. A [Residential Use shall](#):
 - a. be the only [Use](#) in a [Storey](#) so [Used](#);
 - b. for one or two [Dwelling Units](#), be limited exclusively to the [Storeys](#) above the [First Storey](#);
 - c. be located within a [Building](#) above all [Storeys](#) which are [used for](#) a non-[Residential Principal Use](#);
 - d. provide a separate and independent access from the ground floor front elevation if located together in a [Building](#) or [Structure](#) with other [Uses](#) except that on a corner [Lot](#) access may be from the ground floor exterior side elevation;
 - e. be permitted only where all parking for [Residential Use](#) is [Concealed Parking](#);
 - f. provide [Common Open Area\(s\)](#) on the [Lot](#) for [Apartment Residential Use](#) as a minimum of 5.0% of the [Lot Area](#) and which may be provided as balconies, terraces, patios, [Rear Yards](#), courtyards or roof decks;
 - g. provide [Indoor Amenity Area\(s\)](#) based on the following ratio:
 - (i) 1.0 square metres per apartment [Dwelling Unit](#); and
 - h. provide [Private Outdoor Area\(s\)](#) for each [Dwelling Unit](#) as a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
2. An [Off-Street Parking Structure](#) occupying the rear 6.0 metres of the [Lot shall](#) be entirely covered by a [Landscape](#)d recreation or amenity deck.
3. A [Commercial Use shall](#):
 - a. have a minimum of 90% of the [Lot Frontage](#) on the ground floor developed for [Uses](#) permitted in this [Zone](#), other than parking, unless the [Frontage](#) is [used for](#) public pedestrian access or public vehicular access; and
 - b. provide a minimum of 25% of the [Lot Area](#) for a [Commercial Use](#) on the ground floor.

708 ZONE: CS-1 SERVICE COMMERCIAL

708.1 PURPOSE

1. This [Zone](#) provides for [Commercial Uses](#) oriented to the motoring public.

708.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Assembly](#), limited to public transportation depots, private [Schools](#), and cinemas;
 - b. [Big Box Retail](#);
 - c. [Business Services](#), excluding [Consulting Services](#);
 - d. [Cannabis Retail](#);
 - e. car wash;
 - f. [Convenience Store](#);
 - g. [Drive-Through](#);
 - h. [Funeral Services](#);
 - i. [Highway Commercial](#);
 - j. [Indoor Commercial Recreation](#);
 - k. [Licensee Retail Store](#)
 - l. [Light Industrial](#), to a maximum of 279.0 square metres [Gross Floor Area](#);
 - m. [Liquor Primary Establishment](#);
 - n. [Outdoor Commercial Recreation](#);
 - o. [Personal Repair Services](#);
 - p. [Personal Services](#);
 - q. [Place of Worship](#);
 - r. [Professional Services](#):
 - (i) limited to veterinarians, architects, engineering and surveying [Offices](#), and drop-in medical clinics; and
 - (ii) permitted above the [First Storey](#), specific to the following [Lot](#):
 - (a) Lot A except part dedicated road on Plan BCP13823 District Lot 401 Group 1 New Westminster District Plan 9541. PID 003-204-952. 11980 227 Street.
 - (iii) limited to a physiotherapy and registered massage therapy clinic, specific to the following [Lot](#):
 - (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. PID 009-224-289, 20629 119 Avenue.
 - s. [Refund Container Recycling Depot](#);
 - t. [Research Testing Laboratory](#);
 - u. [Restaurant](#);
 - v. [Service Station](#); and
 - w. [Tourist Accommodation](#).

708.3 ACCESSORY USES

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
 - a. Apartment Residential;
 - b. music lessons, where the Principal Use is Retail of musical instruments;
 - c. one or two Dwelling Units;
 - d. Outdoor Display or sales area;
 - e. Retail to a Tourist Accommodation, Indoor Commercial Recreation or Outdoor Commercial Recreation Use provided the total Gross Floor Area for the Accessory Retail Use does not exceed 100.0 square metres;
 - f. Retail to a Light Industrial Use provided the Gross Floor Area for the Accessory Retail Use does not exceed 25% of the total Gross Floor Area for the Principal Use; and
 - g. Unenclosed Storage.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

708.4 LOT AREA and DIMENSIONS

1. Where both a Community Water System and a Community Sanitary Sewer System are available, the minimum Lot Area and dimensions shall be not less than:
 - a. in Lot Area 929.0 square metres
 - b. in Lot Width 18.0 metres
 - c. in Lot Depth 30.0 metres.
2. Where a lot is served by a Community Water System but not by a Community Sanitary Sewer System, the minimum Lot Area and dimensions shall be not less than:
 - a. in Lot Area 2000.0 square metres
 - b. in Lot Width 30.0 metres
 - c. in Lot Depth 36.0 metres.
3. Where neither a Community Water System nor a Community Sanitary Sewer System is available, the minimum Lot Area and dimensions shall be not less than:
 - a. in Lot Area 0.4 hectares
 - b. in Lot Width 36.0 metres
 - c. in Lot Depth 60.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum Building Envelope dimensions.

708.5 DENSITY

1. Not applicable.

708.6 LOT COVERAGE

1. All Principal Buildings or Principal Structures and Accessory Buildings and Structures together shall not exceed a Lot Coverage of 40%.
2. Off-Street Parking shall not exceed a Lot Coverage of 95% of the surface area of a Lot.

708.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 9.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres, except 6.0 metres for a [Drive-Through](#)
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

708.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

708.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

708.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. The required parking for all [Dwelling Units](#) and [Apartment Residential Uses](#) [shall](#) be dedicated to that [Use](#).

708.11 OTHER REQUIREMENTS

1. Every [Use](#) [shall](#) be located and undertaken wholly within an enclosed [Building](#) except for:
 - a. [Outdoor Display](#) or sales area;
 - b. car wash;
 - c. [Outdoor Commercial Recreation](#); and
 - d. [Unenclosed Storage](#), and the storage [shall](#) not be permitted in the [Front Yard](#).
2. A [Residential Use](#) [shall](#):
 - a. be limited to a maximum of three (3) [Dwelling Units](#);
 - b. be limited exclusively to [Storeys](#) above the [First Storey](#);
 - c. be the only [Use](#) in a [Storey](#) so [Used](#); and
 - d. be located within a [Building](#) above all [Storeys](#) which are non-[Residential Uses](#).
 - e. have separate and independent access; and
 - f. provide [Private Outdoor Area](#)(s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
3. A [Drive-Through Use](#) [shall](#) comply with the following:
 - a. the [Lot](#) [shall](#) have a minimum of 30.0 metres of [Highway Frontage](#);

- b. a [Building shall](#) be located between a [Drive-Through Use](#) and a [Lot Line](#) shared with an adjoining [Lot Designated](#) as “Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#); and
 - c. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments [shall](#) be oriented on the [Lot](#) to face away from an adjoining [Lot Designated](#) as “Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).
4. No [Building](#) or [Structure](#) for a [Tourist Accommodation Use shall](#) exceed one [Sleeping Unit](#) or [Dwelling Unit](#) for each 93.0 square metres of [Lot Area](#).

709 ZONE: CS-2 SERVICE STATION COMMERCIAL

709.1 PURPOSE

1. This [Zone](#) provides for fuel [Service Stations](#) and related [Uses](#).

709.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. car wash; and
 - b. [Service Station](#).

709.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Convenience Store](#);
 - b. [Drive-Through](#);
 - c. [Outdoor Display](#) or sales area;
 - d. rental of [Vehicles](#), [Trailers](#) or equipment;
 - e. [Restaurant](#);
 - f. [Retail](#) sale of automotive accessories; and
 - g. [Vehicle and Equipment Repair Services](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

709.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,100.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 36.0 metres.
2. Minimum [Lot Area](#) and dimensions for a [Service Station](#) with a [Restaurant](#) or [Convenience Store](#) [shall](#) be not less than:
 - a. in [Lot Area](#) 1,600.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 36.0 metres.
3. Minimum [Lot Area](#) and dimensions for a [Service Station](#) with a [Restaurant](#) and a [Convenience Store](#) [shall](#) be not less than:
 - a. in [Lot Area](#) 2,100.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 36.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

709.5 DENSITY

1. The [Gross Floor Area](#) for all [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed 500.0 square metres.

2. The [Gross Floor Area](#) for all [Accessory Buildings and Structures](#) together [shall](#) not exceed 279.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

709.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%, exclusive of canopies.

709.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 9.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 6.0 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for fuel pumps, pump islands and canopies [shall](#) be not less than 4.5 metres from any [Lot Line](#).
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

709.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

709.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

709.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

709.11 OTHER REQUIREMENTS

1. Every [Use](#) [shall](#) be located and undertaken wholly within an enclosed [Building](#) except for:
 - a. [Outdoor Display](#) or sales area; and
 - b. motor [Vehicle](#) refueling facilities.
2. A [Service Station](#) or car wash [Use](#) adjoining a [Lot Designated](#) as “Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#), [shall](#) comply with the following:
 - a. a [Building](#) is to be located between the [Use](#) and a [Lot Line](#) shared with the [Residential Lot](#).
3. A [Drive-Through Use](#) [shall](#) comply with the following:
 - a. a [Building](#) [shall](#) be located between a [Drive-Through Use](#) and a [Lot Line](#) shared with an adjoining [Lot Designated](#) as “Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#); and

- b. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments shall be oriented on the Lot to face away from an adjoining Lot Designated as “Residential” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

710 ZONE: CS-3 RECREATION COMMERCIAL

710.1 PURPOSE

1. This [Zone](#) provides for [Tourist Accommodation](#), [Campground](#) and private [Recreational Facilities](#).

710.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Campground](#);
 - b. [Indoor Commercial Recreation](#);
 - c. [Outdoor Commercial Recreation](#); and
 - d. [Tourist Accommodation](#).
2. The following [Lots](#) are limited to [Manufactured Home Park](#):
 - a. Lot 21 District Lot 250 Group 1 New Westminster District Plan 25337; 000-595-004. 20963 Lougheed Highway;
 - b. Lot 218 District Lot 249 Group 1 New Westminster District Plan 44549; 007-542-283 and 006-588-531. 21163 Lougheed Highway;
 - c. Lot C District Lot 247 Group 1 New Westminster District Plan 11112; 009-455-795. 21668 Lougheed Highway;
 - d. Lot B District Lot 247 Group 1 New Westminster District Plan 8950; 002-012-511. 21698 Lougheed Highway;
 - e. Remainder Lot 3 Section 29 Township 12 New Westminster District Plan 5471 except Plan 19054; Lots 16, 17 and Lot A (BP277574) Section 29 Township 12 New Westminster District Plan 19054; 010-457-241, 011-157-763, 019-183-534, 024-900-630, and 010-457-046. 12868 229 Street;
 - f. Lot 5 Section 28 Township 12 New Westminster District Plan 20593; 001-066-536. 12892 232nd Street;
 - g. Lot 2 Section 28 Township 12 New Westminster District Plan 6139 except EP10151, NWP20543 and NWP21716; 004-120-698. 23291 132 Avenue;

710.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Assembly](#), excluding in a [Manufactured Home Park](#);
 - b. [Home Occupation](#);
 - c. [Liquor Primary Establishments](#), excluding in a [Manufactured Home Park](#);
 - d. one [Single Detached Residential](#) dwelling per [Manufactured Home Park](#) or [Campground](#), limited to a residence for a caretaker or manager;
 - e. [Outdoor Display](#) or sales area, excluding in a [Manufactured Home Park](#);
 - f. [Restaurant](#), excluding in a [Manufactured Home Park](#);
 - g. [Retail](#), excluding in a [Manufactured Home Park](#); and
 - h. [Unenclosed Storage](#), excluding in a [Manufactured Home Park](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

710.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in width 36.0 metres
 - c. in depth 60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

710.5 DENSITY

1. A [Manufactured Home Park](#) [shall](#) not exceed 17 [Units Per Net Hectare](#).
2. A [Manufactured Home](#) [shall](#) have a minimum [Gross Floor Area](#) of 65.0 square metres.
3. A [Campground](#) or [Tourist Accommodation](#) [shall](#) not exceed an accommodation ratio greater than one [Campground](#) space or one [Sleeping Unit](#) for each 2000.0 square metres of [Lot Area](#).
4. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

710.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.

710.7 SETBACKS

1. Minimum [Setbacks](#) for [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 9.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) from the lot boundary for all [Buildings](#) and [Structures](#) for a [Manufactured Home Park](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 4.0 metres
 - b. from a [Rear Lot Line](#) 4.0 metres;
 - c. from an [Interior Side Lot Line](#) 4.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.0 metres.
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

710.8 MANUFACTURED HOME SITE AREA

1. The minimum [Manufactured Home Site](#) area [shall](#) be:
 - a. for [Manufactured Homes](#) not exceeding 4.3 metres in width, the minimum [Manufactured Home Site](#) area [shall](#) be 352.0 square metres; and
 - b. for [Manufactured Homes](#) exceeding 4.3 metres in width, the minimum [Manufactured Home Site](#) area [shall](#) be 371.0 square metres.

710.9 MANUFACTURED HOME SITE COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Manufactured Home Site](#) coverage of 40%.
2. All [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Manufactured Home Site](#) coverage of 10%.

710.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum [Setbacks](#) on a [Manufactured Home Site](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. [Front Yard](#) 4.0 metres
 - b. [Rear Yard](#) 4.0 metres
 - c. [Side Yard](#) 3.0 metres
2. No part of any [Manufactured Home](#) or any permissible addition [shall](#) be less than 6.0 metres from another [Manufactured Home](#) or permissible addition.
3. No [Accessory Building](#) [shall](#) be sited less than 2.0 metres from any part of a [Manufactured Home](#) or permissible addition.

710.11 HEIGHT

1. [Building Height](#) for [Buildings](#) and [Structures](#) [shall](#) not exceed 7.5 metres.
2. [Building Height](#) for [Manufactured Homes](#) [shall](#) not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

710.12 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

710.13 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

710.14 OTHER REQUIREMENTS

1. A permitted [Use](#) [shall](#) be located and undertaken wholly within an enclosed [Building](#), except for:
 - a. [Outdoor Display](#) or sales area;
 - b. [Campground](#);
 - c. [Outdoor Commercial Recreation](#) activities and related [Recreational Facilities](#); and
 - d. [Unenclosed Storage](#), and the storage [shall](#) not be permitted in the [Front Yard](#).
2. [Manufactured Homes](#) [shall](#) be fully self-contained.
3. A [Manufactured Home Park](#) [shall](#) have not less than 15% of its total area developed exclusively as [Outdoor Amenity Area](#).
4. A [Manufactured Home Park](#) [shall](#) conform in all respects to the requirements contained in the [Maple Ridge Mobile Home Park Bylaw No. 2315-1975](#).

711 ZONE: CS-4 RURAL COMMERCIAL

711.1 PURPOSE

1. This [Zone](#) provides for the small scale convenience shopping and [Personal Services](#) to residents in a rural area.

711.2 PRINCIPAL USES

1. The following [Principal Uses](#) *shall* be permitted in this [Zone](#):
 - a. [Convenience Store](#);
 - b. [Restaurant](#); and
 - c. [Retail](#).

711.3 ACCESSORY USES

1. The following *shall* be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. one [Dwelling Unit](#);
 - b. [Outdoor Display](#) or sales area;
 - c. [Personal Repair Services](#);
 - d. [Personal Services](#); and
 - e. [Refund Container Recycling Depot](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

711.4 LOT AREA and DIMENSIONS

1. Where both a [Community Water System](#) and a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions *shall* be not less than
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
2. Where a [Community Water System](#) but not a [Community Sanitary Sewer System](#) is available, the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 0.8 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
3. Where neither a [Community Water System](#) nor a [Community Sanitary Sewer System](#) is available, the minimum [Lot Area](#) and dimensions *shall* be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 150.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

711.5 DENSITY

1. The [Gross Floor Area](#) for all [Principal Uses](#) together *shall* not exceed 279.0 square metres.

2. The [Gross Floor Area](#) for all [Accessory Uses](#) together [shall](#) not exceed 279.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

711.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 25%.

711.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 6.0 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

711.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

711.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

711.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

711.11 OTHER REQUIREMENTS

1. Every [Use](#) except for [Outdoor Display](#) or sales area and [Off-Street Parking](#) and [Off-Street Loading](#), [shall](#) be located and undertaken wholly within an enclosed [Building](#).
2. A [Residential Use](#) [shall](#):
 - a. be limited to one [Dwelling Unit](#);
 - b. be limited exclusively to the [Storeys](#) above the [First Storey](#);
 - c. be the only [Use](#) in a [Storey](#) so [Used](#);
 - d. be located in the same [Building](#) but fully separated from a [Principal Use](#);
 - e. have separate and independent access; and
 - f. provide [Private Outdoor Area](#)(s) for the [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.

712 ZONE: CS-5 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL

712.1 PURPOSE

1. This [Zone](#) provides for adult oriented businesses, pawn shops and other [Uses](#) catering to the motoring public.

712.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Adult Entertainment](#);
 - b. [Big Box Retail](#);
 - c. [Business Services](#), excluding [Consulting Services](#);
 - d. [Convenience Store](#);
 - e. [Drive-Through](#);
 - f. [Highway Commercial](#);
 - g. [Indoor Commercial Recreation](#);
 - h. [Licensee Retail Store](#);
 - i. [Light Industrial](#), with a maximum of 279.0 square metres [Gross Floor Area](#);
 - j. [Liquor Primary Establishment](#);
 - k. [Outdoor Commercial Recreation](#);
 - l. [Pawnshops](#);
 - m. [Personal Repair Services](#);
 - n. [Personal Services](#);
 - o. [Professional Services](#) limited to veterinarians, architects, engineering and surveying [Offices](#), and drop-in medical clinics;
 - p. [Retail](#), limited to [Household](#) furnishings, [Vehicle](#) parts and accessories, adult paraphernalia, second hand goods, antiques, and sports equipment and accessories;
 - q. [Refund Container Recycling Depot](#);
 - r. [Restaurant](#); and
 - s. [Warehouse](#).

712.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. one or two [Dwelling Units](#) or [Apartment Residential](#), [Accessory](#) to a [Principal Commercial Use](#), excluding [Light Industrial](#), [Refund Container Recycling Depot](#), and [Warehouse Uses](#);
 - b. [Retail](#), [Accessory](#) to a [Light Industrial Use](#) provided the [Retail Gross Floor Area](#) does not exceed 25% of the total [Gross Floor Area](#) of the [Principal Light Industrial Use](#); and
 - c. [Unenclosed Storage](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

712.4 LOT AREA and DIMENSIONS

1. Where both a [Community Water System](#) and a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions [shall](#) be not less than
 - a. in [Lot Area](#) 929.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 36.0 metres.
2. Where a [Community Water System](#) but not a [Community Sanitary Sewer System](#) is available, the minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2,000.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 36.0 metres.
3. Where neither a [Community Water System](#) nor a [Community Sanitary Sewer System](#) is available, the minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

712.5 DENSITY

1. Not applicable.

712.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. [Off-Street Parking shall](#) not exceed a [Lot Coverage](#) of 95% of the surface area of a [Lot](#).

712.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 9.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres, except 6.0 metres for a [Drive-Through](#)
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

712.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure shall](#) not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

712.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

712.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

712.11 OTHER REQUIREMENTS

1. A [Residential Use shall](#):
 - a. be limited exclusively to [Storeys](#) above the [First Storey](#);
 - b. be the only [Use](#) in a [Storey](#) so [Used](#);
 - c. be located in the same [Building](#) but fully separated from a [Principal Use](#);
 - d. have separate and independent access;
 - e. be permitted only where all parking for such [Use](#) is [Concealed Parking](#); and
 - f. provide [Private Outdoor Area](#)(s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
2. [Unenclosed Storage shall](#) not be permitted in the [Front Yard](#).
3. A [Drive-Through Use shall](#) comply with the following:
 - a. a [Building shall](#) be located between a [Drive-Through Use](#) and a [Lot Line](#) shared with an adjoining [Lot Designated](#) as “Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#); and
 - b. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments [shall](#) be oriented on the [Lot](#) to face away from an adjoining [Lot Designated](#) as “Residential” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).

713 ZONE: H-1 HERITAGE COMMERCIAL

713.1 PURPOSE

1. This [Zone](#) provides for unique heritage [Commercial](#) areas.

713.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#), in conjunction with a minimum of 20% of the [Gross Floor Area](#) as a [Commercial Use](#);
 - b. [Assembly](#);
 - c. [Business Services](#);
 - d. [Civic](#);
 - e. [Convenience Store](#);
 - f. [Financial Services](#);
 - g. [Indoor Commercial Recreation](#);
 - h. [Licensee Retail Store](#);
 - i. [Liquor Primary Establishment](#);
 - j. [Personal Repair Services](#);
 - k. [Personal Services](#);
 - l. [Place of Worship](#);
 - m. [Professional Services](#);
 - n. [Restaurant](#);
 - o. [Retail](#), excluding [Highway Commercial](#); and
 - p. [Tourist Accommodation](#).

713.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) this [Zone](#):
 - a. [Boarding](#);
 - b. [Home Occupation](#);
 - c. one or two [Dwelling Units](#), [Accessory](#) to a [Principal Commercial Use](#); and
 - d. [Outdoor Display](#) or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

713.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 186.0 square metres
 - b. in [Lot Width](#) 6.0 metres
 - c. in [Lot Depth](#) 27.0 square metres.
2. Minimum [Lot Area](#) for [Tourist Accommodation](#) [shall](#) be not less than:
 - a. in [Lot Area](#) 1,390.0 square metres

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

713.5

DENSITY

1. The [Residential Floor Space Ratio](#) shall not exceed 0.8 times the [Lot Area](#).
2. Additional [Residential Density](#), up to a maximum of 1.0 times the [Lot Area](#), may be obtained with the following provision:
 - a. an amount up to a maximum of 0.2 times the [Lot Area](#) calculated as a ratio of [Concealed Parking](#) to the total required [Residential Off-Street Parking](#).
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

713.6

LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together shall not exceed a [Lot Coverage](#) of 90% for a [Principal Commercial Use](#) however the [Lot Coverage](#) may be increased to 100% where required [Off-Street Parking](#) is provided in accordance with the [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. Not less than 20% of the [Lot Area](#) shall be developed for a [Principal Commercial Use](#).
3. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together shall not exceed 75% for a [Civic](#) or [Assembly Use](#).
4. [Off-Street Parking](#) and [Off-Street Loading](#) shall not exceed 75% of the surface area of the [Lot](#).

713.7

SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) shall be not less than:
 - a. from a [Front Lot Line](#) 0.0 metres
 - b. from a [Rear Lot Line](#) 6.0 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 0.0 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

713.8

HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) shall not exceed 11.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

713.9

LANDSCAPING and SCREENING

1. [Landscaping](#) and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

713.10

PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) shall be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

713.11 OTHER REQUIREMENTS

1. A [Residential Use](#) shall:
 - a. be limited exclusively to [Storeys](#) above the [First Storey](#);
 - b. be the only [Use](#) in a [Storey](#) so [Used](#);
 - c. be located within a [Building](#) above all [Storeys](#) which are [used for](#) a non-[Residential Use](#);
 - d. be permitted only where all parking for such [Use](#) is [Concealed Parking](#);
 - e. have a separate public entrance from the ground floor front elevation if located in a [Building](#) or [Structure](#) with other [Uses](#), except that on a corner [Lot](#) access may be from the ground floor exterior side elevation;
 - f. provide [Common Open Area](#)(s) on the [Lot](#) for [Residential Use](#) at a minimum of 5.0% of the [Lot Area](#) and which may be provided as balconies, terraces, patios, [Rear Yards](#), courtyards or roof decks; and
 - g. provide [Private Outdoor Area](#)(s) for each [Dwelling Unit](#) at a minimum of 5.0% of the [Dwelling Unit](#) area or 4.6 square metres, whichever is greater.
2. All [Persons](#) carrying out a permitted [Civic Use](#), excluding stadiums, arenas and cemeteries, [shall](#) conduct the business or undertaking completely enclosed within a [Building](#).

714 ZONE: H-2 – HAMMOND VILLAGE COMMERCIAL

714.1 PURPOSE

1. This [Zone](#) is intended for mixed-[Use Development](#) within Hammond's historic [Commercial](#) area and is specific to [Lots Designated](#) as "Hammond Village Commercial" in the Hammond Area Plan of the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#).

714.2 PRINCIPAL USES

1. The following [Principal Uses](#) and no other [shall](#) be permitted in this [Zone](#):
 - a. [Apartment Residential](#);
 - b. [Assembly](#);
 - c. [Convenience Store](#);
 - d. [Financial Services](#);
 - e. [Indoor Commercial Recreation](#);
 - f. [Licensee Retail Store](#);
 - g. [Light Industrial](#), limited to [Microbrewery, Microwinery and Microdistillery](#);
 - h. [Liquor Primary Establishment](#);
 - i. [Off-Street Parking](#), limited to [Lots](#) identified on Schedule "F" (Hammond Commercial and Off-Street Parking) of this Bylaw; and
 - j. [Personal Repair Services](#);
 - k. [Personal Services](#);
 - l. [Professional Services](#);
 - m. [Restaurant](#);
 - n. [Retail](#); and
 - o. [Vehicle and Equipment Repair Services](#), specific to the following [Lot](#):
 - (i) Lot 697 District Lot 278 New Westminster District Plan 114. PID 011-525-771. 20657 Lorne Avenue.

714.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory](#) to a permitted [Principal Use](#) this [Zone](#):
 - a. [Boarding, Accessory](#) to an [Apartment Residential Use](#);
 - b. [Home Occupation, Accessory](#) to an [Apartment Residential Use](#); and
 - c. [Outdoor Display](#) or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

714.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 191.0 square metres
 - b. in [Lot Width](#) 6.0 metres
 - c. in [Lot Depth](#) 27.0 square metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

714.5 DENSITY

1. Not applicable.

714.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 90%.

714.7 SETBACKS

1. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 0.0 metres
 - b. from a [Rear Lot Line](#) 1.5 metres
 - c. from an [Interior Side Lot Line](#) 0.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

714.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not be less than 11.0 metres.
2. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not exceed 15.0 metres.
3. [Building Height](#) for a [Building](#) or [Structure](#) located on a [Lot](#) within the area identified on Schedule “F” (Hammond Commercial and Off-Street Parking) of this Bylaw:
 - a. [shall](#) be not less than 3.6 metres; and
 - b. [shall](#) not exceed 11.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

714.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

714.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).
2. [Accessory Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be sited to the rear of the [Building](#), inside a [Building](#) or [Structure](#), or [Underground Structure](#).

714.11 OTHER REQUIREMENTS

1. An [Apartment Residential](#) [shall](#):
 - a. be limited exclusively to the [Storeys](#) above the [First Storey](#) for [Lots](#) identified on Schedule “G” (Hammond Ground Floor Commercial Required) of this Bylaw;
 - b. be the only [Use](#) in a [Storey](#) so [Used](#);

- c. be located within a Building above all Storeys which are used for a non-Residential Principal Use;
 - d. provide a separate public entrance from the ground floor front elevation if located in a Building or Structure with other Uses, except that on a corner Lot access may be from the ground floor exterior side elevation;
 - e. provide Common Open Area(s) on the Lot for Residential Use at a minimum of 5.0% of the Lot Area and which may be provided as balconies, terraces, patios, Rear Yards, courtyards or roof decks; and
 - f. provide Private Outdoor Area(s) for each Dwelling Unit at a minimum of 5.0% of the Dwelling Unit area or 4.6 square metres, whichever is greater.
2. All Persons carrying out a permitted Use shall conduct the business or undertaking within a completely enclosed Building except for Accessory Outdoor Display, seating, or sales area and Off-Street Parking and Off-Street Loading.

8 PART 8 – INDUSTRIAL ZONES

801 ZONE: M-1 SERVICE INDUSTRIAL

801.1 PURPOSE

1. This [Zone](#) provides for the accommodation of [Uses](#) under conditions to achieve a high standard of design to provide a transitional area to other non-[Industrial Zones](#).

801.2 PRINCIPAL USES

1. The following [Principal Uses shall](#) be permitted in this [Zone](#):
 - a. [Industrial Trade School](#);
 - b. laboratory;
 - c. [Light Industrial](#), not including:
 - d. [Industrial Repair Services](#); and
 - e. [Vehicle and Equipment Repair Services](#);
 - f. [Media Production Studio](#); and
 - g. [Warehouse Storage](#).

801.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential Use](#), in conjunction with [Warehouse Storage Use](#) only.
 - b. [Office Use](#), provided that in any [Building](#) or [Structure](#) the total [Gross Floor Area](#) devoted to such [Office Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#);
 - c. refueling facilities for [Vehicles used for](#) the business on the [Lot](#);
 - d. [Restaurant Use](#) limited to one per [Lot](#) and limited to a maximum of 200.0 square metres [Gross Floor Area](#);
 - e. [Retail Use](#), provided that in any [Building](#) or [Structure](#) the total [Gross Floor Area](#) devoted to [Retail Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#) and is limited to a maximum of 200.0 square metres [Gross Floor Area](#); and
 - f. [Unenclosed Storage](#);
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

801.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2,000.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 50.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

801.5 DENSITY

1. Floor Space Ratio shall not exceed 1.0 times the Lot Area.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

801.6 LOT COVERAGE

1. All Principal Buildings or Principal Structures and Accessory Buildings and Structures together shall not exceed a Lot Coverage of 50%.

801.7 SETBACKS

1. Minimum Setbacks for all Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 6.0 metres
 - b. from a Rear Lot Line 6.0 metres
 - c. from an Interior Side Lot Line 3.0 metres
 - d. from an Exterior Side Lot Line 6.0 metres.
2. Where a Lot Line abuts a lot Designated as “Residential” or “Agricultural” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, or Zoned for a non-Industrial Use, the required minimum Setback from that Lot Line shall be 9.0 metres.
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

801.8 HEIGHT

1. Building Height for a Building or Structure shall not exceed 12.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

801.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

801.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

801.11 OTHER REQUIREMENTS

1. All Persons carrying out a Use permitted in the M-1 Zone shall conduct the business or undertaking within a completely enclosed Building except for:
 - a. refueling facilities; and
 - b. Unenclosed Storage.
2. Caretaker Residential Use shall be in accordance with Section 402 (Caretaker Residential) of this Bylaw.
3. Uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

802 ZONE: M-2 GENERAL INDUSTRIAL

802.1 PURPOSE

1. This [Zone](#) provides for the accommodation of general [Industrial Uses](#).

802.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. cement plant;
 - b. [Indoor Commercial Recreation](#), specific to the following [Lot](#):
 - (i) Lot 14 Section 25 Township 12 New Westminster District Plan BCP 42202; PID 028-047-711. 13065 Katonien Street;
 - c. [Industrial](#), not including:
 - (i) asphalt, rubber, and tar production and product manufacturing;
 - (ii) chemical plants;
 - (iii) hydrocarbon refining and bulk storage, except the cleaning of low hazard (under 50 parts per million of PCB) electrical equipment; storage and minor processing of hydrocarbons is permitted specific to the following [Lot](#):
 - (a) Lot 2 District Lot 5326 Group 1 New Westminster District Plan 41830. PID 024-500-283. 14160 256 Street.
 - (iv) [Industrial Extraction](#);
 - (v) [Light Industrial](#);
 - (vi) sand and gravel plants;
 - (vii) septic tank services;
 - (viii) stockyards and abattoirs;
 - (ix) waste reduction plant; and
 - (x) wrecking, salvaging and storing of [Wrecked Vehicles](#) or salvaged [Vehicles](#);
 - d. [Industrial Repair Services](#);
 - e. [Industrial Trade Schools](#);
 - f. [Media Production Studio](#);
 - g. [Off-Street Parking](#), specific to the following [Lot](#):
 - (i) Lots 2 and 3 District Lot 405 New Westminster District Plan 7324. PID 011-122-595 and 011-122-609. 23782 and 23810 River Road.
 - h. [Recycling Plant](#);
 - i. refueling and washing of [Commercial](#), [Industrial](#) and fleet [Vehicles](#);
 - j. [Restaurant](#) limited to one per [Lot](#) and limited to a maximum of 200.0 square metres [Gross Floor Area](#);
 - k. [Retail](#) sale and rental of [Industrial Vehicles](#), [Trailers](#), and heavy equipment;
 - l. towing yard;
 - m. [Unenclosed Storage](#);

- n. [Vehicle and Equipment Repair Services](#);
- o. waste transfer station; and
- p. wrecking and salvaging of goods;

802.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#);
 - b. [Office](#), provided that the total [Gross Floor Area](#) for [Office Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#);
 - c. refueling facilities, limited to [Vehicles used for](#) a business on the [Lot](#); and
 - d. [Retail](#), provided that:
 - (i) the total [Gross Floor Area](#) for [Retail Use](#) does not exceed 25% of the total [Gross Floor Area](#) of the [Principal Use](#); and
 - (ii) the total [Lot Coverage](#) for all unenclosed outdoor area for [Retail Use](#) does not exceed 1,000.0 square metres [Gross Floor Area](#) or 25% of the [Lot Area](#), whichever is less.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

802.4 LOT AREA and DIMENSIONS

1. Where both a [Community Water System](#) and a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions [shall](#) be not less than
 - a. in [Lot Area](#) 2,000.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 50.0 metres.
2. Where a [Community Water System](#) but not a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 50.0 metres.
3. Where neither a [Community Water System](#) nor a [Community Sanitary Sewer System](#) are available, the minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.8 hectares
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 50.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

802.5 DENSITY

1. [Floor Space Ratio shall](#) not exceed 1.0 times the [Lot Area](#).
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

802.6 LOT COVERAGE

1. All Principal Buildings or Principal Structures and Accessory Buildings and Structures together shall not exceed a Lot Coverage of 60%.

802.7 SETBACKS

1. Minimum Setbacks for Buildings and Structures shall be not less than:
 - a. from a Front Lot Line 6.0 metres
 - b. from a Rear Lot Line 6.0 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 6.0 metres.
2. Where a railroad track or spur abuts the Rear Lot Line, the required minimum Rear Setback for Buildings and Structures shall be 0.0 metres.
3. Where a Lot Line abuts a Lot that is Designated in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or Zoned for a non-Industrial Use, the required minimum Setback from that Lot Line shall be 9.0 metres.
4. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

802.8 HEIGHT

1. Building Height for a Building or Structure shall not exceed 18.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

802.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

802.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

802.11 OTHER REQUIREMENTS

1. Caretaker Residential Use shall:
 - a. not be permitted on Lots smaller than 0.4 hectares;
 - b. be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
2. Uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

803 ZONE: M-3 BUSINESS PARK INDUSTRIAL

803.1 PURPOSE

1. This [Zone](#) provides for a business park [Industrial](#) area with emphasis on quality [Building](#) design and [Landscaping](#).

803.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. auction mart;
 - b. [Commercial](#) laundry;
 - c. [Commercial](#) upholstery, including equipment and [Vehicle](#) covers;
 - d. customer service call centre and marketing call centre;
 - e. distillery and brewery;
 - f. equipment appraisal;
 - g. [Indoor Commercial Recreation](#);
 - h. [Industrial](#), not including:
 - (i) asphalt, rubber, and tar production and product manufacturing;
 - (ii) chemical plants;
 - (iii) concrete and cement plants, and manufacturing concrete products;
 - (iv) hydrocarbon refining and bulk storage;
 - (v) sawmills, shake mills and pulp mills;
 - (vi) septic tank services;
 - (vii) stockyards and abattoirs;
 - (viii) [Unenclosed Storage](#);
 - (ix) waste reduction plant and waste transfer station; and
 - (x) wrecking, salvaging and storing of wrecked or salvaged goods, materials and things, or [Wrecked Vehicles](#);
 - i. laboratory;
 - j. [Light Industrial](#);
 - k. [Liquor Primary Establishment](#) specific to the following [Lot](#):
 - (i) 23840 River Road. Lot 4 District Lot 405 Group 1 New Westminster District Plan 7324. PID: 011-122-617;
 - l. [Media Production Studio](#);
 - m. [Office](#) related to construction, [Industrial](#), high technology, utility companies, and government;
 - n. [Off-Street Parking](#) of unoccupied passenger, [Commercial](#) and [Recreational Vehicles and Equipment](#);
 - o. preparation of food and food products for off-site consumption, including catering;
 - p. printing, publishing, and reproduction services;

- q. [Recreational Facilities](#) or instructional facilities limited to: [Industrial Trade School](#)s; dance [School](#)s; arts and culture [School](#)s; fitness centres; and gymnastic [School](#)s;
- r. repair and servicing of light non-[Industrial](#) machinery and non-[Industrial](#) equipment;
- s. [Restaurant](#), excluding [Drive-Through](#);
- t. [Retail](#) sale, repair and rental of [Industrial Vehicles](#), heavy equipment, and [Trailers](#);
- u. [Vehicle and Equipment Repair Services](#);
- v. [Warehouse Storage](#);
- w. [Wholesale Distribution](#);

803.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#);
 - b. [Office](#), provided that the total [Gross Floor Area](#) of the [Office Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#);
 - c. refueling facilities, limited to [Vehicles used for](#) a business on the [Lot](#);
 - d. [Retail](#), provided that:
 - (i) the total [Gross Floor Area](#) for [Retail Use](#) does not exceed 25% of the total [Gross Floor Area](#) of the [Principal Use](#); and
 - (ii) the total [Lot Coverage](#) for all unenclosed outdoor area for [Retail Use](#) does not exceed 25% of the [Lot Area](#); and
 - e. [Unenclosed Storage](#), excluding tire storage.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

803.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2,000.0 square metres
 - b. in [Lot Width](#) 30.0 metres
 - c. in [Lot Depth](#) 50.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

803.5 DENSITY

1. [Floor Space Ratio shall](#) not exceed 0.75 times the [Lot Area](#).
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

803.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.

2. The total [Lot Coverage](#) for all [Unenclosed Storage shall](#) not exceed 25% of the [Lot Area](#);

803.7

SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 6.0 metres
 - b. from a [Rear Lot Line](#) 3.0 metres, except 6.0 metres where adjacent to a [Lot Designated](#) or [Zoned](#) for non-[Industrial Use](#)
 - c. from an [Interior Side Lot Line](#) 1.5 metres, except 4.5 metres where adjacent to a [Lot Designated](#) or [Zoned](#) for non-[Industrial Use](#)
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

803.8

HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure shall](#) not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

803.9

LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

803.10

PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

803.11

OTHER REQUIREMENTS

1. All [Uses shall](#) be conducted within a completely enclosed [Building](#) except for:
 - a. refueling facilities;
 - b. [Retail](#);
 - c. training programs; and
 - d. [Unenclosed Storage](#).
2. Loading bays and [Unenclosed Storage shall](#) not be located in a [Front Yard](#) or an exterior [Side Yard](#).
3. No noise is permitted in excess of 70 dB(A) measured at any point on any [Lot](#) boundary on which the [Use](#) is located, provided that where the [Lot](#) is adjacent to a non-[Industrial Lot](#) permitted noise levels [shall](#) not exceed 60 dB(A).
4. [Uses shall](#) be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

804 ZONE: M-4 INDUSTRIAL EXTRACTION

804.1 PURPOSE

1. This [Zone](#) provides for the accommodation of high impact resource based [Industrial Uses](#) and the [Primary Processing](#) of bulk goods generated on the [Lot](#).

804.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Industrial Extraction](#).

804.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. asphalt plant and product manufacturing, specific to the following [Lot](#):
 - (i) 13790 256 Street; Lot 1, District Lot 5326, Group 1 New Westminster District Plan LMP13975. PID: 018-603-785;
 - b. [Caretaker Residential](#);
 - c. concrete plant and product manufacturing, specific to the following [Lot](#):
 - (i) 13790 256 Street; Lot 1, District Lot 5326, Group 1 New Westminster District Plan LMP13975. PID: 018-603-785;
 - d. [Industrial Repair Services](#);
 - e. [Office](#), provided that the total [Gross Floor Area](#) for [Office Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#); and
 - f. [Primary Processing](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

804.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 150.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

804.5 DENSITY

1. Not applicable.

804.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 10%.

804.7 SETBACKS

1. Minimum [Setbacks](#) for [Building](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres

- c. from an [Interior Side Lot Line](#) 7.5 metres
- d. from an [Exterior Side Lot Line](#) 7.5 metres.
- 2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

804.8 HEIGHT

- 1. [Building Height](#) for a [Building](#) or [Structure shall](#) not exceed 15.0 metres.
- 2. Refer to Section 403 (Building Height) of this Bylaw.

804.9 LANDSCAPING and SCREENING

- 1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

804.10 PARKING and LOADING

- 1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

804.11 OTHER REQUIREMENTS

- 1. [Caretaker Residential shall](#) be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
- 2. [Uses shall](#) be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

805 ZONE: M-5 HIGH IMPACT INDUSTRIAL

805.1 PURPOSE

1. This [Zone](#) provides for the accommodation of heavy [Industrial Use](#)s that require management of environmental impacts.

805.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Industrial Extraction](#);
 - b. [Industrial](#) limited to:
 - (i) asphalt, rubber and tar production and products manufacturing;
 - (ii) chemical plants;
 - (iii) concrete and cement plants and product manufacturing;
 - (iv) hydrocarbon refining and storage;
 - (v) sawmills, shake mills and pulp mills;
 - (vi) septic tank services;
 - (vii) stockyards and abattoirs;
 - (viii) [Unenclosed Storage](#);
 - (ix) waste reduction plant and waste transfer station; and
 - (x) wrecking and salvaging of [Vehicles](#), goods, materials and things, including [Wrecked Vehicles](#).

805.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#);
 - b. [Industrial Repair Services](#);
 - c. [Office](#), provided that the total [Gross Floor Area](#) of the [Office Use](#) does not exceed 25% of the [Gross Floor Area](#) of the [Principal Use](#);
 - d. [Primary Processing](#);
 - e. [Retail](#) provided that:
 - (i) the total [Gross Floor Area](#) for [Retail Use](#) does not exceed 25% of the total [Gross Floor Area](#) of the [Principal Use](#); and
 - (ii) the total [Lot Coverage](#) for all unenclosed outdoor area for [Retail Use](#) does not exceed 1,000.0 square metres.
 - f. [Wholesale Distribution](#) provided that:
 - (i) the total [Gross Floor Area](#) for [Wholesale Distribution Use](#) does not exceed 25% of the total [Gross Floor Area](#) of the [Principal Use](#); and
 - (ii) the total [Lot Coverage](#) for all unenclosed outdoor area for [Wholesale Distribution Use](#) does not exceed 1,000.0 square metres.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

805.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimension [shall](#) be not less than:
 - a. in [Lot Area](#) 2.0 hectares
 - b. in [Lot Width](#) 60.0 metres
 - c. in [Lot Depth](#) 75.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions

805.5 DENSITY

1. Not applicable.

805.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 20%.

805.7 SETBACKS

1. Minimum [Setbacks](#) for [Building](#) and [Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 15.0 metres
 - b. from a [Rear Lot Line](#) 15.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 15.0 metres.
2. Where a [Lot Line](#) abuts a [Lot](#) that is [Designated](#) in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#) or [Zoned](#) for a non-[Industrial Use](#), the required minimum [Setback](#) from that [Lot Line shall](#) be 25.0 metres.
3. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

805.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure shall](#) not exceed 18.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

805.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

805.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

805.11 OTHER REQUIREMENTS

1. [Caretaker Residential Use shall](#) be:
 - a. subject to Section 402 (Caretaker Residential) of this Bylaw, except:
 - (i) it [shall](#) be contained within a separate [Building](#) from the [Principal Use](#).
2. [Uses shall](#) be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

3. [Biomass](#) fuelled boilers and [Process Heaters](#) [shall](#) be permitted in this [Zone](#). Refer to Section 404 (Renewable Energy Systems and Infrastructure) of this Bylaw.

9 PART 9 – INSTITUTIONAL ZONES

901 ZONE: P-1 PARK AND SCHOOL

901.1 PURPOSE

1. This [Zone](#) provides for the accommodation of parks, recreation, [Schools](#) and associated activities.

901.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Animal Shelter](#);
 - b. [Assembly](#);
 - c. [Indoor Commercial Recreation](#),
 - d. [Outdoor Commercial Recreation](#);
 - e. [Park](#); and
 - f. [School](#).

901.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#); and
 - b. [Single Detached Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

901.4 LOT AREA and DIMENSIONS

1. An [Animal Shelter Use](#) [shall](#) not be permitted on a [Lot](#) with a [Lot Area](#) less than 2.0 hectares.
2. An [Assembly Use](#) [shall](#) not be permitted on a [Lot](#) with a [Lot Area](#) less than 668.0 square metres.
3. One [Caretaker Residential](#) or [Single Detached Residential Use](#) [shall](#) not be permitted on a [Lot](#) with a [Lot Area](#) less than 668.0 square metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

901.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed 0.5 times the [Lot Area](#).
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

901.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.

901.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:

- a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

901.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not exceed 11.0 metres, except:
 - a. [Building Height](#) for a [Single Detached Residential Use](#) [shall](#) not exceed 9.5 metres;
 - b. [Building Height](#) for an [Assembly Use](#) [shall](#) not exceed 18.0 metres; and
 - c. [Building Height](#) for a [School](#) or [Indoor Commercial Recreation](#) [shall](#) not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

901.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

901.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

901.11 OTHER REQUIREMENTS

1. [Animal Shelters](#):
 - a. [shall](#) be completely enclosed within a [Building](#); and
 - b. [shall](#) not include an incinerator.
2. A maximum of one [Dwelling Unit](#) [shall](#) be permitted, as either a [Caretaker Residential Use](#) or a [Single Detached Residential Use](#); and [shall](#) be subject to the following requirements:
 - a. a [Caretaker Residential Use](#) [shall](#) be subject to Section 402 (Caretaker Residential) of this Bylaw;
 - b. a [Single Detached Residential Use](#) [shall](#) be limited to a maximum [Gross Floor Area](#) of 300.0 square metres.
 - c. [shall](#) be an [Accessory Residential Use](#) to a [Principal](#) non-[Residential Use](#);
 - d. [shall](#) not be strata-titled;
 - e. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - f. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#); and

- g. shall not be permitted on a Lot situated within a Floodplain Area unless the underside of the finished floor system of the Caretaker Residential Use is above the established minimum Flood Construction Level.

902 ZONE: P-2 SPECIAL INSTITUTIONAL

902.1 PURPOSE

1. This [Zone](#) provides for the accommodation of [Private Hospitals](#) and [Assembly Use](#).

902.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Private Hospital](#); and
 - b. [Assembly](#).

902.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#); and
 - b. [Single Detached Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

902.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 668.0 square metres
 - b. in [Lot Width](#) 18.0 metres
 - c. in [Lot Depth](#) 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

902.5 DENSITY

1. [Floor Space Ratio](#) for a [Private Hospital](#) [shall](#) not exceed 0.5 times the [Lot Area](#), except:
 - a. [Floor Space Ratio](#) for a [Private Hospital](#) [shall](#) not exceed 0.91 times the [Lot Area](#), specific to the following [Lot](#):
 - (i) Parcel One District Lot 278 Group 1 New Westminster District Plan EPP37013. PID: 029-263-298. 20581 Maple Crescent.
 - b. [Floor Space Ratio](#) for a [Private Hospital](#) [shall](#) not exceed 0.75 times the [Lot Area](#), specific to the following [Lot](#):
 - (i) Lot 220 District Lot 245 Group 1 New Westminster District Plan 62886. PID: 003-211-258. 12032 216 Street.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

902.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40% for [Private Hospital](#), except:

- a. all [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 50% for a [Private Hospital](#), specific to the following [Lot](#):
 - (i) Parcel One District Lot 278 Group 1 New Westminster District Plan EPP37013. PID: 029-263-298. 20581 Maple Crescent.

902.7 SETBACKS

1. Minimum [Setback](#)s for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 7.5 metres
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setback](#)s for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

902.8 HEIGHT

1. [Building Height](#) for an [Assembly Use](#) [shall](#) not exceed 18.0 metres.
2. [Building Height](#) for a [Private Hospital](#) [shall](#) not exceed 11.0 metres.
3. [Building Height](#) for [Single Detached Residential Use](#) [shall](#) not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

902.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

902.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading](#) [shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

902.11 OTHER REQUIREMENTS

1. A maximum of one [Dwelling Unit](#) [shall](#) be permitted, as either a [Caretaker Residential Use](#) or a [Single Detached Residential Use](#), and [shall](#) be subject to the following requirements:
 - a. a [Caretaker Residential Use](#) [shall](#) be subject to Section 402 (Caretaker Residential) of this Bylaw;
 - b. a [Single Detached Residential Use](#) [shall](#) be limited to a maximum [Gross Floor Area](#) of 300.0 square metres.
 - c. [shall](#) be an [Accessory Residential Use](#) to a [Principal](#) non-[Residential Use](#);
 - d. [shall](#) not be strata-titled;
 - e. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - f. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#); and

- g. shall not be permitted on a Lot situated within a Floodplain Area unless the underside of the finished floor system of the Caretaker Residential Use is above the established minimum Flood Construction Level.

903 ZONE: P-3 CHILDREN'S INSTITUTIONAL

903.1 PURPOSE

1. This [Zone](#) provides for the accommodation or [Boarding](#) of more than six children in [Sleeping Units](#) with meals and supervision.

903.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Children's Institutional](#).

903.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to one of the permitted [Principal Uses](#) in this [Zone](#):
 - a. [Caretaker Residential](#); and
 - b. [Single Detached Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

903.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

903.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed 0.5 times the [Lot Area](#).
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

903.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 40%.

903.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, or one-half the [Building Height](#), whichever is greater
 - d. from an [Exterior Side Lot Line](#) 7.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

903.8 HEIGHT

1. [Building Height](#) for [Children's Institutional Use shall](#) not exceed 11.0 metres.
2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

903.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

903.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

903.11 OTHER REQUIREMENTS

1. A maximum of one [Dwelling Unit shall](#) be permitted, as either a [Caretaker Residential Use](#) or a [Single Detached Residential Use](#), and [shall](#) be subject to the following requirements:
 - a. a [Caretaker Residential Use shall](#) be subject to Section 402 (Caretaker Residential) of this Bylaw;
 - b. a [Single Detached Residential Use shall](#) be limited to a maximum [Gross Floor Area](#) of 300.0 square metres;
 - c. [shall](#) be [Accessory](#) an [Residential Use](#) to a [Principal](#) non-[Residential Use](#);
 - d. [shall](#) not be strata-titled;
 - e. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - f. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#); and
 - g. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Caretaker Residential Use](#) is above the established minimum [Flood Construction Level](#).

904 ZONE: P-4 PLACE OF WORSHIP

904.1 PURPOSE

1. This [Zone](#) provides for places of worship and associated [Accessory](#) activities, including care and [Education](#) of pre-[School](#) age children.

904.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Place of Worship](#).

904.3 ACCESSORY USES

1. The following [shall](#) be permitted as associated [Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Assembly](#);
 - b. [Caretaker Residential](#); and
 - c. [Single Detached Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

904.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metres
 - c. in [Lot Depth](#) 60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

904.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed 0.3 times the [Lot Area](#).
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

904.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 30%.

904.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 3.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

904.8 HEIGHT

1. [Building Height](#) for a [Place of Worship](#) [shall](#) not exceed 11.0 metres.

2. [Building Height](#) for an [Assembly Use shall](#) not exceed 18.0 metres.
3. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

904.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.
2. All playgrounds, playfields or play [Lots shall](#) be surrounded by continuous fencing or screening on all sides of the [Lot](#) in such a manner that it cannot be traversed except at those points specifically provided for access.

904.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

904.11 OTHER REQUIREMENTS

1. A maximum of one [Dwelling Unit shall](#) be permitted, as either a [Caretaker Residential Use](#) or a [Single Detached Residential Use](#), and [shall](#) be subject to the following requirements:
 - a. a [Caretaker Residential Use shall](#) be subject to Section 402 (Caretaker Residential) of this Bylaw;
 - b. a [Single Detached Residential Use shall](#) be limited to a maximum [Gross Floor Area](#) of 300.0 square metres.
 - c. [shall](#) be an associated [Residential Use](#) to a [Principal](#) non-[Residential Use](#);
 - d. [shall](#) not be strata-titled;
 - e. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - f. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#); and
 - g. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Caretaker Residential Use](#) is above the established minimum [Flood Construction Level](#).

905 ZONE: P-4a PLACE OF WORSHIP AND EDUCATIONAL

905.1 PURPOSE

1. This [Zone](#) provides for the accommodation of places of worship and associated activities, including [Schools](#).

905.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Place of Worship](#).

905.3 ACCESSORY USES

1. The following [shall](#) be permitted as associated [Uses](#) to the permitted [Principal Use](#) in this [Zone](#):
 - a. [Assembly](#);
 - b. primary, elementary, and secondary [Schools](#);
 - c. [Caretaker Residential](#); and
 - d. [Single Detached Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

905.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 0.4 hectares
 - b. in [Lot Width](#) 36.0 metre
 - c. in [Lot Depth](#) 60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

905.5 DENSITY

1. [Floor Space Ratio](#) [shall](#) not exceed 0.3 times the [Lot Area](#).
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for [Gross Floor Area](#) requirements.

905.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 30%.

905.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 3.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

905.8 HEIGHT

1. [Building Height](#) for a [Place of Worship shall](#) not exceed 11.0 metres.
2. [Building Height](#) for an [Assembly Use shall](#) not exceed 18.0 metres.
3. [Building Height](#) for a [Single Detached Residential Use shall](#) not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

905.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

905.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

905.11 OTHER REQUIREMENTS

1. A maximum of one [Dwelling Unit shall](#) be permitted, as either a [Caretaker Residential Use](#) or a [Single Detached Residential Use](#), and [shall](#) be subject to the following requirements:
 - a. a [Caretaker Residential Use shall](#) be subject to Section 402 (Caretaker Residential) of this Bylaw;
 - b. a [Single Detached Residential Use shall](#) be limited to a maximum [Gross Floor Area](#) of 300.0 square metres.
 - c. [shall](#) be an associated [Residential Use](#) to a [Principal](#) non-[Residential Use](#);
 - d. [shall](#) not be strata-titled;
 - e. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - f. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#); and
 - g. [shall](#) not be permitted on [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Caretaker Residential Use](#) is above the established minimum [Flood Construction Level](#).

906 ZONE: P-5 CORRECTIONS AND REHABILITATION

906.1 PURPOSE

1. This [Zone](#) provides for [Corrections and Rehabilitation](#) institutions.

906.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Corrections and Rehabilitation](#).

906.3 ACCESSORY USES

1. Not applicable.

906.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 929.0 square metres, plus an additional 93.0 square metres for each additional [Person](#) after the first eight (8) accommodated by the permitted [Use](#);
 - b. in [Lot Width](#) 22.5 metre
 - c. in [Lot Depth](#) 42.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.

906.5 DENSITY

1. Not applicable.

906.6 LOT COVERAGE

1. All [Principal Buildings or Principal Structures](#) and [Accessory Buildings and Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 30%.

906.7 SETBACKS

1. Minimum [Setback](#)s for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 3.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setback](#)s for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

906.8 HEIGHT

1. [Building Height](#) for a [Building](#) or [Structure](#) [shall](#) not exceed 30.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

906.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

906.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

906.11 OTHER REQUIREMENTS

1. Not applicable.

907 ZONE: P-6 CIVIC

907.1 PURPOSE

1. This [Zone](#) provides for the accommodation of [Civic Uses](#).

907.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Assembly](#);
 - b. [Civic](#);
 - c. [Indoor Commercial Recreation](#);
 - d. [Off-Street Parking](#);
 - e. [Outdoor Commercial Recreation](#); and
 - f. park.

907.3 ACCESSORY USES

1. The following [shall](#) be permitted as associated [Uses](#) to a permitted [Principal Use](#) in this [Zone](#):
 - a. [Caretaker Residential](#); and
 - b. [Single Detached Residential](#).
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

907.4 LOT AREA and DIMENSIONS

1. Not applicable.

907.5 DENSITY

1. Not applicable.

907.6 LOT COVERAGE

1. All [Buildings](#) and [Structures](#) for [Assembly Use](#) [shall](#) not exceed a [Lot Coverage](#) of 40%.
2. [Off-Street Parking Use](#) together with all other [Buildings](#) and [Structures](#) [shall](#) not exceed a [Lot Coverage](#) of 95%.

907.7 SETBACKS

1. Minimum [Setbacks](#) for [Buildings](#) and [Structures](#) [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 3.0 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres.
2. Minimum [Setbacks](#) for all [Buildings](#) and [Structures](#) [shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

907.8 HEIGHT

1. [Building Height](#) for an [Assembly Use](#) [shall](#) not exceed 18.0 metres.

2. [Building Height](#) for a [Building](#) or [Structure](#) for [Off-Street Parking Use shall](#) not exceed 12.0 metres.
3. [Building Height](#) for a [Single Detached Residential Use shall](#) not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

907.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

907.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

907.11 OTHER REQUIREMENTS

1. A maximum of one [Dwelling Unit shall](#) be permitted, as either a [Caretaker Residential Use](#) or a [Single Detached Residential Use](#), and [shall](#) be subject to the following requirements:
 - a. a [Caretaker Residential Use shall](#) be subject to Section 402 (Caretaker Residential) of this Bylaw;
 - b. a [Single Detached Residential Use shall](#) be limited to a maximum [Gross Floor Area](#) of 300.0 square metres.
 - c. [shall](#) be an associated [Residential Use](#) to a [Principal](#) non-[Residential Use](#);
 - d. [shall](#) not be strata-titled;
 - e. [shall](#) provide proof satisfactory to the Building Official that notification has been provided to the applicable [Fraser Health Authority](#) if located on a [Lot](#) which is not serviced by [Community Sanitary Sewer System](#);
 - f. [shall](#) provide written verification from a [Professional Engineer](#) or a Certified Professional confirming adequate water quantity and potability, if located on a [Lot](#) that is not serviced by the [Community Water System](#); and
 - g. [shall](#) not be permitted on a [Lot](#) situated within a [Floodplain Area](#) unless the underside of the finished floor system of the [Caretaker Residential Use](#) is above the established minimum [Flood Construction Level](#).

10 PART 10 – COMPREHENSIVE DEVELOPMENT ZONES

1001 CD-2-85

1001.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in the Bylaw, the following uses shall be permitted in the CD-2-85 zone:
 - a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
 - b. drive-in restaurants;
 - c. accessory off-street parking; and
 - d. accessory off-street loading.

1001.2 CONDITIONS OF USE

1. Landscape screening of not less than one metre in height and one metre in width shall be provided and properly maintained in all areas not used for off-street parking and access driveways.
2. Deleted by Bylaw 4349-1990.

1001.3 YARD REQUIREMENTS

1. No front or exterior side yard shall be required.
2. An interior side yard of not less than 23.0 metres shall be provided.
3. A rear yard of not less than 34.0 metres shall be provided.

1001.4 OFF-STREET PARKING AND LOADING

1. shall not occupy more than 95% of the lot.
2. shall be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

1002 CD-1-86

1002.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-1-86 zone:
 - a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
 - b. drive-in restaurants;
 - c. accessory off-street parking; and
 - d. accessory off-street loading.

1002.2 CONDITIONS OF USE

1. Landscape screening in the form of planted shrubs and trees of not greater than 1.0 metre in height for areas within 7.5 metres of an intersection and not less than 2.0 metres in height for areas further than 7.5 metres from an intersection shall be provided and properly maintained along all lot lines fronting on Streets, except for driveway access areas.
2. No access shall be permitted from a provincial highway or a municipal arterial street.
3. One access shall be permitted from a Municipal Local Street.
4. Two accesses shall be permitted from a lane to off-street parking areas not less than 7.5 metres and not greater than 15 metres from an intersection.
5. One single lane one-way drive-thru access shall be permitted to and from a lane around a *building*.
6. deleted by Bylaw 4349-1990.

1002.3 YARD REQUIREMENTS

1. A front yard of not less than 6.0 metres shall be provided.
2. A rear yard of not less than 40.0 metres shall be provided.
3. An interior side yard of not less than 3.5 metres shall be provided.
4. An exterior side year of not less than 18.0 metres shall be provided.

1002.4 OFF-STREET PARKING AND LOADING

1. shall not occupy more than 90% of the lot.
2. shall be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1003 CD-1-87

1003.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-1-87 zone:
 - a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
 - b. accessory off-street parking; and
 - c. accessory off-street loading.

1003.2 CONDITIONS OF use

1. Landscaping shall be provided on all areas of the lot not occupied by *building*, parking, access driveways and pedestrian walkways.
2. Deleted by bylaw 4349-1990.

1003.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1003.4 DELETED BY BYLAW 4349-90.

1003.5 A TOURIST ACCOMMODATION USE

1. shall not be permitted on a lot having an area of less than 1390 square metres ;
2. shall provide accommodation in sleeping units and/or *dwelling units*;
3. shall be limited exclusively to storeys above the first storey of a *building*;
4. shall be the only use in a storey so used; and
5. shall be located within a *building* above all storeys which are used for a permitted *commercial* use.

1003.6 A COMMERCIAL USE

1. shall utilize not less than 90% of the lot frontage on the ground floor unless such frontage is used for public pedestrian access or public vehicular access;
2. shall, where a lot fronts two or more streets, utilize not less than 90% of the lot frontage on the ground floor on the widest of the streets unless such frontage is used for public pedestrian access or public vehicular access.
3. on the ground floor shall utilize not less than 25% of the net lot area; and
4. where developed in combination with an *Apartment Residential* use on the ground floor shall utilize not less than 20% of the net lot area.

1003.7 AN APARTMENT RESIDENTIAL USE

1. where in combination with *commercial* uses on the ground floor, shall be located to the rear of such *commercial* uses;
2. shall be the only use in a storey so used above the ground storey; and
3. shall be permitted only where all parking for such use is *concealed parking*.

1003.8 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES.

1. All *buildings* and structures where *commercial* and *apartment residential* uses are provided on the ground floor:
 - a. together shall not exceed 65% lot coverage;
 - b. shall be sited not less than the distance from lot lines indicated:

(i) Front	0 metres
(ii) Rear	4.5 metres
(iii) Interior Side	0 metres
(iv) Exterior Side	0 metres.

provided that above the first storey where the *building* is used for *apartment residential* use, the distance from the front lot line shall be not less than 3.0 metres; and
 - c. shall have a maximum floor space ratio of 1.0 times the net lot area, provided that this amount may be increased by 1.0 times the net lot area times the ratio of concealed to required off-street parking not to exceed 1.0 times the net lot area.
2. All *Buildings* and Structures where a *Commercial* use is provided on the ground floor and on no other level and an *apartment residential* use is provided only on storeys above the ground floor:
 - a. together shall not exceed a lot coverage of 90%, reduced to 35% above the second storey;
 - b. shall be sited not less than the distance from lot lines indicated:

(i) Front	0.0 metres;
(ii) Rear	6.0 metres;
(iii) Interior Side	0.0 metres; and
(iv) Exterior Side	0.0 metres.

provided that:
 - (i) above the second storey where the *building* is used for *apartment residential* use, the distance from front and rear lot lines shall be not less than 7.5 metres; and
 - (ii) above the third storey, the distance from side lot lines shall be not less than 4.5 metres.

1004 CD-2-87

1004.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in the Bylaw the following uses shall be permitted in the CD-2-87 zone.
 - a. place of worship;
 - b. monastery;
 - c. boarding use;
 - d. agriculture;
 - e. A dwelling or a *dwelling unit* for a minister or caretaker, provided that such dwelling or *dwelling unit* is located on the same lot as the institution which it serves; and
 - f. *Accessory buildings*.

1004.2 CONDITIONS OF USE

1. All access driveways and off-street parking shall be surfaced with asphalt, concrete or other dust free materials.
2. All *buildings* shall be designed so as to be compatible with surrounding land uses.

1004.3 LOT COVERAGE

1. All *buildings* and structures shall not exceed a lot coverage of 10%.

1004.4 YARD REQUIREMENTS

1. All *buildings* and structures shall be sited not less than 7.5 metres from all lot lines.

1004.5 HEIGHT

1. All *buildings* and structures shall not exceed 10 metres in height.

1004.6 OFF -STREET PARKING

1. *Building* for place of worship use: off-street parking shall be provided at a ratio of 1 space per 5 seats plus 1 space per staff member.
2. *Building* for *boarding* use: off-street parking shall be provided at a ratio of 1 space per 2 *boarders*.

1005 CD-3-87

1005.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-3-87 zone:
 - a. all those uses permitted in the CS-1 (Service Commercial) zone;
 - b. offices of a bank or credit union;
 - c. accessory off-street parking; and
 - d. Accessory off-street loading.

1005.2 CONDITIONS OF USE

1. Landscape screening in the form of planted trees and shrubs not greater than one metre in height shall be provided and properly maintained for areas within 7.5 metres of an intersection and along all lot lines fronting on a street, except for driveway access areas.
2. Landscape screening in the form of planted trees and shrubs not greater than two metres in height shall be provided and properly maintained for areas beyond 7.5 metres from an intersection and along all lot lines fronting on a street, except for driveway access areas.
3. For lots having frontage on only one street, one access and egress driveway not less than 2.75 metres nor more than 9.5 metres wide shall be permitted for each 30 metres or portion of frontage provided that the locations of such driveways are approved by the Director of Engineering.
4. For lots having frontage on more than one street, one access and egress driveway not less than 2.75 metres nor more than 9.5 metres wide shall be permitted to each street provided that the locations of such driveways are approved by the Director of Engineering.
5. Except as provided under Section 3, all requirements of Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as they apply to access and egress driveways, shall apply.

1005.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF ALL BUILDINGS AND STRUCTURES

1. All *buildings* and structures
 - a. together shall not exceed a lot coverage of 40%, nor a floor space ratio of 0.8 times the net lot area;
 - b. shall not exceed a height of 10 metres; and
 - c. shall be sited not less than the distance from lot lines indicated:

(i) front	9.0 metres
(ii) rear	6.0 metres
(iii) interior side	0.0 metres
(iv) exterior side	7.5 metres.

1005.4 OFF-STREET PARKING AND LOADING

1. [shall](#) not occupy more than 75% of the net lot area.
2. [shall](#) be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1006 CD-2-88

1006.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-88 zone:
 - a. recreation *building* providing a lap pool, exercise room and activity room.
 - b. accessory off-street parking;
 - c. accessory off-street loading;
 - d. a banquet facility not to exceed 365 square metres; and
 - e. an amenity space for hobbies/crafts and workshop area.

1006.2 CONDITIONS OF USE

1. Landscaping shall be provided and properly maintained on all areas of the lot not occupied by *buildings*, parking, access driveways and pedestrian walkways.
2. All access driveways and off-street parking shall be surfaced with asphalt or concrete.

1006.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading shall be sited to the rear of the principal *building*.
2. Off-street parking and loading spaces shall be provided in accordance with the ratios and requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1006.4 Deleted by Bylaw 4349-1990.

1006.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures:
 - a. together shall not exceed a lot coverage of 20%;
 - b. shall not exceed a height of 9.0 metres; and
 - c. shall be sited not less than the distance from lot lines indicated:

(i) Front	3.0 metres
(ii) Rear	6.0 metres
(iii) Interior side	1.5 metres
(iv) Exterior side	3.0 metres.

1007 CD-3-88

1007.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-3-88 zone:
 - a. all CS-1 (Service Commercial) uses;
 - b. Real Estate office in combination with *development* and construction services;
 - c. jewelry store;
 - d. *accessory* off-street parking; and
 - e. *accessory* off-street loading.

1007.2 CONDITIONS OF USE

1. All businesses, repair and servicing uses shall be conducted within a completely enclosed *building*, except for permitted outdoor display, rental, sales or storage yards, parking and loading facilities and gasoline service stations.
2. No residential use shall be permitted.
3. Each lot used for Service Station use shall be not less than 1100.0 square metres in area with a minimum frontage of not less than 30 metres, provided that:
 - a. where a service station use in combination with either a *convenience store* or a coffee shop use, but not both, on the same lot, the lot shall be not less than 1600 square metres in area with a minimum frontage of 30 metres; and
 - b. where a service station use is in combination with a *convenience store* and a coffee shop use on the same lot, the lot shall be not less than 2100.0 square metres in area with a minimum frontage of 30.0 metres.
4. Landscaping screen shall be required on front and exterior lot lines.
5. Controlled access shall be provided and maintained in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
6. Nothing shall be done which is or will become an annoyance or a nuisance to the surrounding areas by reason of unsightliness the admission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise or glare, nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

1007.3 OFF-STREET PARKING AND LOADING

1. Off-street parking shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1007.4 Deleted by Bylaw 4349-1990.

1007.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures:
 - a. together shall not exceed a lot coverage of 35%;
 - b. shall not exceed a height of 7.7 metres; and

- c. *shall* be sited not less than the distances from lot lines indicated:
 - (i) Front 9.0 metres
 - (ii) Rear 6.0 metres
 - (iii) Interior side 0 metres
 - (iv) Exterior side 7.5 metres.

1007.6 HEIGHT

- 1. All *buildings* and structures for single detached residential use *shall* not exceed a height of 9.0 metres.
- 2. All *buildings* used for *accessory* residential use and/or *accessory* off-street parking *shall* not exceed a height of 6.0 metres.

1007.7 OTHER REQUIREMENTS

- 1. Access:
 - a. All lots with less than 15.0 metres of width require a lane at the rear.
 - b. Vehicular access for lots backing on a Municipal lane will be restricted to the lane.
- 2. Off-street parking spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
- 3. A residential use *shall* be permitted only if the lot serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1008 CD-4-88

1008.1 PERMITTED USES

1. Subject to the regulations contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-4-88 zone:
 - a. *Agricultural events*:
 - (i) annual *agricultural* fair;
 - (ii) horse events;
 - (iii) animal exhibits/competitions (birds, swine, goats, sheep, beef, etc.);
 - (iv) food displays (fruit, vegetables, grain, etc.);
 - (v) garden displays (flowers, etc.);
 - (vi) horseshoeing;
 - (vii) sheep herding; and
 - (viii) 4-H events.
 - b. Special events related to animals:
 - (i) rodeo;
 - (ii) veterinarian shows;
 - (iii) heavy horse pulls;
 - (iv) pet grooming/care;
 - (v) *dog* obedience;
 - (vi) petting zoo;
 - (vii) hay rides; and
 - (viii) annual race competitions (horse races, etc.).
 - c. Swap meets - selling household, automotive and garden goods.
 - d. Entertainment:
 - (i) musical performances/festivals;
 - (ii) dance performances/festivals;
 - (iii) amusement rides/booths;
 - (iv) children's festival;
 - (v) drama performances/festivals; and
 - (vi) art displays/instruction.
 - e. Other special events/users:
 - (i) logging shows;
 - (ii) automotive/boat shows;
 - (iii) picnics;
 - (iv) athletic events (soccer, archery, baseball etc.);

- (v) sports days;
 - (vi) ceremonies (graduation, wedding, etc.);
 - (vii) food services/preparations;
 - (viii) non-motorized cycle competitions (BMX, bicycle races, etc.);
 - (ix) trade shows;
 - (x) craft fairs;
 - (xi) casinos;
 - (xii) service club events;
 - (xiii) tennis, badminton, roller skating, etc.; and
 - (xiv) beer garden.
- f. Regular events/users:
- (i) athletic league play/practice;
 - (ii) group meetings;
 - (iii) casual sport use;
 - (iv) camping;
 - (v) picnicking; and
 - (vi) horse *boarding*.
- g. Commercial Uses:
- (i) fertilizer and manure sales and storage;
 - (ii) storage of recreational vehicles;
 - (iii) float construction;
 - (iv) *campground* operation;
 - (v) concession stand;
 - (vi) auction;
 - (vii) restaurant/lounge;
 - (viii) *accessory* retail; and
 - (ix) retail sale of groceries and household items within premises comprising not more than 275square metres of floor area.
- h. *Accessory caretaker residential* use.
- i. *Accessory* home occupation use.
- j. *Child care centre*.

1008.2 OFF-STREET PARKING AND LOADING

1. Off-Street parking and loading spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1008.3 Deleted by Bylaw 4349-90.

1008.4 **REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS*
AND STRUCTURES**

1. All *buildings* and structures:
 - a. shall be sited not less than 7.5 metres from all lot lines;
 - b. together shall not exceed a lot coverage of 20%; and
 - c. shall not exceed a height of 11.0 metres.

1009 CD-5-88

1009.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-5-88 zone:
 - a. all those uses permitted in the C-3 (Town Centre Commercial) zone; and
 - b. all those uses permitted in the CS-I (Service Commercial zone);
 - c. accessory off-street parking; and
 - d. accessory off-street loading.

1009.2 CONDITIONS OF USE

1. Landscaping shall be provided on all areas of the lot not occupied by *building*, parking access driveways and pedestrian walkways.
2. Deleted by Bylaw 4349-1990.

1009.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1009.4 Deleted by Bylaw 4349-1990.

1009.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. Site Coverage:
 - a. All *buildings* and structures together shall not exceed a lot coverage of 45%.
2. Height:
 - a. All *buildings* and structures shall not exceed 10.0 metres.
3. Yard Requirements:
 - a. A front yard of not less than 20.0 metres shall be provided.
 - b. An interior side yard of not less than 4.0 metres shall be provided.
 - c. An exterior side yard of not less than 7.5 metres shall be provided.
 - d. A rear yard of not less than 10 metres shall be provided.

1010 CD-6-88

1010.1 PERMITTED USES

1. Subject to the regulations contained elsewhere in this bylaw, the following uses shall be permitted in the cd-6-88 zone:
 - a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
 - b. all those uses permitted in the CS-I (Service Commercial) zone;
 - c. accessory off-street parking; and
 - d. accessory off-street loading.

1010.2 CONDITIONS OF USE

1. Landscaping shall be provided on all areas of the lot not occupied by *building*, parking access driveways and pedestrian walkways.
2. Deleted by Bylaw 4349-1990.

1010.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990

1010.4 Deleted by Bylaw 4349-1990.

1010.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

1. Site Coverage:
 - a. I *buildings* and structures together shall not exceed a lot coverage of 35%.
2. Height:
 - a. All *buildings* and structures shall not exceed 10 metres.
3. Yard Requirements:
 - a. A front yard of not less than 7.5 metres shall be provided.
 - b. An interior side yard is not required.
 - c. An exterior side yard of not less than 7.5 metres shall be provided.
 - d. A rear yard of not less than 15 metres shall be provided.

1011 CD-1-89

1011.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-1-89 zone:
 - a. *assembly* use;
 - b. *civic*;
 - c. park and school;
 - d. *accessory* off-street parking;
 - e. *accessory* off-street loading.

1011.2 OFF-STREET PARKING

1. shall comply with the requirements of Section 402 and Section 404 hereof.

1011.3 OFF-STREET LOADING

1. shall comply with the requirements of Section 402(2) and Section 404 hereof.

1011.4 YARD REQUIREMENTS

1. All *buildings* and structures shall be sited not less than 7.5 metres from all lot lines.

1012 CD-2-90

1012.1 PERMITTED USES.

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses [*shall*](#) be permitted in CD-2-90 zone:
 - a. *apartment residential*;
 - b. *boarding* use;
 - c. *accessory buildings and structures* use;
 - d. *accessory home occupation* use; and
 - e. *accessory off-street parking*.

1012.2 REQUIREMENTS FOR PERMITTED USES

1. An *accessory off-street parking* use, when not concealed, [*shall*](#) be bound by a landscape screen of not less than one metre in height.

1012.3 SITE COVERAGE

1. All *buildings* and structures for *accessory residential off-street parking* [*shall*](#) not exceed a lot coverage of 10% except that any *accessory residential* or *accessory off-street parking* structure, all parts of which are 0.8 metres or less above the *average finished grade* of the site and which are landscaped and integrated to become a useable part of the yard area, [*shall*](#) not exceed a lot coverage of 90%.
2. An *accessory unenclosed off-street parking* use [*shall*](#) occupy not more than 2% of the surface of the net lot area.

1012.4 FLOOR SPACE RATIO

1. All *buildings* for *apartment residential* use [*shall*](#) not exceed a floor space ratio of 0.45 times the net lot area.

1012.5 YARD REQUIREMENTS

1. All *buildings* and structures for *apartment residential*, *accessory residential* and *accessory off-street parking* [*shall*](#) be sited not less than:
 - a. 6.0 metres from the front lot line; and
 - b. 4.5 metres from the interior, exterior and rear lot line.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metres or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area [*shall*](#) be sited not less than:
 - a. 1.5 metres from a rear and interior side lot line;
 - b. 3 metres from a front and exterior side lot line.

1012.6 HEIGHT

1. All *apartment residential buildings* [*shall*](#) not exceed 10.5 metres in height.
2. All *buildings* used for *accessory residential* use and/or *accessory off-street parking* [*shall*](#) not exceed 4.5 metres in height.

1012.7 OFF-STREET PARKING

1. Off-street parking shall be provided at the ratio of 1.0 space per *dwelling unit*.

1013 CD-3-90

1013.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the RM-2 zone:
 - a. *apartment residential*;
 - b. *boarding* use;
 - c. *accessory residential* use;
 - d. *accessory home occupation* use; and
 - e. *accessory off-street parking*.

1013.2 REQUIREMENTS FOR PERMITTED USES

1. Accessory off-street parking, except for that provided as visitor parking space, shall be located within a structure all parts of which are 0.8 metres or less above the *average finished grade* of the lot and which are landscaped and integrated to become a useable part of the yard area.
2. Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
3. An *apartment residential* use shall be permitted only if the lot is serviced to the standard set out for this zone in Schedule "B" of Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1013.3 DENSITY

1. The maximum floor space ratio shall be 1.2 times the net lot area.

1013.4 SITING

1. All *apartment residential* and *accessory residential buildings* shall be sited not less than:
 - a. 7.5 metres from front and rear lot lines;
 - b. 6.0 metres from an exterior or interior side lot line except for *apartment residential buildings* exceeding 3 storeys in height which shall be sited not less than 7.5 metres from exterior or interior side lot lines.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metres or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area shall be sited not less than:
 - a. 1.5 metres from a rear and interior side lot line; and
 - b. 3.0 metres from a front and exterior side lot line.

1013.5 SIZE OF BUILDINGS AND STRUCTURES

1. All *apartment residential buildings* shall not exceed 15.0 metres in height.

1014 CD-5-90

1014.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses and not others shall be permitted in the CD-5-90 zone.
 - a. transition residential;
 - b. single detached residential;
 - c. *boarding* use;
 - d. *accessory* residential;
 - e. *accessory* off-street parking;
 - f. *accessory* home occupation.

1014.2 REQUIREMENTS FOR PERMITTED USES

1. Transition Residential use shall be limited to not more than 12 persons.
2. Transition Residential use shall be completely enclosed within a *building* used for single detached residential use.
3. All access driveways and off-street parking shall be surfaced with asphalt or concrete.

1014.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures shall not exceed a lot coverage of 40%.
2. *Buildings* and structures for Transition Residential use and Single detached residential use:
 - a. shall be limited to one per lot;
 - b. shall not exceed a height of 11.0 metres; and
 - c. shall be sited not less than:
 - (i) 7.5 metres from the front and rear lot lines provided that where a high pressure gas right of way is located within any portion of the required setback area from a rear lot line the setback shall be not less than 5 metres from the right of way for all lots created after October 31, 1986;
 - (ii) a minimum of 1.5 metres from an interior side lot line, but with the sum of the two interior side yards to be not less than 3.5 metres; and
 - (iii) 4.5 metres from the lot line adjoining a flanking street in the case of a corner lot.
3. *Buildings* and structures for *accessory* residential use or *accessory* off-street parking:
 - a. shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser;
 - b. shall not exceed a height of 4.5 metres;
 - c. shall be sited not less than:
 - (i) 1.5 metres from a rear and interior side lot line;

- (ii) 3.0 metres from a front and exterior side lot line except that no *building* or structure for an *accessory* off-street parking [*shall*](#) be sited within the required front yard setback; and
- (iii) 1.5 metres from a *building* used for residential use.

1015 CD-1-92

1015.1 PERMITTED USE

1. Subject to the requirements of contained elsewhere in this Bylaw the following uses shall be permitted in the CD-1-92 zone.
 - a. medical care facility;
 - b. medical specialist's office;
 - c. ambulatory care facility;
 - d. X-Ray and laboratory facility;
 - e. physiotherapy and sports medicine facility; and
 - f. accessory off-street parking.

1015.2 REQUIREMENTS FOR PERMITTED USES

1. Accessory off-street parking shall:
 - a. be bound by a landscape screen of not less than 0.5 metres in height;
 - b. not occupy more than 95% of the surface of the net lot area; and
 - c. be regulated by Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
2. All *buildings* and structures shall not exceed a lot coverage of 40%.
3. Landscape screen shall be required on front and exterior lot lines.

1015.3 REQUIREMENTS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES.

1. shall not exceed a height of 7.7 metres.
2. shall be sited:
 - a. 9.0 metres from the front lot line;
 - b. 6.0 metres from the rear lot line;
 - c. 0.0 metres from the interior side lot line; and
 - d. 7.5 metres from the exterior side lot line.

1016

CD-2-92

1016.1

PRINCIPAL USES

1. Commercial Use, limited to:
 - a. animal grooming service;
 - b. artist or display studios;
 - c. delivery and express facilities;
 - d. glass replacement shops;
 - e. non-medical testing laboratory;
 - f. personal service establishments including: drapery making, appliance repair, locksmiths, upholstering;
 - g. printing, publishing and allied services; and
 - h. retail sale of:
 - (i) new automobile parts and accessories;
 - (ii) flooring and carpets;
 - (iii) gas and wood-burning fireplaces;
 - (iv) hardware, glass, paint and wallpaper;
 - (v) antiques; and
 - (vi) household furniture.
 - i. retail sale, rental and repair of tools and small equipment such as:
 - (i) chain saws;
 - (ii) hand tools;
 - (iii) lawnmowers;
 - (iv) rototillers;
 - (v) outboard motors;
 - j. trade schools; and
 - k. coffee shop limited to 35 seats.
2. Industrial use, limited to:
 - a. manufacturing of:
 - (i) furniture, cabinets and fixtures;
 - (ii) electrical or electronic products;
 - (iii) leather and textile products;
 - (iv) food products;
 - (v) art and ornamental products;
 - (vi) optical and photographic equipment;
 - (vii) signs;
 - (viii) clothing;

- (ix) jewelry, watches, clocks and trophies;
- (x) sporting goods;
- (xi) rubber and metal stamps; and
- (xii) medical appliances.
- b. Warehousing, indoor storage and distribution of manufactured or processed products.
- c. trade contractors, including:
 - (i) fencing;
 - (ii) siding;
 - (iii) glass and glazing;
 - (iv) insulation;
 - (v) plumbing and air conditioning;
 - (vi) sheet metal;
 - (vii) electrical;
 - (viii) painting and decorating; and
 - (ix) flooring.
- 3. Accessory off-street parking.

1016.2 CONDITIONS OF USE

1. All businesses, repair or servicing uses *shall* be conducted within a completely enclosed *building*, except for permitted parking and loading facilities.
2. Landscaping screen *shall* be required on front and exterior lot lines.
3. Nothing *shall* be done which is or will become an annoyance or a nuisance to the surrounding areas by reason of unsightliness, the admission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise or glare, nor *shall* anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
4. Off-street parking and loading *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990. Off-street parking space requirements for this zone are one per 25 square metres of gross floor area.
5. An off-street parking use or an accessory off-street parking use *shall* occupy not more than 95% of the surface of the net lot area.

1016.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures:
 - a. together *shall* not exceed a lot coverage of 40%;
 - b. *shall* not exceed a height of 7.7 metres;
 - c. *shall* be sited not less than:
 - (i) 4.57 m from a front yard;

- (ii) 10 m from a rear yard;
- (iii) 12.80 m from an interior side yard; and
- (iv) 1.72 m from an exterior side yard.

1017 CD-3-92

1017.1 PRINCIPAL USES

1. Commercial Use, limited to:
 - a. a banquet hall, including amenity area not more than a net area of 335 square metres ; and
 - b. a community *commercial* component not more than 365 square metres and limited to the following uses:
 - (i) grocery store;
 - (ii) deli;
 - (iii) video store;
 - (iv) drycleaner;
 - (v) hairdresser/barber shop;
 - (vi) travel agent;
 - (vii) 35 seat coffee shop;
 - (viii) pharmacy (in conjunction with the store);
 - (ix) doctor's office; and
 - (x) bank machine.
2. Accessory off-street parking.

1017.2 CONDITIONS OF USE

1. Commercial use restricted to the lower level.
2. Banquet hall and amenity uses to be restricted to the upper level.
3. Landscaping screen shall be required on front and exterior lot lines.
4. Nothing shall be done which is or will become an annoyance or a nuisance to the surrounding areas by reason of unsightliness.
5. Off-street parking and Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended. Off-street parking space requirements for this zone are: one per 30 square metres of gross floor area.
6. An off-street parking use or an accessory off-street parking use shall occupy not more than 95% of the surface of the net lot area.

1017.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures,
 - a. together shall not exceed a lot coverage of 40%;
 - b. shall not exceed a height of 7.7 metres; and
 - c. shall be sited not less than 3.5 m from all lot lines.

1018 CD-1-93

1018.1 PURPOSE

1. This [Zone](#) provides for [Single Detached Residential Uses](#).

1018.2 PRINCIPAL USES

1. The following [Principal Uses](#) [shall](#) be permitted in this [Zone](#):
 - a. [Single Detached Residential](#);

1018.3 ACCESSORY USES

1. The following [shall](#) be permitted as [Accessory Uses](#) to the [Single Detached Residential Use](#):
 - a. [Bed and Breakfast](#);
 - b. [Boarding](#);
 - c. [Detached Garden Suite Residential](#) (15 metres wide lots);
 - d. [Hobby Beekeeping](#) (15 metres wide lots);
 - e. [Home Occupation](#);
 - f. [Neighbourhood Daycare](#) (15 metres wide lots);
 - g. [Secondary Suite Residential](#); and
 - h. [Temporary Residential](#).

1018.4 LOT AREA and DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 371.0 square metres
 - b. in [Lot Width](#) 12.0 metres
 - c. in [Lot Depth](#) 24.0 metresOR
2. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 371.0 square metres
 - b. in [Lot Width](#) 15.0 metres
 - c. in [Lot Depth](#) 30.0 metres
3. The [Lot Width shall](#) be measured at a distance of 5.5 metres from the [Front Lot Line](#).

1018.5 DENSITY

1. Not applicable.

1018.6 LOT COVERAGE

1. [Principal Buildings or Principal Structures shall](#) not exceed a [Lot Coverage](#) of 40%;
2. [Accessory Buildings and Structures](#) for [Single Detached Residential Use](#) and [Off-Street Parking Use shall](#) not exceed a [Lot Coverage](#) of 12%;
3. All [Buildings](#) and [Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 45%.

1018.7 SETBACKS

1. For [Lots](#) less than 15 metres in [Lot Width](#), minimum [Setbacks](#) for [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#) 3.0 metres;
 - b. from a [Rear Lot Line](#) 14.5 metres;
 - c. from an [Interior Side Lot Line](#) 1.2 metres; and
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
2. For [Lots](#) 15 metres in [Lot Width](#) or greater, minimum [Setbacks](#) for [Principal Buildings or Principal Structures shall](#) be not less than:
 - a. from a [Front Lot Line](#): 3.0 metres, and the garage [shall](#) be [Setback](#) either 5.5 metres or recessed a minimum of 0.6 metres from the [Principal Building Face](#), whichever is greater
 - b. from a [Rear Lot Line](#) 12.0 metres; or
7.5 metres for [Lots](#) backing onto a [Watercourse](#)
 - c. from an [Interior Side Lot Line](#) 1.5 metres; and
 - d. from an [Exterior Side Lot Line](#) 3.0 metres.
3. Minimum [Setbacks](#) for [Accessory Buildings And Structures shall](#) be not less than:
 - a. from a [Rear Lot Line](#) 0.6 metres;
 - b. from an [Interior Side Lot Line](#) 0.6 metres.

1018.8 HEIGHT

1. [Building Height](#) for [Principal Buildings or Principal Structures shall](#) not exceed 9.5 metres.
2. [Building Height](#) for [Accessory Buildings and Structures shall](#) not exceed 6.0 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

1018.9 LANDSCAPING and SCREENING

1. [Landscaping](#) and screening [shall](#) be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

1018.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#), as amended.
2. Refer to Section 402 of this Bylaw.

1018.11 OTHER REQUIREMENTS

1. All [Lots](#) less than 15 metres in [Lot Width](#) require a rear [Lane](#).
2. Vehicular access for [Lots](#) backing on a [Lane shall](#) be restricted to the [Lane](#).

1019 CD-2-93

1019.1 PERMITTED USE

1. Subject to the requirements contained elsewhere in this Bylaw the following uses shall be permitted in the CD-2-93 zone.
 - a. private hospital; and
 - b. accessory off-street parking.

1019.2 REQUIREMENTS FOR PERMITTED USES

1. deleted by Bylaw 5038-1994.
2. accessory off-street parking:
 - a. shall be bound by a landscape screen of not less than 0.5 metres in height;
 - b. shall not occupy more than 95% of the surface of the net lot area; and
 - c. shall be regulated by Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.

1019.3 REQUIREMENTS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES.

1. shall not exceed a height of 11.0 metres;
2. shall be sited 7.5 m from all lot lines; and
3. shall not exceed a floor space ratio of 0.8 times the net lot area

1020 CD-3-93

1020.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following use [*shall*](#) be permitted in the CD-3-93 zone:
 - a. Landscape Feature.

1021 CD-5-94

1021.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-5-94 zone:
 - a. *apartment residential* use;
 - b. *assembly* use limited to the Elderly Citizens Recreation Association Centre; and
 - c. *commercial* use limited to barber and beauty shops.

1021.2 ACCESSORY USES

1. *accessory off-street parking*;
2. *accessory off-street parking*; and
3. *accessory home occupation* use.

1021.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading shall be provided at the ratio of:
 - a. 1 space per 20 square metres gross floor area for *assembly* use and *commercial* use.
 - b. 1 space per 1.7 *dwelling units* for residential use.

1021.4 LOT AREA

1. No person shall create a lot which is less than 1 hectare in area.

1021.5 LOT DIMENSIONS

1. No person shall create a lot which is less than 70 m in width.

1021.6 DENSITY

1. The maximum floor space ratio shall be 1.2 times the net lot area, except that an amount may be added to the floor space ratio equal to 0.20 times the net lot area for each storey above the fifth floor, but in no case shall this amount exceed 1.0 times the net lot area. The following shall not be included as floor area for the purpose of computing the floor space ratio:
 - a. any portion of a *basement* or cellar or other common area containing heating, laundry, recreation or storage facilities;
 - b. amenity areas, swimming pools and open sun decks;
 - c. any portion of a storey used for mechanical or electrical service room;
 - d. balconies; and
 - e. common stairwells and common corridors.

1021.7 SITING

1. All *buildings* shall be sited not less than 7.5 metres from all lot lines.
2. Notwithstanding clause a) of this subsection, a structure, all of which is 2 metres or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area shall be sited not less than:

- a. 1.5 metres from a rear and interior side lot line; and
- b. 3 metres from a front and exterior side lot line.

1021.8 SIZE OF *BUILDINGS* AND STRUCTURES

1. All *apartment residential buildings* [*shall*](#) be not less than 5 storeys.
2. All *buildings* for *assembly* use and *commercial* use [*shall*](#) be not more than 2 storeys.

1021.9 OTHER REQUIREMENTS

1. Visitor parking areas [*shall*](#) be bounded by a landscape screen of not less than one metre in height.
2. An *apartment residential* use, *assembly* use and *commercial* use [*shall*](#) be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1022 CD-1-95

1022.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses and others shall be permitted in the CD-1-95 zone:
 - a. all those uses in the CS-1(Service Commercial) zone; and
 - b. an accessory residential use.

1022.2 REGULATIONS FOR PERMITTED USES OF LAND, *BUILDINGS* AND STRUCTURES

1. All those as stated in Section 702 B of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended.

1022.3 REGULATIONS FOR THE SIZE SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures are subject to the requirements as stated in Section 702 C of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended except;
 - a. shall not exceed a height of 9.0 metres; and
 - b. an accessory residential use:
 - (i) shall be located above the Commercial use; and
 - (ii) shall be limited to one only.

1022.4 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading shall be provided in accordance with the CS-1 (Service Commercial) zone uses in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1023 CD-2-95

1023.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-95 zone:
 - a. *assembly* use;
 - b. *civic* use;
 - c. *commercial* use; and
 - d. off-street parking.

1023.2 ACCESSORY USES

1. *accessory* off-street parking;
2. *accessory* off-street loading.

1023.3 CONDITIONS OF USES

1. A Commercial use shall be limited to:
 - a. the retail sale of personal goods including clothes, jewelry, drugs, sporting goods, toys, cameras, books and stationery, in establishments of not more than 279 square metres gross floor area;
 - b. the retail sale of goods and services in a hardware store of not more than 279 square metres gross floor area;
 - c. a medical office and clinic;
 - d. personal services including barbering, hairdressing, dry-cleaning, and small household appliance repairing;
 - e. restaurants and licensed premises, but specifically excluding neighbourhood public houses;
 - f. the retail sale of bedding plants and potted plants where such use is *accessory* to a use permitted under subsections a) or b) herein; and
 - g. offices including business outlets, banks, agents, insurance and professional.
2. An off-street parking use, an *accessory* off-street parking use or an *accessory* off-street loading use:
 - a. shall occupy not more than 95% of the surface of the net lot area;
 - b. shall be located to the rear of a *building*;
 - c. where within 6.0 metres of a street, shall be bounded by a landscape screen not less than 0.5 metres in height; and
 - d. shall be provided for in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended as applied to the C-2 (Community Commercial) zone.

1023.4 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

1. All *buildings* and structures:

- a. together shall not exceed a lot coverage of 70%, reduced to 35% above the first storey;
- b. shall not exceed a height of 7.5 metres; and
- c. shall be sited not less than the distance from lot lines indicated:
 - (i) front 3 metres
 - (ii) rear 6 metres
 - (iii) interior side 1 metres
 - (iv) exterior side 3 metres.

1023.5 The lot shall be serviced to the standard set out in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended for the C-2 (Community Commercial) zone.

1024 CD-1-98

1024.1 PRINCIPAL USE

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-1-98 Zone:
 - a. two-unit residential use.

1024.2 ACCESSORY USE

1. *boarding* use;
2. home occupation (sec. 402);
3. *accessory* off-street parking; and
4. *accessory* residential use.

1024.3 CONDITIONS OF USE

1. An *accessory* off-street parking use:
 - a. unless *concealed parking*, shall not be used for the parking or storing of:
 - (i) *commercial* vehicles exceeding a licensed Gross Vehicle Weight rating of 5,500 kilograms;
 - (ii) *contractor's equipment*; and
 - (iii) recreational vehicles, boat trailers, or boats which exceed 7.5 m in length.
2. when not concealed, shall be bound on an exterior side yard by a landscape screen of not less than one metre in height.

1024.4 DENSITY

1. All *buildings* and structures shall not exceed a lot coverage of 40%.
2. All *buildings* and structures for an *accessory* off-street parking shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.
3. shall be limited to one (1) Two-unit residential Use.

1024.5 YARD HEIGHT REQUIREMENTS

1. For the two- unit residential use shall be sited not less than:
 - a. 7.5 m from the front and rear lot lines;
 - b. 1.5 m from the interior side lot line with the sum of the both side yards to be not less than 3.5 m;
 - c. 4.5 metres from the exterior side lot line; and
 - d. shall not exceed a height of 9.5 m.
2. *Accessory* residential and *accessory* off-street parking shall be sited not less than:
 - a. 7.5 m from the front lot line;
 - b. 1.5 m from the rear and interior lot line;
 - c. 3.0 m from an exterior lot line; and
 - d. shall not exceed a height of 4.5 m;

1024.6 AREA AND DIMENSIONS

1. Lot area:
 - a. No person shall create a lot which is less than 843.0 square metres.
2. Lot dimensions:
 - a. No person shall create a lot less than 20.0 metres in width;
 - b. No person shall create a lot less than 38.0 metres in depth.

1024.7 Off-street parking space shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1024.8 A residential use shall be permitted only if the lot is serviced to the standards set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended, as it relates to the RT-1 zone.

1025 CD-2-98

1025.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-98 zone.
 - a. all those uses permitted in the CS-1 (Service Commercial) zone;
 - b. a grocery store in excess of 279.0 square metres gross floor area; and
 - c. a financial institution not to exceed 836.0 square metres.

1025.2 Requirements for Permitted uses of Land, *Buildings* and Structures are subject to the requirements for the CS-1 (Service Commercial) zone.

1025.3 Requirements for the size, shape and siting of *buildings* and structures are subject to the requirements of the CS-1 (Service Commercial) zone.

1025.4 Off-street parking and *accessory* off-street parking use shall be provided for in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended as applied to the *commercial* uses for CS-1 (Service Commercial) uses and a financial institution.

1025.5 The lot shall be serviced to the standards set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended for the CS-1 (Service Commercial) zone.

1026 CD-3-98

1026.1 INTENT

1. This zone is intended to accommodate and regulate the *development* of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1026.2 PRINCIPAL USES

1. Subject to all provisions of this CD-3-98 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-3-98 zone:
 - a. *apartment residential* use;
 - b. two-unit residential;
 - c. single detached residential use;
 - d. park and school; and
 - e. townhouse residential.

1026.3 ACCESSORY USES

1. *accessory boarding* use (subject to Sec. 401 and 601 of this Bylaw).
2. *accessory buildings and structures* use.
3. *accessory home occupation* use (subject to Sec. 401 of this Bylaw).
4. *accessory off-street parking*.
5. *temporary residential* use (subject to Sec. 601 of this Bylaw).
6. *secondary Suite residential*, limited to lots for R-1, RS-1 and RS-1b use.

1026.4 CONDITIONS OF USE

1. An *apartment residential* and townhouse residential use:
 - a. *shall* conform to the requirements under section 602, RM-1 zone; and
 - b. *shall* conform to the provisions of the Development Permit Area.
2. Two-unit residential Uses:
 - a. *shall* be limited to one (1) per lot;
 - b. *shall* not exceed a height of 9.75 metres; and
 - c. *shall* be sited not less than:
 - (i) 6 metres from the front and rear lot lines;
 - (ii) a minimum of 1.5 metres from an interior side lot line;
 - (iii) 4.5 metres from the lot line adjoining a flanking street in the case of a corner lot; and
 - d. all *buildings* and structures *shall* not exceed a lot coverage of 40%.
3. A single detached residential use under the R-1, R-3, RS-1, and RS-1b zones:
 - a. *shall* be limited to one per lot;
 - b. *shall* not exceed a height of 9.75 metres; and

- c. shall be sited in accordance with the requirements described in Maple Ridge Zoning Bylaw for:
 - (i) RS-1 zone for all lots greater than or equal to 668 square metres;
 - (ii) RS-1b zone for all lots greater than or equal to 557 square metres;
 - (iii) R-1 zone for lots greater than or equal to 371 square metres but less than 557 square metres;
 - (iv) R-3 zone for lots greater than or equal to 213 square metres but less than 371 square metres.
- d. all *buildings* and structures for:
 - (i) lots governed by Section 3 (c) (i)(ii)(iii) of this section shall not exceed a lot coverage of 40%; and
 - (ii) lots governed by Section 3 (c)(iv) of this section shall not exceed a lot coverage of 50%.
- e. vehicular access for lots backing on a Municipal lane will be restricted to the lane.
- f. Park and School Use:
 - (i) shall be governed by the requirements described under Section 901 and 903.
- g. Accessory off-street parking use or accessory residential use:
 - (i) for lots less than 557 square metres:
 - (a) 0.45 metres from the rear lot line;
 - (b) 0.45 metres from the interior side lot line;
 - (c) 11.0 metres from a front yard; and
 - (d) 4.5 metres from a principal use measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.
 - (ii) for lots greater than or equal to 557.0 square metres:
 - (a) 1.5 metres from a rear and interior side lot line;
 - (b) 7.5 metres from a front lot line;
 - (c) 3 metres from an exterior side lot line; and
 - (d) 1.5 metres from a *building* used for residential use.
 - (iii) shall not exceed a height of 6.0 metres.
 - (iv) shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.

1026.5 RESIDENTIAL DENSITIES

- 1. The maximum number of residential *dwelling units* in the zone is restricted to 500 of which not more than:
 - a. up to 160 shall be *apartment residential* and/or townhouse residential ;

- b. up to 50 *shall* be two-unit residential dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “A” of this Bylaw for the RT-1 zone;
- c. up to 160 *shall* be single detached residential dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “A” of this bylaw for the R-3 zone;
- d. up to 170 *shall* be one-unit dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “A” of this bylaw for the R-1 zone; and
- e. up to 170 *shall* be single detached residential dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “A” of this bylaw for the RS-1b zone.

1026.6 SUBDIVISION REQUIREMENTS

- 1. Section 406 applies.

1026.7 A comprehensive plan of *development* in the form of a covenant *shall* be registered at the Land Title Office.

1026.8 Off-street parking spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended. The number of parking spaces per *apartment residential* and townhouse residential unit *shall* comply with the RM-1 zone parking requirements.

1026.9 A residential use *shall* be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

1027 CD-1-99

1027.1 INTENT

1. This zone is intended to accommodate and regulate the *development* of a mixture of residential uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1027.2 PRINCIPAL USES

1. Subject to all provisions of this CD-1-99 (Comprehensive Development) Zone, the following uses shall be permitted in the CD-1-99 zone:
 - a. townhouse residential use;
 - b. RG (Group Housing zone) use;
 - c. single detached residential use; and
 - d. park.

1027.3 ACCESSORY USES

1. *Accessory boarding* use (subject to Sec. 401 and 601 of this Bylaw).
2. *accessory buildings and structures* use.
3. *Accessory Home occupation* use (subject to Sec. 401 of this Bylaw).
4. *Accessory off-street parking*.
5. *Temporary residential* use (subject to Sec. 601 of this Bylaw).
6. *Secondary suite residential*.

1027.4 CONDITIONS OF USE

1. Townhouse residential use:
 - a. shall conform to the requirements under section 602, RM-1 zone.
 - b. shall conform to the provisions of the Development Permit Area.
2. Strata use under the RG (Group Housing) Zone:
 - a. shall not exceed a height of 9.5 metres;
 - b. shall conform to the provisions of the Development Permit Area; and
 - c. shall meet all requirements of the requirements described in Part 6 of this Bylaw.
3. Single detached residential use under the R-1 (Residential District), and RS-1b (Single Detached Urban [Medium Density] Residential), zone:
 - a. shall be limited to one per lot;
 - b. shall not exceed a height of 9.5 metres;
 - c. shall be sited in accordance with the requirements described in Part 6 of this Bylaw:
 - (i) RS-1b (Single Detached Urban [Medium Density] Residential), zone for all lots greater than or equal to 557 square metres; and
 - (ii) R-1(Residential District), zone for lots greater than or equal to 371 square metres but less than 557 square metres.

- d. all *buildings* and shall not exceed a lot coverage of 40%.
- 4. Park Use
 - a. shall be governed by the Official Community Plan and Schedule "E". The Park area is to be used for Habitat Protection and Conservation.
- 5. Accessory off-street parking use or accessory residential use:
 - a. for lots less than 557 square metres:
 - (i) 0.45 metres from the rear lot line;
 - (ii) 0.45 metres from the interior side lot line;
 - (iii) 2.0 metres from an exterior side yard;
 - (iv) 11.0 metres from a front yard; and
 - (v) 4.5 metres from a principal use measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.
 - b. for lots greater than or equal to 557 square metres:
 - (i) 1.5 metres from a rear and interior side lot line;
 - (ii) 7.5 metres from a front lot line;
 - (iii) 3 metres from an exterior side lot line; and
 - (iv) 1.5 metres from a *building* used for residential use.
 - c. shall not exceed a height of 6 metres.
 - d. shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.

1027.5 RESIDENTIAL DENSITIES

- 1. The maximum number of residential *dwelling units* in the zone is restricted to 146 of which:
 - a. up to 25 shall be multi-unit (townhouse use);
 - b. up to 40 shall be one-unit dwellings provided each is situated on a lot complying with the minimum width, depth and area set out on Schedule "D" for the R-1 (Residential District) zone;
 - c. up to 92 shall be single detached dwellings provided each is situated on a lot "D" complying with the minimum width, depth and area set out on Schedule for the RS-1b (Single Detached Urban [Medium Density] Residential), zone; and
 - d. up to 7 shall be single detached *dwelling units* under the RG (Group Housing) Zone.

1027.6 Subdivision requirements

- 1. Section 406 applies.

- 1027.7** A comprehensive plan of *development* in the form of a covenant shall be registered at the Land Title Office.
- 1027.8** Off-street parking spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
- 1027.9** A residential use shall be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

1028 CD-2-99

1028.1 INTENT

1. This zone is intended to accommodate a variety of service *commercial* uses and some professional offices.

1028.2 PERMITTED PRINCIPAL USES

1. *assembly* use limited to public transportation depot, private schools, and movie theatres of a minimum 2,000 square metres gross floor area;
2. *drive-through* use;
3. place of worship;
4. *convenience store*;
5. *highway commercial* use;
6. *business services* limited to a maximum gross floor area of 186 square metres ;
7. research testing laboratory and non-medical testing laboratory;
8. light industrial limited to 279 square metres gross floor area, excluding microbrewery, microwinery and microdistillery;
9. indoor *commercial* recreation;
10. outdoor *commercial* recreation;
11. personal repair services;
12. personal services;
13. professional services limited to a maximum gross floor area of 186 square metres ;
14. refund container recycling depot;
15. retail limited to household furnishings, vehicle parts and accessories, second hand goods, and antiques, with other retail uses limited to a maximum of 186 square metres gross floor area;
16. restaurants and licensed premises;
17. tourist accommodation limited to motor hotel and motel;
18. service station; and
19. warehousing.

1028.3 PERMITTED ACCESSORY USES

1. retail to a tourist accommodation use, or to an indoor or outdoor *commercial* recreation use provided the total accessory use gross floor area does not exceed 100 square metres;
2. retail to light industrial use provided the accessory use gross floor area does not exceed 25% of the total principal use gross floor area;
3. *apartment residential*; and
4. unenclosed storage.

1028.4 LOT COVERAGE

1. All *buildings* and structures shall not:

- a. exceed a lot coverage of 40%; and
- b. exceed 95% coverage of the surface area of a lot for an off-street parking or Accessory off-street parking use.

1028.5 SIZE OF BUILDINGS AND STRUCTURES

1. No *building* or structure shall exceed a height of 7.7m.

1028.6 SITING

1. No *building* or structure shall be sited less than:
 - a. 9.0 m from a front lot line;
 - b. 6.0 m from a rear lot line;
 - c. 7.5 m from an exterior side lot line; except that
 - d. for a *drive-through* business use, in addition to the front, rear and exterior side lot line setbacks specified above, no *building* shall be sited within 6.0 m of the interior side lot line.

1028.7 OTHER REQUIREMENTS

1. All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed *building*.
2. All uses shall:
 - a. provide a landscape strip not less than 1.5m in width on front and exterior side lot lines; and
 - b. provide landscaping covering not less than 5% of the developed lot.
3. An *apartment residential* use shall:
 - a. be limited exclusively to storeys above the first storey of a *building*;
 - b. be the only use in a storey so used;
 - c. be located within a *building* above all storeys which are used for a permitted *commercial* use; and
 - d. be permitted only where all parking for such use is dedicated parking.
4. A *drive-through* use shall have a minimum of 30.0 m highway frontage.
5. No *building* or structure shall exceed one sleeping unit or *dwelling unit* for each 93.0 square metres of net lot area for a permitted tourist accommodation use.

1029 CD-1-00

1029.1 INTENT

1. This zone is intended to accommodate and regulate the *development* of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1029.2 PRINCIPAL USES

1. Subject to all provisions of this CD-1-00 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-1-00 zone:
 - a. *apartment residential* use for Seniors; and
 - b. private hospital.

1029.3 ACCESSORY USES

1. *congregate care/assisted living* use; and
2. off-street parking use.

1029.4 CONDITIONS OF USE

1. *Apartment residential* use for seniors *shall* have a Restrictive Covenant registered at the Land Title Office restricting the use to seniors residence.
2. Private Hospital use *shall* be licensed by the Agency having jurisdiction.
3. *Accessory congregate care/assisted living* use *shall* be for the benefit of the residents of the *apartment residential building*;

1029.5 DENSITY

1. The maximum floor space ratio *shall* be 1.8 times the net lot area except that the following *shall* not be included as floor area for the purpose of computing the floor space ratio:
 - a. any portion of a *basement* or cellar or other common area containing heating, laundry, recreation facilities or storage facilities;
 - b. amenity areas, swimming pools and open sun decks;
 - c. any portion of a storey used for mechanical or electrical service room;
 - d. balconies; and
 - e. common stairwells and common corridors.

1029.6 SITING AND HEIGHT

1. All *apartment residential* and *accessory residential buildings* *shall* be sited not less than 7.5 metres from all lot lines.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metre or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:
 - a. 1.5 metres from a rear and interior side lot line;
 - b. 3.0 metres from a front and exterior side lot line.
3. All *apartment residential buildings* *shall* not exceed 15.0 metres nor 4 storeys in height.

1029.7 OTHER REQUIREMENTS

1. Accessory off-street parking use, except for that provided as visitor parking space, shall be located within a structure all parts of which are 0.8 metre or less above the *average finished grade* of the lot and which are landscaped and integrated to become a useable part of the yard area.
2. Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
3. A minimum of 20% of the lot shall be provided as useable open space.
4. A common activity area or areas shall be provided on the lot on the basis of 1.0 square metres for each *dwelling unit*. This area may form part of the useable open space regulation.
5. Off -street parking shall conform to the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
6. An *apartment residential* use shall be permitted only if the lot is serviced to the RM-2 standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1030 CD-2-00

1030.1 INTENT

1. This zone provides for low *density* townhouses and an *accessory* off-street parking use for other than residents.

1030.2 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-00 zone.
 - a. townhouse residential use;
 - b. two-unit residential; and
 - c. a single detached residential use.

1030.3 ACCESSORY USES

1. *accessory boarding* use;
2. *accessory buildings and structures* use;
3. *accessory home occupation* use; and
4. *accessory off-street parking* use.

1030.4 LOT AREA

1. No person shall create a lot which is less than 557 square metres in area.

1030.5 LOT DIMENSIONS

1. No person shall create a lot which is less than 18 m in width.

1030.6 SITING

1. *buildings* and structures for *apartment residential* , *accessory residential* and *accessory off-street parking* use shall be sited not less than 7.5 metres from all lot lines.

1030.7 SIZE OF BUILDINGS AND STRUCTURES

1. All townhouse *buildings* shall not exceed 10.5 metres nor 2 ½ storeys in height.
2. All *buildings* used for *accessory residential* use and/or *accessory off-street parking* use shall not exceed 4.5 metres nor one storey in height.

1030.8 OTHER REQUIREMENTS

1. An *accessory off-street parking* use for other than residents, shall be permitted for up to 15 spaces.
2. an *accessory off-street parking* use shall be provided in accordance with all the provisions in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990. The number of spaces per unit shall comply with the RM-1 zone requirements.
3. An *accessory off-street parking* use, when not concealed, shall be bounded by a landscape screen of not less than one metre in height.

4. An accessory off-street parking use *shall* be sited so that the surface of such use at finished grade, including a driveway for such use, is not within an arc of 3 metres in radius measured from the nearest surface of a required window.
5. A *building* for townhouse residential use *shall* be sited so that there will be provided a continuous 90 degree horizontal arc unencumbered by *buildings* on the same lot of a radius not less than:
 - a. 15.0 metres from the centre of all required windows in a living room;
 - b. 10.0 metres from the centre of all other required windows other than a living room;
 - c. 3.0 metres from the centre of all other windows;these sub-sections do not apply to windows which are obscured and which are not required.
6. Useable open space *shall* be provided on the lot for each unit contained in an *apartment residential building*, based on the following ratio:
 - a. 45.0 square metres for each 3 bedroom unit.
 - b. 30.0 square metres for each 2 bedroom unit.
7. A common activity area or areas *shall* be provided on the lot on the basis of 5 square metres for each unit. This area may form part of the useable open space regulation.
8. A townhouse residential use *shall* be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1031 CD-4-00

1031.1 This zone provides for the accommodation of business and professional services.

1031.2 PRINCIPAL USES

1. *business services*
2. Professional Services
3. *Assembly Use*
4. Place of worship

1031.3 ACCESSORY USES

- a. The following *accessory* uses are permitted subject to the conditions and requirements in this Part and subject to all other applicable general provisions of this Bylaw.
- b. Kindergartens, nursery schools and day nurseries
- c. Single detached residential use

1031.4 LOT AREA

1. No lot *shall* be created which is less than 2 hectares in area.

1031.5 LOT DIMENSIONS

1. No lot *shall* be created which is less than 120 m in width and 130 m in depth.

1031.6 DENSITY

1. All *buildings* and structures *shall* not exceed a lot coverage of 40%.

1031.7 SITING

1. No *building* or structure *shall* be sited less than 7.5 metres from all lot lines.

1031.8 SIZE OF BUILDINGS AND STRUCTURES

1. *Principal Building*: The height *shall* not exceed a height of 11.0 m.
2. Single detached residential use: The height *shall* not exceed 11.0 m.
3. *Accessory buildings*: The height *shall* not exceed 6.0 m.

1031.9 PARKING

1. Principal Uses: Off-street parking *shall* be provided at a ratio of 1 space per 22.3 square metres of gross floor area.
2. Accessory Uses:
 - a. Kindergartens, nursery schools and day nurseries: Off-street parking *shall* be provided at a ratio of 1 space per employee.
3. Single detached residential use: Off-street parking *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990

1031.10 OTHER REQUIREMENTS

1. No use of land, *buildings* and structures shall be authorized until all works and services have been provided to the standards for the zone as identified in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.
2. Sign requirements are as set out in Maple Ridge Sign Bylaw No. 4653-1992 as amended.
3. Development permits shall be required in accordance with the Official Community Plan.
4. General provisions on use are as set out in Part 4 General Requirements, of this Bylaw.
5. Provincial licensing of *child care centres* is regulated by the British Columbia Community Care Facility Act RSBC 1979, c.57 and the British Columbia Child Care Regulations set out under B.C. Reg 319/89.
6. Note: uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal Authorities.

1032 CD-5-00

1032.1 Intent

1. This zone is intended to accommodate and regulate the *development* as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1032.2 Principal Uses

1. Subject to all provisions of this CD-5-00 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-5-00 zone:
 - a. *Apartment residential* use for Seniors

1032.3 Accessory Uses

1. *congregate care/assisted living* use;
2. Caretaker's unit;
3. Off-street parking use.

1032.4 Conditions of Use

1. *Apartment residential* use for seniors *shall* have a Restrictive Covenant registered at the Land Title Office restricting the use to seniors residence.
2. *Accessory congregate care/assisted living* use *shall* be for the benefit of the residents of the *apartment residential building*;

1032.5 Density

1. The maximum floor space ratio *shall* be 1.2 times the net lot area except that the following *shall* not be included as floor area for the purpose of computing the floor space ratio:
 - a. Any portion of a *basement* or cellar or other common area containing heating,
 - b. laundry, recreation facilities or storage facilities;
 - c. Amenity areas, swimming pools and open sun decks;
 - d. Any portion of a storey used for mechanical or electrical service room;
 - e. Balconies;
 - f. Common stairwells and common corridors.

1032.6 Siting and Height

1. All *apartment residential* and *accessory residential buildings* *shall* be sited not less than 7.5 metres from all lot lines.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metre or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than 1.5 metres for all lot lines;
3. All *apartment residential buildings* *shall* not exceed 12 metres nor 3 storeys in height.

1032.7 Other Requirements

1. Accessory off-street parking use, except for that provided as visitor parking space, [*shall*](#) be located within a structure all parts of which are 0.8 metre or less above the *average finished grade* of the lot and which are landscaped and integrated to become a useable part of the yard area.
2. Visitor parking areas [*shall*](#) be bounded by a landscape screen of not less than one metre in height.
3. A minimum of 20% of the lot [*shall*](#) be provided as useable open space.
4. A common activity area or areas [*shall*](#) be provided on the lot on the basis of 1.0 square metres for each *dwelling unit*. This area may form part of the useable open space regulation.
5. Accessory caretaker use [*shall*](#) be limited to one self-contained unit within the same *building* and fully separated from the seniors *apartment residential* use.
6. Off-street parking [*shall*](#) conform to the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990
7. An *apartment residential* use [*shall*](#) be permitted only if the site is serviced to the RM-2 standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

1033 CD-2-01

1033.1 This zone provides for the accommodation of a childcare centre in a rural residential area.

1033.2 PRINCIPAL USES

1. Single detached residential Use
2. Agriculture

1033.3 ACCESSORY USES

1. The following accessory uses are permitted subject to the conditions and requirements in this Part and subject to all other applicable general provisions of this Bylaw.
 - a. Childcare Centre Accessory Residential
 - b. Accessory Childcare *Buildings*
 - c. *boarding* use
 - d. Home occupation
 - e. Off-street parking
 - f. Caretaker residential
 - g. Produce sales
 - h. Rental Stable
 - i. Secondary Suite residential

1033.4 LOT AREA

1. No lot [*shall*](#) be created which is less than 1.95 hectares in area.

1033.5 LOT DIMENSIONS

1. No lot [*shall*](#) be created which is less than 50 m in width and 300 m in depth.

1033.6 DENSITY

1. All *buildings* and structures [*shall*](#) not exceed a lot coverage of 40%.

1033.7 SITING

1. Principal Uses:
 - a. Single detached residential Use: All setbacks will be in accordance with the One Unit Rural Residential (RS-3) (Single Detached Rural Residential) zone as identified in Maple Ridge Zoning Bylaw as amended.
 - b. *Agricultural* use: All setbacks will be in accordance with the Single detached Rural Residential (RS-3) (Single Detached Rural Residential) zone as identified in the Maple Ridge Zoning Bylaw as amended.
2. Accessory Uses:
 - a. Childcare Centre: No *building* or structure [*shall*](#) be sited less than 7.5 metres from all lot lines.
 - b. All setbacks for accessory residential use will be in accordance with the Accessory Residential use of the Single detached Rural Residential (RS-3)

(Single Detached Rural Residential) zone as identified in Maple Ridge Zoning Bylaw, as amended.

1033.8 SIZE OF *BUILDINGS* AND STRUCTURES

1. Childcare Centre: The height shall not exceed a height of 9.5 m.
2. Single detached residential use: The height shall not exceed 11.0 m.
3. *Agricultural Uses*: The height shall not exceed 9.5 m.
4. *Accessory Residential Buildings*: The height shall not exceed 6.0 m.
5. *Accessory Childcare Building*: The height shall not exceed 11.0 m

1033.9 PARKING

1. Childcare Centre: Off-street parking shall be provided at a ratio of 1 space per employee plus an additional 6 spaces to accommodate pick up and drop off of the children.
2. Single detached residential Use: Off-street parking shall be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
3. Off-street parking shall be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.

1033.10 OTHER REQUIREMENTS

1. For Accessory Childcare Centre:
 - a. Provincial licensing of childcare centres is regulated by the British Columbia Community Care Facility Act.
 - b. Childcare Centre shall have no more than 60 children at any one time as licensed per the British Columbia Community Care Facility Act.
 - c. Childcare centres shall be located on the lot such that these centres have direct access to open space and play area within the lot.
 - d. All outdoor play areas for the childcare centre shall be enclosed by a fence to a height of 1.8 metres and should be non-climbable and strong.
 - e. All playgrounds, playfields, or play lots shall be enclosed by continuous fencing or screening on all sides of the lot in such a manner that it cannot be traversed except at those points specifically provided for access, and situated in a manner that will minimize disruption to surrounding lands.
 - f. All *buildings* and structures not used as part of the Childcare Centre shall be adequately enclosed (fenced and or screened) to eliminate access by the children attending.
2. No use of land, *buildings* and structures shall be authorized until all works and services have been provided to the standards for the Single detached Rural Residential (RS-3) (Single Detached Rural Residential) Zone as identified in Maple Ridge Subdivision and Development Servicing of Land Bylaw No. 4800-1993 as amended.
3. Sign requirements for Home occupation use as are set out in Maple Ridge Sign Bylaw No.4653-1992 as amended.

4. General provisions on use are as set out in Part 4 General Requirements, of this Bylaw.
5. Note: uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal Authorities.

1034 CD-1-05

1034.1 Intent

1. This Comprehensive Development Zone is intended to accommodate and regulate the *development* of a private hospital and related office and retail uses.

1034.2 Principal Uses

1. The lands and structures *shall* be used for the following uses only, or for a combination of such uses:
2. Private Hospital limited to nursing home, hospice and *congregate care/assisted living* facilities;
3. Professional Services use limited to health care, medical and related offices.

1034.3 Accessory Uses

1. Retail use limited to a pharmacy not exceeding a floor area of 111 square metres.

1034.4 Lot Area

1. The minimum net lot area *shall* be not less than 6283 square metres (67,642 square feet)

1034.5 Density

1. The maximum floor space ratio *shall* be 1.55 times the net lot area

1034.6 Lot coverage

1. The maximum lot coverage *shall* be 45%.

1034.7 Yards and Setbacks

1. *Buildings* and structures *shall* be sited in accordance with the following minimum setbacks:
 - a. Principal *Building*:
 - (i) Front yard (Laity Street) - 7.5 metres
 - (ii) Rear yard - 3.0 metres,
 - (iii) North Side yard – 7.5 metres
 - (iv) South Side yard – 20 metres
 - b. Other structures:
 - (i) Rear yard – 0.0 meters – limited to a covered walkway.

1034.8 Height of *Buildings*

1. The *Building height* *shall* not exceed 15 metres nor four storeys. An additional 3 meters will be permitted for the Mechanical Penthouse only.

1034.9 Off-street parking and loading/unloading

1. Refer to Schedule “A” of Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

2. Notwithstanding Section I a) of this Bylaw, off-street parking for nursing home, hospice and *congregate care/assisted living* facilities shall be provided at a ratio of 0.28 spaces per bed.

1034.10 Landscaping

1. All developed portions of a lot not covered by *buildings*, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed portions of a lot which abut a street, a continuous landscape strip of not less than 1.5 metres in width shall be provided within the lot.

1034.11 Other Requirements.

1. No use of land, *building* or structure shall be authorized until all works and services have been provided to the standards of the P-6 (Civic) Zone as identified in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

11 PART 11 – RECITAL

1101 TRANSITIONAL

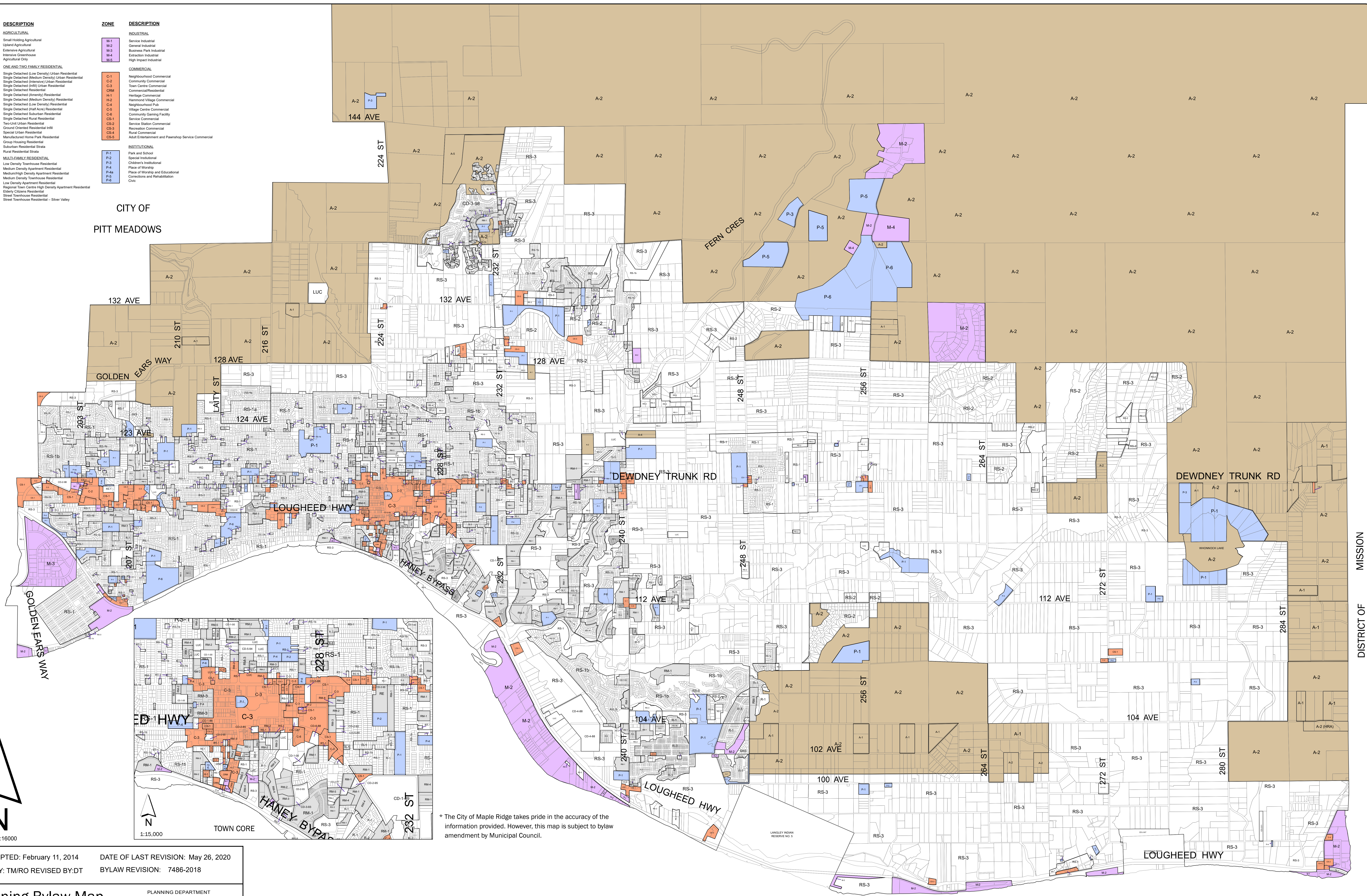
1101.1 Any Zone Amending Bylaw which has been read a first or second time by [Council](#) and that has not been reconsidered and finally adopted as at the date of adoption of this Bylaw and which amends Maple Ridge Zoning Bylaw No. 3510-1985 and Map "A" attached thereto [shall](#), upon adoption thereof, be deemed to amend this Bylaw.

12 PART 12 – SCHEDULES

1201 Schedule A - Zoning Map

ZONE	DESCRIPTION	ZONE	DESCRIPTION
A-1	Small Holding Agricultural	M-1	Service Industrial
A-2	Urban Agricultural	M-2	General Industrial
A-3	Extensive Agricultural	M-3	Business Park Industrial
A-4	Intensive Greenhouse	M-4	Extraction Industrial
A-5	Agricultural Only	M-5	High Impact Industrial
ONE AND TWO FAMILY RESIDENTIAL			
R-1	Single Detached (Low Density) Urban Residential	C-1	Neighbourhood Commercial
R-2	Single Detached (Medium Density) Urban Residential	C-2	Community Commercial
R-3	Single Detached (Intensive) Urban Residential	C-3	Town Centre Commercial
R-4	Single Detached (PDU) Urban Residential	CRM	Commercial/Residential
RS-1a	Single Detached (semi) Residential	H-1	Heritage Commercial
RS-1b	Single Detached (Medium Density) Residential	H-2	Hammond Village Commercial
RS-1c	Single Detached (Low Density) Residential	C-4	Neighbourhood Park
RS-1d	Single Detached (Half Acre) Residential	C-5	Village Centre Commercial
RS-2	Single Detached Suburban Residential	CS-1	Community Gaming Facility
RS-3	Single Detached Rural Residential	CS-2	Service Station Commercial
RT-1	Two-Unit Urban Residential	CS-3	Recreational Commercial
RT-2	Ground Oriented Residential Infill	CS-4	Rural Commercial
SRB	Special Urban Residential	CS-5	Adult Entertainment and Pawnshop Service Commercial
RMH	Manufactured Home Park Residential		
RO	Group Housing Residential		
RO-2	Suburban Residential Strata		
RO-3	Rural Residential Strata		
MULTI-FAMILY RESIDENTIAL			
RM-1	Low Density Townhouse Residential	P-1	Park and School
RM-2	Medium Density Apartment Residential	P-2	Special Institutional
RM-3	Medium Density Apartment Residential	P-3	Children's Institutional
RM-4	Medium Density Townhouse Residential	P-4	Place of Worship
RM-5	Low Density Apartment Residential	P-4a	Place of Worship and Educational
RM-6	Regional Town Centre High Density Apartment Residential	P-5	Corrections and Rehabilitation
RE	Senior Citizens Residential	P-6	Civic
RE-T	Street Townhouse Residential		
RE-TSV	Street Townhouse Residential - Silver Valley		

CITY OF
PITT MEADOWS



* The City of Maple Ridge takes pride in the accuracy of the information provided. However, this map is subject to bylaw amendment by Municipal Council.

DATE ADOPTED: February 11, 2014 DATE OF LAST REVISION: May 26, 2020
DRAWN BY: TM/RO REVISED BY:DT BYLAW REVISION: 7486-2018

Zoning Bylaw Map
Schedule 'A'
Bylaw No. 7600-2019



1202 Schedule B - Minimum Lot Area and Dimensions

1202.1 Unless otherwise permitted or restricted elsewhere in this Bylaw, the minimum [Lot Area](#) and dimensions for [Lots](#) to be created by subdivision [shall](#) be in accordance with this Schedule “B” (Minimum Lot Area and Dimensions). [Lots](#) to be created in zones which are not specified in this Schedule “B” (Minimum Lot Area and Dimensions) [shall](#) conform to the minimum [Lot Area](#) and dimensions requirements specified in the applicable zone.

1. Refer to Section 407 (Minimum Lot Area and Dimensions) of this Bylaw for additional requirements.
2. Section 407(Minimum Lot Area and Dimensions) of this Bylaw requires that [Lots](#) adjacent to a controlled access [Highway](#) or municipal arterial road [shall](#) have a minimum [Lot Depth](#) of 30.0 metres.

SECTION	ZONE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
501	A-1	2.0 hectares	60.0 metres	150.0 metres
502	A-2	4.0 hectares	75.0 metres	150.0 metres
503	A-3	8.0 hectares	100.0 metres	150.0 metres
504	A-4	1.8 hectares	48.0 metres	150.0 metres
505	A-5	8.0 hectares	100.0 metres	150.0 metres
601	R-1	371.0 square metres	12.0 metres 13.5 metres - corner Lot	24.0 metres
602	R-2	315.0 square metres	9.0 metres - Lane access 11.0 metres - no Lane access 13.5 metres - corner Lot	30.0 metres - Lane access 27.0 metres - no Lane access
603	R-3	255.0 square metres	8.5 metres - Lane access 11.0 metres - no Lane access 13.5 metres - corner Lot	30.0 metres - Lane access 27.0 metres - no Lane access
604	R-4	450.0 square metres	12.0 metres 13.5 metres - corner Lot	24.0 metres
605	RS-1	668.0 square metres	18.0 metres	27.0 metres
606	RS-1a	668.0 square metres	18.0 metres	27.0 metres
607	RS-1b ¹	557.0 square metres	15.0 metres	27.0 metres
608	RS-1c	1,200.0 square metres	24.0 metres	36.0 metres
609	RS-1d ¹	2,000.0 square metres	30.0 metres	40.0 metres
610	RS-2	0.4 hectares	36.0 metres	60.0 metres
611	RS-3 ²	0.8 hectares or 2.0 hectares. Refer to Lot Area and Dimensions in this zone.	60.0 metres	75.0 metres
612	RST ³	Refer to Lot Area and Dimensions in this zone.		
613	RST-SV ³	Refer to Lot Area and Dimensions in this zone.		

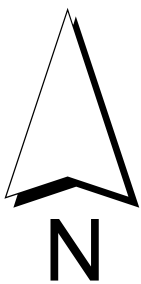
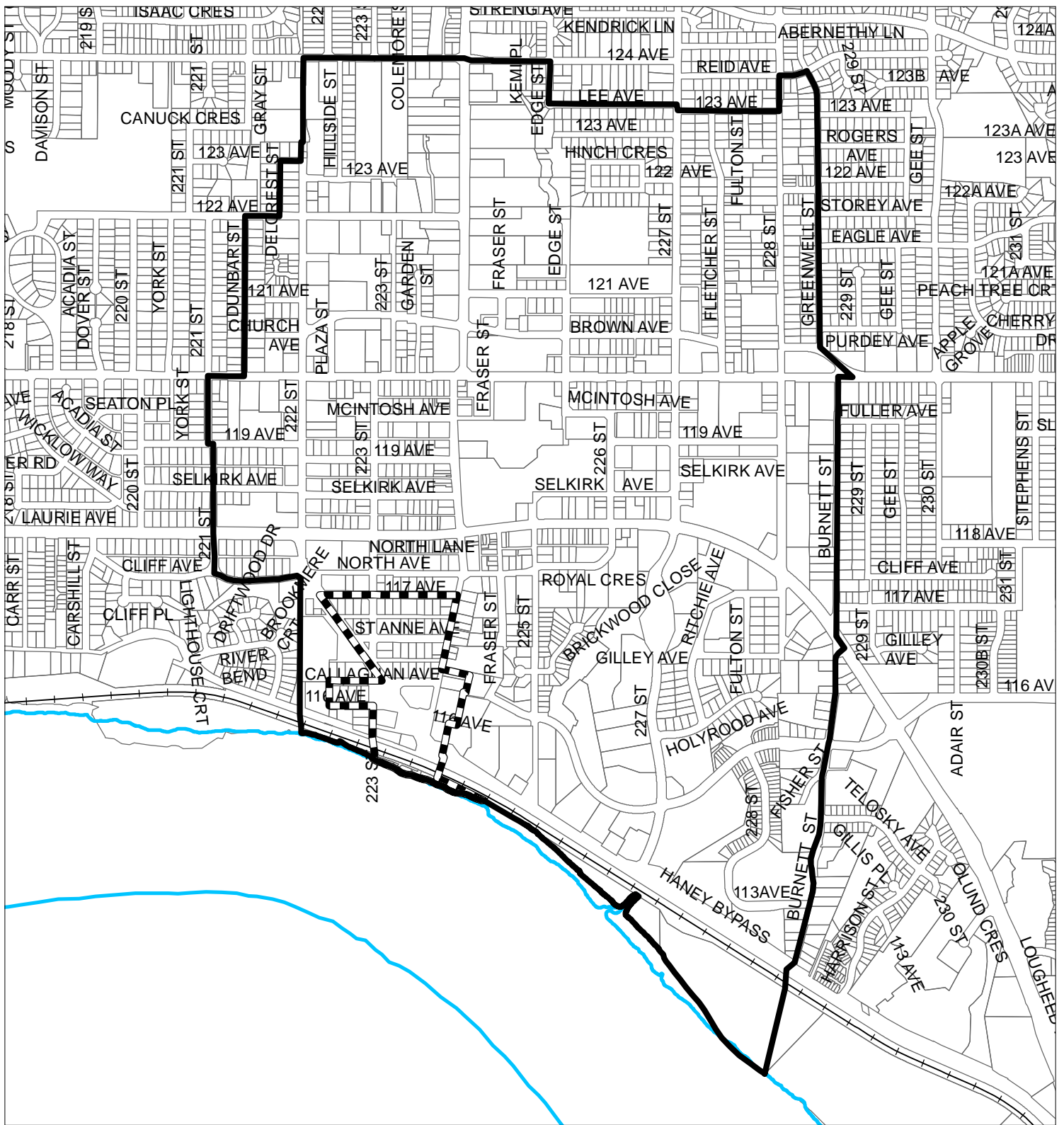
SECTION	ZONE	MINIMUM <u>LOT AREA</u>	MINIMUM <u>LOT WIDTH</u>	MINIMUM <u>LOT DEPTH</u>
614	SRS	837.0 square metres	18.0 metres	27.0 metres
615	RT-1	750.0 square metres, or 557.0 square metres in Town Centre Area. Refer to Lot Area and Dimensions in this zone.	20.0 metres	27.0 metres
616	RT-2	Refer to Lot Area and Dimensions in this zone.		
617	RM-1 ¹	1,000.00 square metres	27.0 metres	30.0 metres
618	RM-2	1,300.0 square metres	30.0 metres	Not applicable
619	RM-3	1,300.0 square metres	30.0 metres	Not applicable
620	RM-4	1,115.0 square metres	18.0 metres	Not applicable
621	RM-5	1,115.0 square metres	30.0 metres	Not applicable
622	RM-6	2,000.00 square metres	30.0 metres	Not applicable
623	RE	2.0 hectares	60.0 metres	Not applicable
624	RG	0.8 hectares	60.0 metres	Not applicable
625	RG-2	4.0 hectares	75.0 metres	Not applicable
626	RMH	4.0 hectares	75.0 metres	Not applicable
701	C-1	668.0 square metres	18.0 metres	27.0 metres
702	C-2	2,500.0 square metres	30.0 metres	70.0 metres
703	C-3	1,672.0 square metres	36.0 metres	27.0 metres
704	C-4 ²	Refer to Lot Area and Dimensions in this zone.		
705	C-5	688.0 square metres	18.0 metres	27.0 metres
706	C-6	0.4 hectares	30.0 metres	70.0 metres
707	CRM	668.0 square metres	18.0 metres	27.0 metres
708	CS-1 ²	Refer to Lot Area and Dimensions in this zone.		
709	CS-2 ⁴	Refer to Lot Area and Dimensions in this zone.	30.0 metres	36.0 metres
710	CS-3	0.4 hectares	36.0 metres	60.0 metres
711	CS-4 ²	Refer to Lot Area and Dimensions in this zone.		
712	CS-5 ²	Refer to Lot Area and Dimensions in this zone.		
713	H-1 ⁴	Refer to Lot Area and Dimensions in this zone.	6.0 metres	27.0 metres
714	H-2	191.0 square metres	6.0 metres	27.0 metres
801	M-1	2,000.0 square metres	30.0 metres	50.0 metres
802	M-2 ²	Refer to Lot Area and Dimensions in this zone.	30.0 metres	50.0 metres
803	M-3	2,000.0 square metres	30.0 metres	50.0 metres
804	M-4	2.0 hectares	60.0 metres	150.0 metres
805	M-5	2.0 hectares	60.0 metres	75.0 metres
901	P-1 ⁴	Refer to Lot Area and Dimensions in this zone.	Not applicable	Not applicable
902	P-2	668.0 square metres	18.0 metres	27.0 metres
903	P-3	0.4 hectares	36.0 metres	60.0 metres

SECTION	ZONE	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
904	P-4	0.4 hectares	36.0 metres	60.0 metres
905	P-4a	0.4 hectares	36.0 metres	60.0 metres
906	P-5 ⁵	Refer to Lot Area and Dimensions in this zone.	22.5 metres	42.0 metres
907	P-6	Not applicable	Not applicable	Not applicable

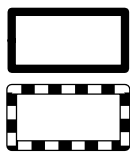
1202.2 Notes

1. Subject to Section 402 (Density Bonus for Albion Area)
2. Subject to availability of services
3. Subject to unit configuration and access
4. Subject to [Principal](#) use
5. Subject to number of people to be accommodated.

1203 Schedule C - Town Centre Area Plan



Town Centre Area Plan



Town Centre Boundary
Port Haney and Fraser
River Waterfront Area

Bylaw No. 7600-2019
Schedule 'C'

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

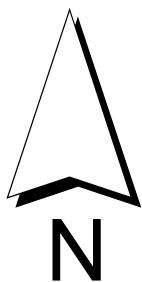
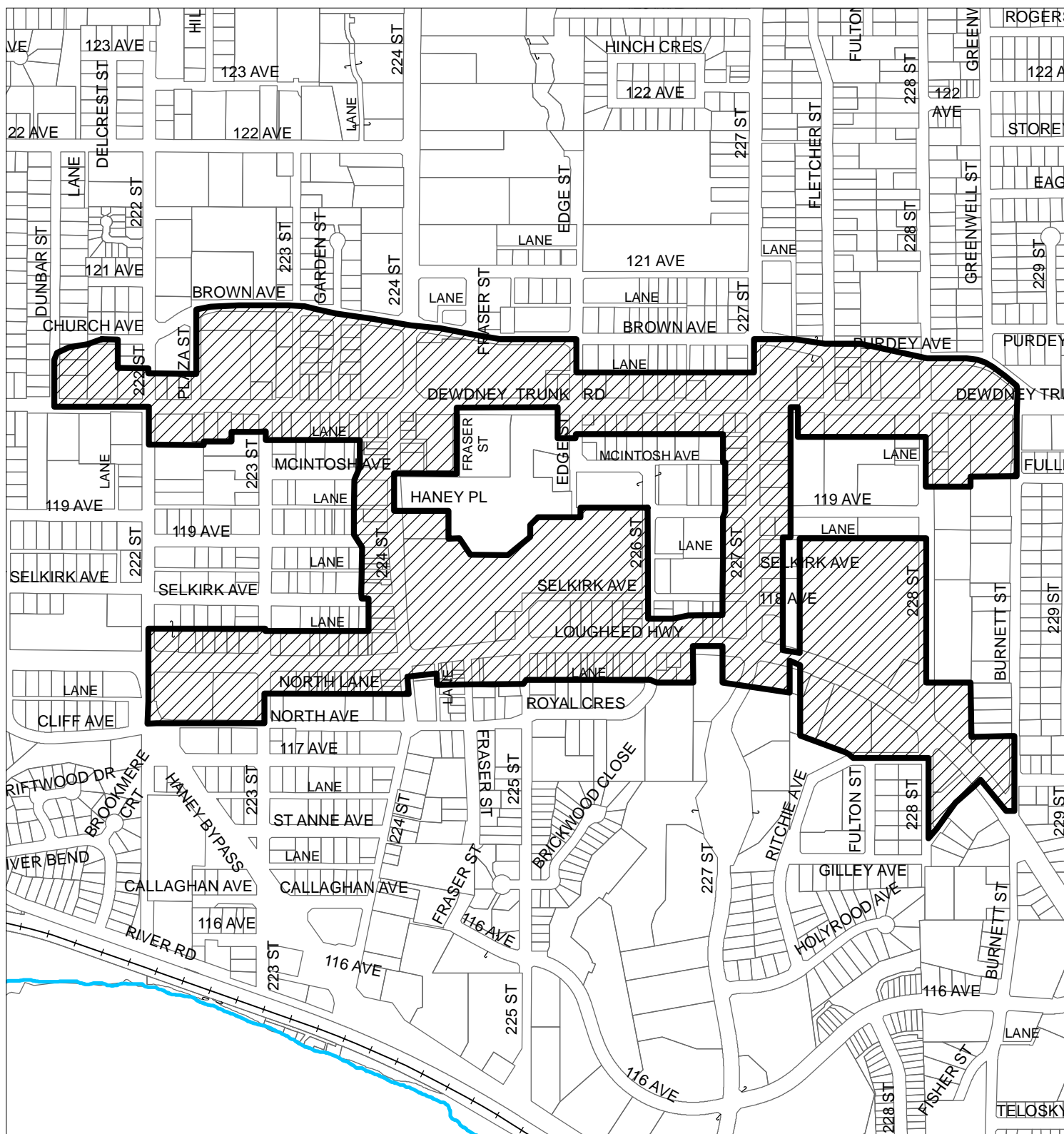
mapleridge.ca

DATE: Mar 8, 2019

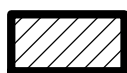
BY: DT

1204 Schedule D - Albion Area Plan

**1205 Schedule E - Town Centre Ground Floor Commercial
Required**



Town Centre Area Plan



Ground Floor
Commercial Required

Bylaw No. 7600-2019
Schedule 'E'

PLANNING DEPARTMENT



MAPLE RIDGE

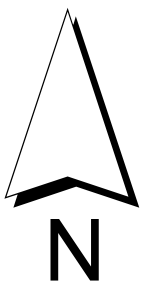
British Columbia

mapleridge.ca

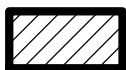
DATE: Mar 8, 2019

BY: DT

1206 Schedule F - Hammond Commercial and Off-Street Parking



Hammond Area Plan



Hammond Commercial
and Off-Street Parking

Bylaw No. 7600-2019
Schedule 'F'

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

DATE: Mar 8, 2019

BY: DT

**1207 Schedule G - Hammond Ground Floor Commercial
Required**

ITEM #	HOUSE #	STREET	PID	LEGAL DESCRIPTION
1	24652	100A AVE	028-946-553	LT 8, SEC 3, TWP 12, NWD, EPP23645
2		east of 24225 104 AVE	PARK	SEC 10, TWP 12, NWD, BCP48970 DEDICATED PARK
3	24185	106B AVE	027-063-950	LT 3, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
4	24185	106B AVE	027-063-968	LT 4, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
5	24185	106B AVE	027-063-976	LT 5, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
6	24185	106B AVE	027-063-984	LT 6, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
7	24185	106B AVE	027-063-992	LT 7, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
8	24185	106B AVE	027-064-000	LT 8, SEC 10, TWP 12, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
9	24185	106B AVE	027-139-921	LT 9, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
10	24185	106B AVE	027-330-991	LT 25, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
11	24185	106B AVE	027-331-008	LT 26, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
12	24185	106B AVE	027-331-016	LT 27, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
13	24185	106B AVE	027-331-024	LT 28, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
14	24185	106B AVE	027-331-032	LT 29, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
15	24185	106B AVE	027-331-041	LT 30, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
16	24185	106B AVE	027-331-059	LT 31, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
17	24185	106B AVE	027-331-067	LT 32, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
18	24185	106B AVE	027-350-061	LT 33, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
19	24185	106B AVE	027-350-070	LT 34, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
20	24185	106B AVE	027-350-088	LT 35, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
21	24185	106B AVE	027-350-096	LT 36, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
22	24185	106B AVE	027-350-100	LT 37, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
23	24185	106B AVE	027-350-118	LT 38, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

24	24185	106B AVE	027-350-126	LT 39, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
25	24185	106B AVE	027-350-134	LT 40, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
26	24185	106B AVE	027-541-398	LT 41, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
27	24185	106B AVE	027-541-401	LT 42, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
28	24185	106B AVE	027-541-410	LT 43, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
29	24185	106B AVE	027-541-428	LT 44, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
30	24185	106B AVE	027-541-436	LT 45, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
31	24185	106B AVE	027-541-444	LT 46, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
32	24185	106B AVE	027-541-452	LT 47, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
33	24185	106B AVE	027-541-461	LT 48, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
34	24185	106B AVE	027-541-479	LT 49, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
35	24185	106B AVE	027-541-487	LT 50, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
36	24185	106B AVE	027-644-511	LT 52, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
37	24185	106B AVE	027-644-596	LT 60, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
38	24185	106B AVE	028-068-530	LT 61, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
39	24185	106B AVE	028-068-548	LT 62, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
40	24185	106B AVE	028-068-556	LT 63, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
41	24185	106B AVE	028-068-564	LT 64, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
42	24185	106B AVE	028-068-572	LT 65, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
43	24185	106B AVE	028-068-581	LT 66, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
44	24185	106B AVE	028-068-599	LT 67, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
45	24185	106B AVE	028-068-602	LT 68, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

46	24185	106B AVE	028-068-611	LT 69, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
47	24185	106B AVE	028-068-629	LT 70, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
48	24185	106B AVE	028-275-403	LT 71, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
49	24185	106B AVE	028-275-756	LT 72, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
50	24185	106B AVE	028-275-764	LT 73, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
51	24185	106B AVE	028-275-772	LT 74, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
52	24185	106B AVE	028-275-781	LT 75, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
53	24185	106B AVE	028-275-799	LT 76, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
54	24185	106B AVE	028-339-762	LT 77, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
55	24185	106B AVE	028-339-771	LT 78, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
56	24185	106B AVE	028-339-789	LT 79, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
57	24185	106B AVE	028-340-094	LT 80, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
58	24185	106B AVE	028-355-539	LT 82, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
59	24185	106B AVE		LT A, SEC 10, TWP 12, GP 1, Except Plan BCS2331, EXC PH 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 BCP25215
60	24185	106B AVE	027-063-933	LT 1, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
61	24185	106B AVE	027-063-941	LT 2, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
62	24185	106B AVE	027-139-930	LT 10, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
63	24185	106B AVE	027-139-948	LT 11, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
64	24185	106B AVE	027-139-956	LT 12, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
65	24185	106B AVE	027-139-964	LT 13, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
66	24185	106B AVE	027-139-972	LT 14, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
67	24185	106B AVE	027-139-981	LT 15, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

68	24185	106B AVE	027-139-999	LT 16, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
69	24185	106B AVE	027-280-047	LT 19, GP 1, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
70	24185	106B AVE	027-280-021	LT 17, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
71	24185	106B AVE	027-280-039	LT 18, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
72	24185	106B AVE	027-280-055	LT 20, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
73	24185	106B AVE	027-280-063	LT 21, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
74	24185	106B AVE	027-280-071	LT 22, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
75	24185	106B AVE	027-280-080	LT 23, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
76	24185	106B AVE	027-280-098	LT 24, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
77	24185	106B AVE		BCP25215, SEC 10, TWP 12 Except Plan BCX2331 PH 1, 2 3, 4, 5, 6, 7
78	24185	106B AVE	027-644-502	LT 51, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
79	24185	106B AVE	027-644-529	LT 53, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
80	24185	106B AVE	027-644-537	LT 54, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
81	24185	106B AVE	027-644-545	LT 55, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
82	24185	106B AVE	027-644-553	LT 56, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
83	24185	106B AVE	027-644-561	LT 57, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
84	24185	106B AVE	027-644-570	LT 58, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
85	24185	106B AVE	027-644-588	LT 59, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
86	24185	106B AVE	028-355-521	LT 81, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
87	24185	106B AVE	028-355-547	LT 83, SEC 10, TWP 12, GP 1; BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
88	24185	106B AVE	028-355-555	LT 84, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
89	24185	106B AVE	028-355-563	LT 85, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

90	24185	106B AVE	028-355-571	LT 86, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
91	24185	106B AVE	028-355-580	LT 87, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
92	24185	106B AVE	028-355-598	LT 88, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
93	24185	106B AVE	028-564-251	LT 89, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
94	24185	106B AVE	028-564-260	LT 90, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
95	24185	106B AVE	028-564-278	LT 91, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
96	24185	106B AVE	028-564-286	LT 92, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
97	24185	106B AVE	028-564-294	LT 93, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
98	24185	106B AVE	028-564-308	LT 94, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
99	24185	106B AVE	028-564-316	LT 95, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
100	24185	106B AVE	028-564-324	LT 96, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
101	24185	106B AVE	028-729-854	LT 97, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
102	24185	106B AVE	028-729-862	LT 98, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
103	24185	106B AVE	028-729-871	LT 99, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
104	24185	106B AVE	028-729-889	LT 100, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
105	24185	106B AVE	028-729-897	LT 101, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
106	24185	106B AVE	028-729-901	LT 102, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
107	24185	106B AVE	028-729-919	LT 103, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
108	24185	106B AVE	028-729-927	LT 104, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
109	24977	109 AVE	029-899-826	LT 4, GP 1, SEC 11, TWP 12, NWD, EPP60956
110	24981	109 AVE	029-899-834	LT 5, GP 1, SEC 11, TWP 12, NWD, EPP60956
111	25215	110 AVE	028-284-879	LOT 98, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
112	24359	113 AVE	029-685-478	LT 45, SEC 15, TWP 12, NWD, EPP54924
113	26795	122 AVE	028-979-745	LT 13, SEC 19, TWP 15, NWD, EPP22559
114	23164	123 AVE	025-692-577	LT 7, GP 1, SEC 20, TWP 12, NWD, PL BCP6236
115	21944	124 AVE	008-376-328	LT 186, DL 396, NWD, GP 1, Except Plan LMP18829, Plan 37141

116	26610	124 AVE		LT 9, Part SW 1/4 Except Plan BCP33185, SEC 19, TWP15, PL 8097
117		east of 26580 124 AVE	PARK	SEC 19, TWP 15, EPP22887 DEDICATED PARK
118	23375	124A AVE	005-397-928	GP 1, Except Plan 85151, LT 15, SEC 21, TWP 12, NWD, PL 40700
119	24011	127B AVE	030-279-569	LT 2, SEC 22, TWP 12, NWD, EPP72767
120	24019	127B AVE	030-279-577	LT 3, SEC 22, TWP 12, NWD, EPP72767
121		130A AVE at 239B ST	Red Alder Park	SEC 28, TWP 12, NWD, BCP42361 DEDICATED PARK
122	23862	133 AVE	023-928-689	GP 1, E 1/2, LT 40, SEC 28, TWP 12, NWD, PL LMP35466
123	23852	133 AVE	023-928-697	GP 1, E 1/2, LT 41, SEC 28, TWP 12, NWD, PL LMP35466
124	23933	133 AVE	024-791-423	LT 6, GP 1, SEC 28, TWP 12, NWD, PL LMP46247
125		east of 23933 133 AVE	PARK	GP 1, E 1/2 LMP35466 - PARK ADJACENT TO LT 1 & LTS 60 TO 64 SEC 28, TWP 12, NWD, LMP46247
126	23117	134 LOOP	030-195-705	LT 15, GP1, SEC 29, TWP 12, NWD, EPP65849
127	12566	223 ST	030-079-764	LT 1, GP 1, DL 400, NWD, EPP65486
128	13757	230A ST	028-350-308	LT 108, SEC 32, TWP 12, NWD, BCP46218
129		south of 12231 232 ST	PARK	GP 1, DEDICATED PARK ADJACENT TO LOTS 5 TO 10 OF PL BCP6236, SEC 20, TWP 12, NWD, BCP6236
130	11160	234A ST		BCS2566
131	11160	234A ST	027-253-571	LT 1, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
132	11160	234A ST	027-253-589	LT 2, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
133	11160	234A ST	027-253-597	LT 3, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
134	11160	234A ST	027-253-601	LT 4, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
135	11160	234A ST	027-253-619	LT 5, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
136	11160	234A ST	027-253-627	LT 6, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
137	11160	234A ST	027-253-635	LT 7, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
138	11160	234A ST	027-253-643	LT 8, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
139	11160	234A ST	027-253-651	LT 9, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
140	11160	234A ST	027-253-660	LT 10, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
141	11160	234A ST	027-253-678	LT 11, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
142	11160	234A ST	027-253-686	LT 12, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
143	11160	234A ST	027-253-694	LT 13, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
144	11160	234A ST	027-253-708	LT 14, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
145	11160	234A ST		
146	11160	234A ST	027-264-840	LT 16, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
147	11160	234A ST	027-264-831	LT 15, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

148	11160	234A ST	027-264-858	LT 17, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
149	11160	234A ST	027-264-866	LT 18, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
150	11160	234A ST	027-264-874	LT 19, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
151	11160	234A ST	027-264-882	LT 20, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
152	11160	234A ST	027-264-891	LT 21, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
153	11160	234A ST	027-264-904	LT 22, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
154	11160	234A ST	027-264-912	LT 23, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
155	11160	234A ST	027-264-921	LT 24, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
156	11160	234A ST	027-264-939	LT 25, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
157	11160	234A ST	027-264-947	LT 26, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
158	11160	234A ST	027-264-955	LT 27, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
159	11160	234A ST	027-264-963	LT 28, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
160	13425	235 ST	028-047-486	LT 18, GP1, SEC 28, TWP 12, NWD, BCP42355
161	13443	235 ST	028-047-524	LT 22, GP 1, SEC 28, TWP 12, NWD, BCP42355
162	11962	236 ST		BCS1441
163	13050	237A ST	029-931-363	LT 11, SEC 28, TWP 12, NWD, EPP60509
164	10695	239 ST	026-358-034	LT 1, GP 1, DL 408, NWD, PL BCP18894
165	13219	239B ST	026-279-711	LT 5, SEC 28, TWP 12, NWD, PL BCP17359
166	13223	239B ST	026-279-720	LT 6, SEC 28, TWP 12, NWD, PL BCP17359
167	13227	239B ST	026-279-738	LT 7, SEC 28, TWP 12, NWD, PL BCP17359
168	13231	239B ST	026-279-746	LT 8, SEC 28, TWP 12, NWD, PL BCP17359
169	13245	239B ST	026-279-789	LT 12, SEC 28, TWP 12, NWD, PL BCP17359
170	13013	239B ST	028-067-185	LT 4, SEC 28, TWP 12, NWD, BCP42732
171	9996	240A ST	024-943-878	LT 16, GP 1, SEC 3, TWP 12, NWD, PL LMP48725
172	12530	241 ST		LMS3755
173	10155	247 ST	030-083-109	LT 4, SEC 3, TWP 12, NWD, EPP68470
174	10767	248 ST	009-770-267	Parcel A, EXPL PL 17117 LT 2, SEC 10, TWP 12, PL 13100
175	10811	256 ST	017-501-334	Parcel A, Part NE 1/4, GP 1, SEC 11, TWP 12, PL LMP1489
176		280 ST	027-775-194	PCL A, GP 1, SEC 16, TWP 15, NWD, BCP39435
177	25721	east of 24166 MCCLURE DR	PARK	GP 1, DEDICATED PARK BESIDE PARK BCP438, SEC 10, TWP 12, NWD, PLAN BCP8153
178	11843	BURNETT ST	001-109-731	LT 167, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 43930
179	11903	BURNETT ST	009-150-587	LT 7, BLK 2, Part NE 1/4 GP 1, SEC 17, TWP 12, NWD, PL 22046
180	11851	BURNETT ST	009-150-650	LT 11, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 22046,
181	11075	CARMICHAEL ST	028-284-747	LOT 85, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
182	11043	CARMICHAEL ST	028-284-771	LOT 88, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
183		east of 11720 COTTONWOOD DR	PARK	GP 1, Dedicated PARK Adjacent to PCL A, SEC 16, TWP 12, NWD, PL LMP42851

184		COTTONWOOD DR/234A ST	PARK	BCP8026, SEC 16, TWP 12 PARK
185	22753	DEWDNEY TRUNK RD	011-333-316	Parcel A, Part W 1/2, EXP PL 12239, Except Pt Rd PL 61650, LT 1, SEC 20, TWP 12, NWD, PL 8333
186	24015	FERN CRES	002-761-289	LT 41, SEC 22, TWP 12, NWD, PL 39367
187	24003	FERN CRES	010-605-240	LT 27, GP 1, SEC 22, TWP 12, NWD, PL 21921
188	22893	GILLIS PL	004-398-696	LT 17, GP 1, DL 402, NWD, PL 71904
189	25350	GODWIN DR	028-284-674	LOT 78, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
190	11275	HARRISON ST	004-398-548	LT 3, GP 1, DL 402, NWD, PL 71904
191	11279	HARRISON ST	004-398-556	LT 4, GP 1, DL 402, NWD, PL 71904
192	11283	HARRISON ST	004-398-564	LT 5, GP 1, DL 402, NWD, PL 71904
193	11287	HARRISON ST	004-398-581	LT 6, GP 1, DL 402, NWD, PL 71904
194	11291	HARRISON ST	004-398-599	LT 7, GP 1, DL 402, NWD, PL 71904
195	11295	HARRISON ST	004-398-602	LT 8, GP 1, DL 402, NWD, PL 71904
196	11299	HARRISON ST	004-398-611	LT 9, GP 1, DL 402, NWD, PL 71904
197	11301	HARRISON ST	004-398-629	LT 10, GP 1, DL 402, NWD, PL 71904
198	11305	HARRISON ST	004-398-637	LT 11, GP 1, DL 402, NWD, PL 71904
199	11309	HARRISON ST	004-398-645	LT 12, GP 1, DL 402, NWD, PL 71904
200	22718	HOLYROOD AVE	025-112-511	LT 22, GP 1, DL 402, NWD, PL LMP50997
201	11762	LAITY ST	026-329-875	LT 1, GP 1, DL 248, NWD, PL BCP18456
202	20503	LOUGHEED HWY	024-828-971	Parcel 1, GP 1, DL 222, NWD, LMP46838
203	22799	LOUGHEED HWY	002-206-587	LT 5, DL 401, NWD, GP 1, Except Plan RP80528, Plan 13497
204	23075	LOUGHEED HWY	014-508-397	Parcel L, GP 1, NWD, Except Plan 4834, REF PL 3957, OF PCL J REF PL 3829, DL 402 & 403, & EXC PT S OF RD SRW PL 4834, SRW PL 71204.
205	23423	LOUGHEED HWY	011-345-853	Parcel A, GP 1, Portion OF LT 7, Except Plan SRW 65178, (RP 13150) PL8827
206	22890	PURDEY AVE	019-201-001	LOT 1, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
207	22892	PURDEY AVE	019-201-010	LOT 2, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1.
208	22890	PURDEY AVE		LMS1887
209	13210	SHOESMITH CRES	027-586-979	LOT 8, GP 1, SEC 27, TWP 12, BCS 2979 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
210	22889	TELOSKY AVE	004-398-777	LT 22, GP 1, DL 402, NWD, PL 71904
211	22860	TELOSKY AVE	PARK	DL 402 7 403, GP1, NWD, PL BCP34229 DEDICATED PARK
212	22878	TELOSKY AVE	027-431-002	LT 4, GP 1, DL 402 & 403, NWD, PL BCP34230