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

Consolidated to September 15, 2023

A list of Amending Bylaw numbers is attached to the end of this document.

This page is intentionally left blank.

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 3

101 SHORT TITLE 3
101.1 This Bylaw shall be cited as the MAPLE RIDGE ZONING BYLAW NO.7600-2019. 3

102 TABLE OF CONTENTS 3

2 PART 2 – INTERPRETATIONS AND DEFINITIONS 1

201 INTERPRETATIONS 1
201.1 Principal Uses and Accessory Uses 1
201.2 Lot Area and Dimensions 1
201.3 Density 1
201.4 Lot Coverage 1
201.5 Setbacks 1
201.6 Height 1
201.7 Definitions 1
201.8 Hyperlinks 1
201.9 Sketches 1
201.10 Other Regulations 2

202 DEFINITIONS 3
202.1 In this Bylaw, unless the context otherwise requires: 3

203 UNITS OF MEASUREMENT 26
203.1 Metric Units 26

3 PART 3 – BASIC PROVISIONS 1

301 PROVISIONS 1
301.1 Application 1

302 ZONES 1
302.1 Short Form Equivalents 1
302.2 Zoning Map - Geographic Area 3
302.3 Zoning Map - Boundary Lines 3

302.4 Split Zoned Lot ... 3

303 PERMITTED USES AND SERVICING OF LAND, BUILDINGS AND STRUCTURES ... 3
303.1 Use of Land ... 3
303.2 Servicing Standards ... 3
303.3 Agricultural Land Reserve ... 3
303.4 Transportation Act ... 3

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES ... 4
304.1 Conformity ... 4

305 OFF-STREET PARKING AND OFF-STREET LOADING SPACES ... 4
305.1 Off-Street Parking and Loading Bylaw ... 4
305.2 Additional Requirements ... 4

306 ENFORCEMENT ... 4
306.1 Inspection ... 4
306.2 Violation ... 4
306.3 Remedial Power ... 4

307 OFFENSES AND PROHIBITIONS ... 5
307.1 Contravention of Bylaw ... 5
307.2 Building or Structure ... 5
307.3 Violations ... 5
307.4 Penalties ... 5
307.5 Additional Penalties ... 5

308 AMENDMENT PROCEDURE ... 5
308.1 Development Procedures Bylaw ... 5

309 SEVERABILITY ... 5
309.1 Validity of Bylaw ... 5

310 EFFECTIVE ... 6
310.1 Adoption of Bylaw ... 6

4 PART 4 – GENERAL REGULATIONS ... 1

401 USES OF LAND, BUILDINGS, AND STRUCTURES ... 1
401.1 Non-Conforming Uses ... 1
401.2 Permitted Uses of Land, Buildings and Structures ... 1
401.3 Prohibited Uses of Land, Buildings and Structures ... 1
401.4 Accessory Buildings, Structures and Uses ... 2

402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES ... 3
402.1 Accessory Off-Street Parking in a Residential Zone ... 3
402.2 Agricultural Employee Residential ... 4
402.3 Bed and Breakfast ... 4
402.4 Boarding ... 5
402.5 Campground ... 5
402.6 Cannabis, Commercial Production ... 6
402.7 Caretaker Residential ... 6
402.8 Density Bonus for Albion Area ... 7
402.9 Density Bonus Regulations for the provision of Assisted Living Residences ... 8
402.10 Density Bonus for Town Centre Area and Major Corridor Residential ... 8
402.11 Detached Garden Suite Residential ... 9
402.12 Farm Home Plate ... 13
402.13 Hobby Beekeeping ... 14
402.14 Home Occupation ... 15
402.15 Kennel ... 17
402.16 Long-Term Bicycle End-of-Trip Facilities ... 18

402.17 Neighbourhood Daycare 19
402.18 Parking and Storing of Agricultural Vehicles 19
402.19 Parking and Storing of Commercial Vehicles 20
402.20 Parking or Storing of Recreational Vehicles and Equipment 21
402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment 22
402.22 Produce Sales 22
402.23 Rental Stable 22
402.24 Secondary Suite Residential 23
402.25 Shipping Containers 23
402.26 Temporary Buildings and Structures 24
402.27 Temporary Residential 24
402.28 Pharmacy 26

403 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES 27
403.1 Non-Conforming Size, Shape or Siting 27
403.2 Siting Exceptions 27
403.3 Gross Floor Area Exemptions 28
403.4 Building Height 28
403.5 Localized Depression 32
403.6 Height Exceptions 34
403.7 Highest Building Face 34
403.8 Visual Clearance at Intersections 37
403.9 Retaining Walls and Developer Built Retaining Walls 38

404 WASTE AND ENERGY REGULATIONS 41
404.1 Waste Management 41
404.2 Renewable Energy Systems and Infrastructure 41

405 LANDSCAPING AND FENCING REGULATIONS 43
405.1 Landscape and Permeable Surface Requirements 43
405.2 Landscape Standards 43
405.3 Landscape Screen and Landscape Strip Requirements 44
405.4 Fence Requirements 48

406 DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS 52
406.1 Procedures 52

407 REQUIREMENTS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION 53
407.1 Building Envelope 53
407.2 Minimum Lot Area and Dimensions 53
407.3 Panhandle Lot Requirements 54

5 PART 5 – AGRICULTURAL ZONES 1

501 ZONE: A-1 SMALL HOLDING AGRICULTURAL 1

502 ZONE: A-2 UPLAND AGRICULTURAL 5

503 ZONE: A-3 EXTENSIVE AGRICULTURAL 9

504 ZONE: A-4 INTENSIVE GREENHOUSE 13

505 ZONE: A-5 AGRICULTURAL ONLY 16

6 PART 6 – RESIDENTIAL ZONES 1

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

602 ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL 3

603 ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL 6

604 ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL 9
605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL 11
606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL 14
607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL 16
608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL 19
609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL 22
610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL 25
611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL 31
612 ZONE: RST STREET TOWNHOUSE RESIDENTIAL 35
613 ZONE: RST-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY 38
614 ZONE: SRS SPECIAL URBAN RESIDENTIAL 41
615 ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL 43
616 ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL 46
617 ZONE: RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL 50
618 ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL 55
619 ZONE: RM-3 MEDIUM/HIGH DENSITY APARTMENT RESIDENTIAL 58
620 ZONE: RM-4 MEDIUM DENSITY TOWNHOUSE AND APARTMENT RESIDENTIAL 61
621 ZONE: RM-5 LOW DENSITY TOWNHOUSE AND APARTMENT RESIDENTIAL 64
622 ZONE: RM-6 TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL 67
623 ZONE: RE ELDERLY CITIZENS RESIDENTIAL 70
624 ZONE: RG CLUSTER HOUSING RESIDENTIAL 72
625 ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA 74
626 ZONE: RMH MANUFACTURED HOME PARK RESIDENTIAL 77
7 PART 7 – COMMERCIAL ZONES 1
701 ZONE: C-1 NEIGHBOURHOOD COMMERCIAL 1
702 ZONE: C-2 COMMUNITY COMMERCIAL 5
703 ZONE: C-3 TOWN CENTRE COMMERCIAL 8
704 ZONE: C-4 NEIGHBOURHOOD PUB 12
705 ZONE: C-5 VILLAGE CENTRE COMMERCIAL 14
706 ZONE: C-6 COMMUNITY GAMING FACILITY 17
707 ZONE: CRM COMMERCIAL/RESIDENTIAL 19
708 ZONE: CS-1 SERVICE COMMERCIAL 23
709 ZONE: CS-2 SERVICE STATION COMMERCIAL 27
710 ZONE: CS-3 RECREATION COMMERCIAL 30
711 ZONE: CS-4 RURAL COMMERCIAL 33

712 ZONE: CS-5 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL 35
713 ZONE: H-1 HERITAGE COMMERCIAL 38
714 ZONE: H-2 – HAMMOND VILLAGE COMMERCIAL 41
715 ZONE: C-7 LOUGHEED TRANSIT CORRIDOR MIXED-USE 44
8 PART 8 – INDUSTRIAL ZONES 1
801 ZONE: M-1 SERVICE INDUSTRIAL 1
802 ZONE: M-2 GENERAL INDUSTRIAL 3
803 ZONE: M-3 BUSINESS PARK INDUSTRIAL 6
804 ZONE: M-4 EXTRACTION INDUSTRIAL 9
805 ZONE: M-5 HIGH IMPACT INDUSTRIAL 11
9 PART 9 – INSTITUTIONAL ZONES 1
901 ZONE: P-1 PARK AND SCHOOL 1
902 ZONE: P-2 SPECIAL INSTITUTIONAL 3
903 ZONE: P-3 CHILDREN'S INSTITUTIONAL 6
904 ZONE: P-4 PLACE OF WORSHIP 8
905 ZONE: P-4a PLACE OF WORSHIP AND EDUCATIONAL 10
906 ZONE: P-5 CORRECTIONS AND REHABILITATION 12
907 ZONE: P-6 CIVIC 14
10 PART 10 – COMPREHENSIVE DEVELOPMENT ZONES 1
1001 CD-2-85 1
1002 CD-1-86 2
1003 CD-1-87 3
1004 CD-2-87 5
1005 CD-3-87 6
1006 CD-2-88 8
1007 CD-3-88 9
1008 CD-4-88 11
1009 CD-5-88 14
1010 CD-6-88 15
1011 CD-1-89 16
1012 CD-2-90 17
1013 CD-3-90 19
1014 CD-5-90 20
1015 CD-1-92 22
1016 CD-2-92 23

1017 CD-3-92 26
1018 CD-1-93 27
1019 CD-2-93 29
1020 CD-3-93 30
1021 CD-5-94 31
1022 CD-1-95 33
1023 CD-2-95 34
1024 CD-1-98 36
1025 CD-2-98 38
1026 CD-3-98 39
1027 CD-1-99 42
1028 CD-2-99 45
1029 CD-1-00 47
1030 CD-2-00 49
1031 CD-4-00 51
1032 CD-5-00 53
1033 CD-2-01 55
1034 CD-1-05 58
1035 CD-1-17 COMPREHENSIVE DEVELOPMENT ZONE 60
1036 CD-1-21 MEDIUM DENSITY RENTAL APARTMENT RESIDENTIAL 69
1037 This Section is held for the CD-2-21 zone 71
1038 This Section is held for the CD-3-21 zone 72
1039 CD-4-21 COMPREHENSIVE DEVELOPMENT BYLAW 73
1040 CD-5-21 NINE-HOLE GOLF COURSE 75
1041 This Section is held for the CD-6-21 zone 77
1042 CD-1-22 EQUESTRIAN FACILITY AND RESTAURANT 78
11 PART 11 – RECITAL 1
1101 TRANSITIONAL 1
12 PART 12 – SCHEDULES 1
1201 Schedule A - Zoning Bylaw Map 2
1202 Schedule B - Minimum Lot Area and Dimensions 4
1203 Schedule C - Town Centre Area Plan 7
1204 Schedule D - Albion Area Plan 8
1205 Schedule E - Town Centre Area Plan - Ground Floor Commercial Required 9
1206 Schedule F – Hammond Area Plan - Commercial and Off-Street Parking 10

1207 Schedule G – Hammond Area Plan - Ground Floor Commercial Required 11
LIST OF AMENDING BYLAWS 1

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 *Use*s specified in this Bylaw may be conducted in the *Zone* in respect of which the *Use*s are listed, and all other *Use*s 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 *Lot*s 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 *Use*d 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 *Building*s 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 *Use*s of land, *Building*s and *Structure*s.

ACCESSORY BUILDING and/or ACCESSORY STRUCTURE means any permanent or temporary *Building* and/or *Structure* customarily associated with, incidental, subordinate and exclusively devoted to *Principal Buildings and Principal Structures* located on the same *Lot*. Refer to *Section 401.4* (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 *Retail*er" or an "adult film *Retail*er" 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 means a *Residential Use* where the *Building* or *Building*s on a *Lot* are used for *Dwelling Unit*s for full time employee(s) which are required to operate an *Agricultural Use*. Refer to *Section 402.2* (Agricultural Employee Residential) of this Bylaw. (Bylaw 7894-2022)

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 means a *Use* providing feed, housing and care for an animal for a fee. This includes *Animal Boarding for Dog*s and Horses. (Bylaw 7894-2022)

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 Kennel*s, *Breeding*, and *Animal Boarding* for *Dog*s.

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 *Dog*s, 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 means a multi-family *Residential Use* where the *Building* or *Building*s on a *Lot* are used for three or more *Dwelling Unit*s. *Apartment Residential Building*(s) may contain *Townhouse Dwelling Unit*s, but *shall* not include *Triplex Residential*, *Fourplex Residential* or *Courtyard Residential Dwelling Unit*s. (Bylaw 7894-2022)

ASSEMBLY means a *Use* providing for the *Assembly* of *Person*s for charitable, philanthropic, cultural or entertainment *Use*s, public transportation depots, or private *Education* purposes. Includes, but is not limited to auditoriums, youth centres, social halls, community centres, group camps, theatres, private *School*s, pre-*School*s, food banks, community kitchens, and *Group Child Care Centre*s.

ASSISTED LIVING REGULATION means the Assisted Living Regulation B.C. Reg. 189/2019.

ASSISTED LIVING RESIDENCE means a premises or part of a premises, other than a *Community Care Facility*:

(a) in which housing, hospitality services and assisted living services, as defined in the *Community Care and Assisted Living Act*, are provided by or through the operator to three (3) or more adults who:

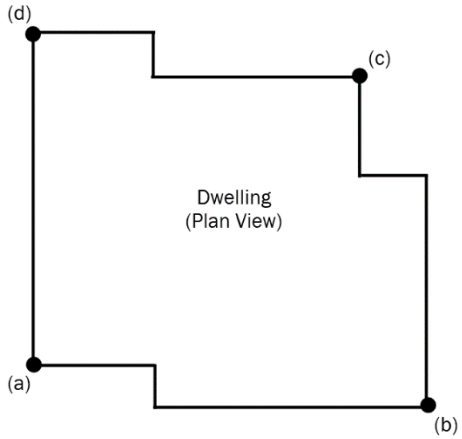
  (i) are not related by blood or marriage to the operator of the premises; and

  (ii) do not require, on a regular basis, unscheduled professional *Health Services;* or

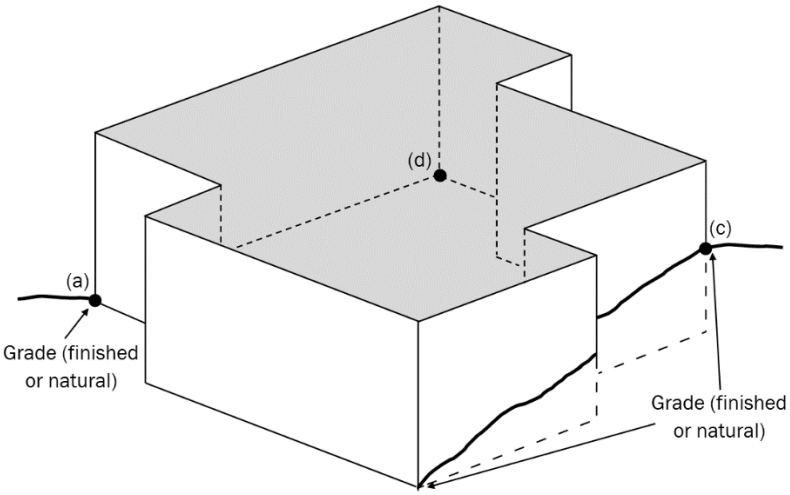
(b) designated by the Lieutenant Governor in Council to be an *Assisted Living Residence*; and is regulated under the *Community Care and Assisted Living Act*.

AVERAGE FINISHED GRADE 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 Use* or *Street Townhouse Residential Use*, the *Average Finished* Grade *shall* be the average of the *Finished Grade* at the four outermost corners of each *Dwelling Unit*, located where either the outermost side *Building Face* or the common wall separations intersect with the frontmost and rearmost *Building Face* of the *Dwelling Unit*. In the case of an *Apartment Residential Use* or other *Building* constructed on an *Underground Structure* for parking the *Average Finished* Grade *shall* be the measured at the base of the *Building*. (Bylaw 7749-2021) (Bylaw 7894-2022)

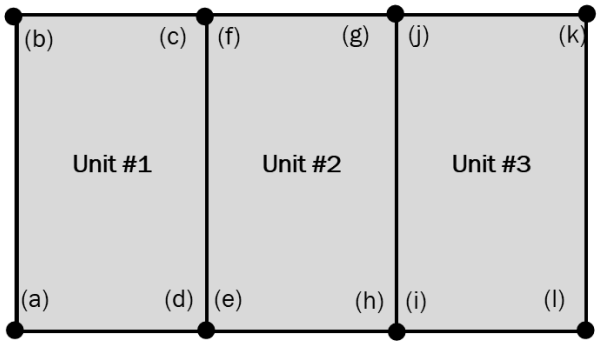
Average Grade (Natural or Finished):



(a + b + c + d) ÷ 4 = average grade (finished or natural)



Townhouse Average Grade (Natural or Finished)

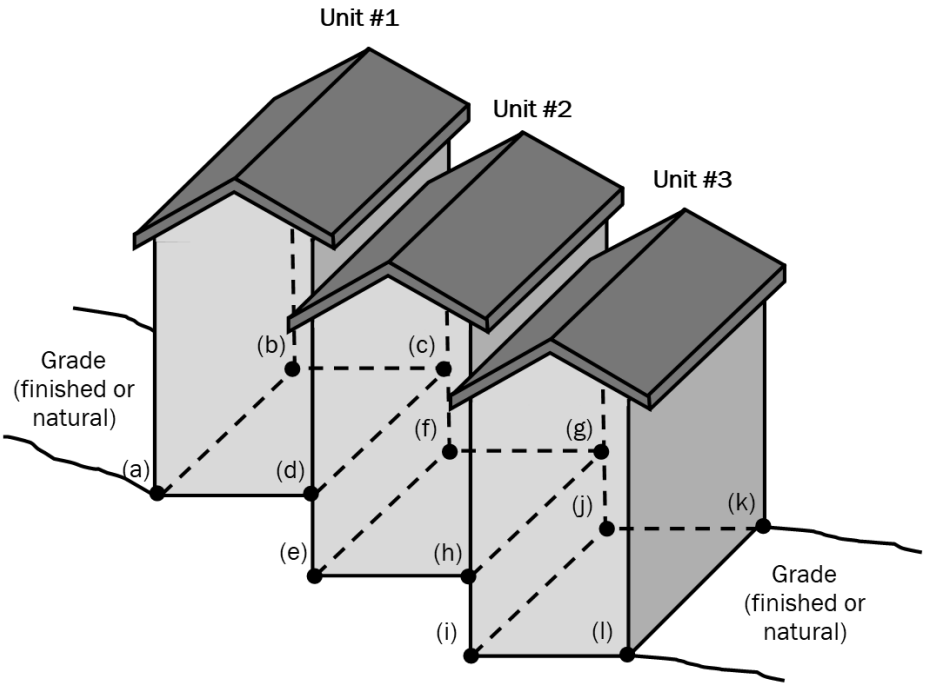


Average Grade

Unit #1
a + b + c + d ÷ 4

Unit #2
e + f + g + h ÷ 4

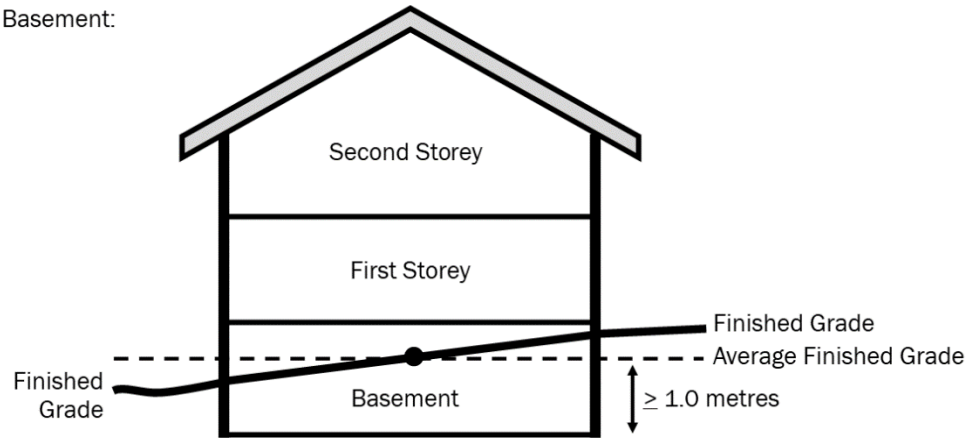
Unit #3
i + j + k + l ÷ 4



AVERAGE NATURAL GRADE 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 Use* or *Townhouse Residential Use*, the *Average Natural Grade shall* be the average of the *Finished Grade* at the four outermost corners of each *Dwelling Unit*, located where either the outermost side *Building Face* or the common wall separations intersect with the frontmost and rearmost *Building Face* of the *Dwelling Unit*. (Bylaw 7749-2021) (Bylaw 7894-2022)

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 401.3* (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

Basement:



Finished floor elevation equal to or greater than 1.0 metres below average finished grade

BED AND BREAKFAST means a *Use* providing a maximum of three (3) *Sleeping Unit*s in the same *Building* as the *Principal Residential Use* for tourists or *Person*s who only briefly occupy a *Sleeping Unit*, and where the room rate includes breakfast provided on the premises. Refer to *Section 402.3* (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 402.16* (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 *Retail*ers, 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 Unit*s, either with common *Cooking Facilities* or where regular meals are provided, for the accommodation of not more than two (2) *Boarder*s, who pay rent and who *shall* reside for an unrestricted period of time. Refer to *Section 402.4* (Boarding) of this Bylaw.

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* duly licensed or registered under any Statute of British Columbia governing such

activities 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.

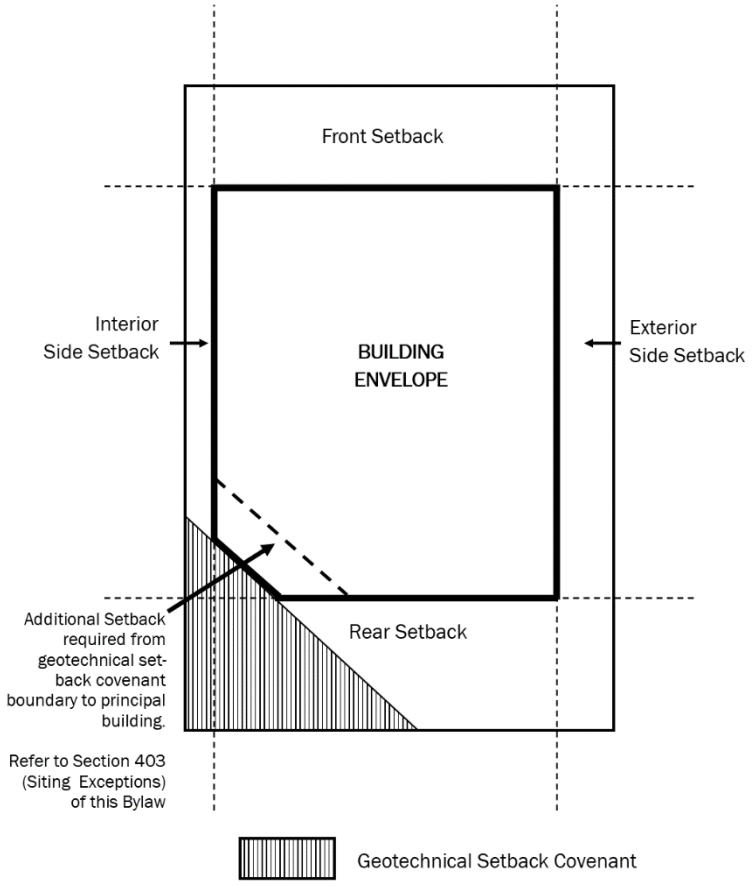
BREEDING means *Use* for the process of mating *Dog*s to produce, by deliberate selection, offspring for the purposes of sale or remuneration.

BREEZEWAY means an un*Enclosed* covered space that connects *Building*s and is not heated or insulated, as measured between the face of the foundation of the adjoined *Building*s and the fascia line of the *Breezeway*. Two (2) or more *Building*s or *Structure*s 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 *Person*s, animals, chattels or things.

BUILDING ENVELOPE means that portion of a *Lot* available for locating a *Building* in accordance with the *Lot Area*, dimensions, *Setback*s 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 401.3* (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 Envelope:



BUILDING FACE means the vertical plane formed by the extreme outer surface of the *Building*'s exterior walls. Refer to *Section 403.2* (Siting Exceptions) of this Bylaw. Refer to *Section 403.7* (Highest Building Face) of this Bylaw. (Bylaw 7749-2021)

BUILDING HEIGHT means the vertical distance of a *Building* measured between either the *Average Natural Grade* or *Average Finished* Grade. Refer to *Section 403.4* (Building Height) of this Bylaw. (Bylaw 7749-2021) (Bylaw 7894-2022)

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 Home*s. Refer to *Section 402.5* (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 402.6* (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 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 402.7* (Caretaker Residential) of this Bylaw. (Bylaw 7894-2022)

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 *Building*s that are used for accommodation of more than six (6) children and supplying *Sleeping Unit*s with meals and supervision.

CIVIC means a *Use* providing for federal, provincial and municipal government *Office*s, 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*.

CLASSES OF ASSISTED LIVING RESIDENCES are as follows: (a) mental health, for adults receiving assisted living services due primarily to a mental disorder; (b) seniors and persons with disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and (c) *supportive recovery housing* and transitional housing, for adults receiving assisted living services due primarily to alcohol and drug substance use or for transitioning from temporary to permanent housing, and where assisted living services are as defined in the British Columbia Community Care Assisted Living Act. (Bylaw 7723-2021) (Bylaw 7749-2021)

CLUSTER HOUSING RESIDENTIAL means a *Residential Use* where three (3) or more attached *Dwelling Unit*s 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 Unit*s may be attached side-by-side or separated by a floor. (Bylaw 7827-2022) (Bylaw 7894-2022)

COMMERCIAL means a *Use* providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any *Person*.

COMMERCIAL KENNEL 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 *Dog*s specified in the business license and not to exceed a maximum of fifty (50) *Dog*s per *Lot*. Refer to *Section 402.15* (Kennel) of this Bylaw. (Bylaw 7894-2022)

COMMERCIAL VEHICLE means a motor *Vehicle*, used in the course of business for the transportation of *Person*s 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 402.19* (Parking and Storing of Commercial Vehicles) of this Bylaw. (Bylaw 7894-2022)

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 Area*s *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 CARE AND ASSISTED LIVING ACT means the British Columbia Community Care and Assisted Living Act, S.B.C. 2002, c. 75.

COMMUNITY CARE FACILITY means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act*, as defined in the *Community Care and Assisted Living Act*:

(a) in which a person provides care to three (3) or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the *Community Care Facility* for the purpose of providing care; or

(b) designated by the Lieutenant Governor in Council to be a *Community Care Facility*.

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 *Lot*s 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) *Lot*s and infill *Development*s 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 *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 *Vehicle*s; machinery; or mechanical equipment typically used for construction, and includes parts, frames or bodies of such equipment. Refer to *Section 402.21* (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 *Building*s or walls.

COURTYARD RESIDENTIAL means a *Residential Use* where a group of not more than eight (8) *Dwelling Unit*s may be separately detached or adjoined within two (2) or more *Building*s which are arranged around a shared open space. (Bylaw 7894-2022)

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 401.3* (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 *Building*s, *Structure*s, and lands for associated ceremonial and *Funeral Services* and functions.

DENSITY means a measurement of *Use* and *Development* intensity of land and buildings, and includes expressing density as a *Floor Space Ratio* or as the number of people per building.

DENSITY BONUS means permitting a *Density* on a *Lot* that is greater than shown in the corresponding *Zone* in exchange for an *Amenity Contribution*, or in exchange for *Special Needs Housing* and a *Housing Agreement* prescribed by Section 483 of the British Columbia Local Government Act. (Bylaw 7723-2021)

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 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 402.11* (Detached Garden Suite Residential) of this Bylaw. (Bylaw 7894-2022)

DEVELOPER BUILT RETAINING WALL means a permanent *Retaining Wall* system that crosses multiple *Lot Line*s 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 403.9* (Retaining Walls and Developer Built Retaining Walls) of this Bylaw. (Bylaw 7894-2022)

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 *Lot*s, 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 *Vehicle*s 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*.

E-CIGARETTE or **VAPE** means a device that consists of a battery powered atomizer that vaporizes in a chemical liquid containing propylene glycol or vegetable glycerine, flavourings, and other chemicals such as formaldehyde and acetone. The cartridge may or may not contain nicotine. Generic terms for these devises are Electronic Nicotine Delivery System (*ENDS*) or Electronic NonNicotine Delivery System (*ENNDS*). Includes e-hookahs, e-pipes and e-cigars. (Bylaw 7629-2020)

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

ELDERLY CITIZENS RESIDENTIAL means a *Residential Use* for the accommodation of elderly persons. (Bylaw 7723-2021) (Bylaw 7749-2021) (7894-2022)

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*.

ENDS and **ENNDS** – See **E-CIGARETTE** of this Bylaw. (Bylaw 7629-2020)

EQUESTRIAN FACILITY means a *Use* designed and intended for the display of equestrian skills and the hosting of events including, but not limited to, show jumping, dressage, and similar events of other equestrian disciplines. The facility may include the boarding of horses, one office, and one instruction room for the operation of the facility. Facilities for horse riding do not include a racetrack that is or must be licensed by the British Columbia Racing Commission. (Bylaw 7853-2022)

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 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*. (Bylaw 7894-2022)

EXTRACTION INDUSTRIAL means a *Use* providing for the extraction and storage of sand, gravel, minerals and peat. (Bylaw 7894-2022)

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**" of this Bylaw.

FAMILY DAYCARE means a *Use* providing the care of children in a *Dwelling Unit*, licensed for this *Use* in accordance with the *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 402.14* (Home Occupation) of this Bylaw. (Bylaw 7894-2022)

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 402.12* (Farm Home Plate) of this Bylaw.

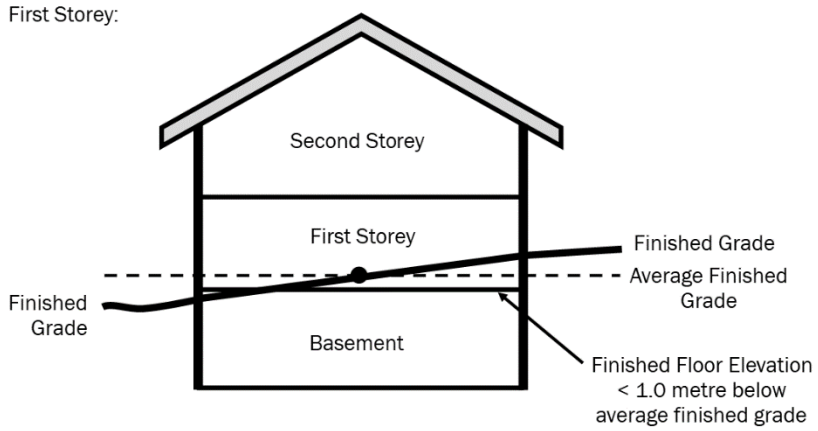
FENCE means a *Structure* constructed of materials, including wood, masonry, concrete or metal, and intended to be used for the purpose of total or partial physical and/or visual separation or enclosure of a *Lot* or portion thereof. Includes a chain link *Fence*, but does not include a *Retaining Wall*. Refer to *Section 405.4* (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 *Use*s providing *Financial Services* to the public, but excludes *Cheque Cashing Centre* and *Payday Loan Use*s.

FINISHED FLOOR AREA means the sum of the internal floor area of each *Storey* (excluding *Basement*s) in a *Dwelling Unit* measured between the internal finished surface of the exterior walls, excluding balconies, sundecks, carports, and any *Accessory Residential Structure*s.

FINISHED GRADE 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 Depression*s. Refer to *Section 403.5* (Localized Depression) of this Bylaw. (Bylaw 7894-2022)

FIRST STOREY means the lowest portion of a *Building* in which the finished floor system is less than 1.0 metre below the *Average Finished Grade*. (Bylaw 7894-2022)

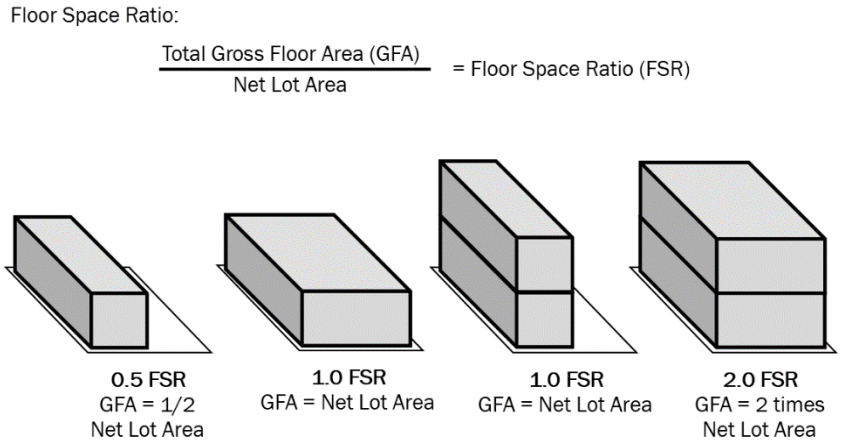


FLOOD means an influx or overflowing of water beyond its normal confines.

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 *Flood*ing 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 *Building*s 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 403.3* (Gross Floor Area Exemptions) of this Bylaw.



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 means a *Residential Use* where one *Building* contains only four (4) *Dwelling Unit*s. (Bylaw 7894-2022)

FREEBOARD means a vertical distance of 0.6 metres added to the *Designated Flood Level* used for establishing a *Flood Construction Level*.

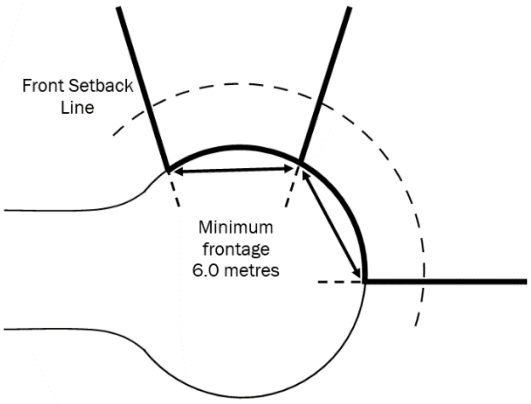
FRONT LOT LINE means the *Lot Line*(s) common to the *Lot* and a fronting *Street* or, where there is more than one fronting *Street*, the shortest *Lot Line*(s) common to the *Lot* and the fronting *Street*. For a *Panhandle Lot* the *Front Lot Line shall* be common to the *Rear Lot Line* of the *Lot* or *Lots* situated between the fronting *Street* and the principal portion of the *Panhandle Lot*. 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*. (Bylaw 7894-2022)

FRONT SETBACK means the *Setback*, as designated elsewhere in this Bylaw, between the *Front Lot Line* and a parallel line which intersects the side *Lot Line*s. (Bylaw 7749-2021) (Bylaw 7894-2022)

FRONT YARD means the area between the *Front Lot Line* and the nearest wall of the *Principal Building*. (Bylaw 7894-2022)

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 and Principal Structures* on the *Lot* faces. No *Lot shall* have a *Frontage* of less than 6.0 metres in *Lot Width*.

Frontage:



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 403.2* (Siting Exceptions) 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 *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.

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*.

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 means a *Use* providing sales, rentals, servicing or repair of: motor *Vehicle*s; *Trailer*s; *Recreational Vehicles and Equipment*; *Manufactured Home*s; boats; farm and light non-*Industrial* machinery; non-*Industrial* equipment; lumber and building supply yards, paint stores, nurseries and garden supply centres; car washes; *Warehouse*s; and wholesale *Use*s catering to the motoring public. *Shall* not include the storage of Motor *Vehicle*s, *Trailer*s, *Recreational Vehicles and Equipment*, *Manufactured Home*s, or boats as a *Principal* *Use*. (Bylaw 7894-2022)

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 402.13* (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 402.14* (Home Occupation) of this Bylaw.

HOMECRAFT means a *Use* providing for the small scale production of goods intended for sale, consumption or *Use* by another. Typical *Use*s 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 *Relative*s, or a group of not more than five (5) unrelated *Person*s including *Boarder*s, all of which reside together in one *Dwelling Unit* using a common *Cooking Facility*. Does not include an *Assisted Living Residence* or *Community Care 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 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. (Bylaw 7894-2022)

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 *Warehouse*s.

INDUSTRIAL REPAIR SERVICES means a *Use* providing the repair of *Vehicle*s exceeding a licensed gross *Vehicle* weight of 5,500.0 kilograms, *Industrial Trailer*s, and heavy equipment. (Bylaw 7894-2022)

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 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 401.3* (Prohibited Uses of Land, *Building*s and Structures) of this Bylaw. (Bylaw 7894-2022)

INTERIOR SIDE LOT LINE 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*. (Bylaw 7894-2022)

KENNEL means a *Use* for the accommodation of more than 3 *Dog*s in a *Building*, *Structure*, compound, pen or cage, or on a *Lot*. Refer to Maple Ridge Kennel Regulation Bylaw No. 6036-2002.

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, *Lane*s and walkways.

LANDSCAPE STRIP means a *Landscaped* area used for separating *Use*s and activities; which is broken only by access driveways, *Lane*s 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-3 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 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. (Bylaw 7894-2022)

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.

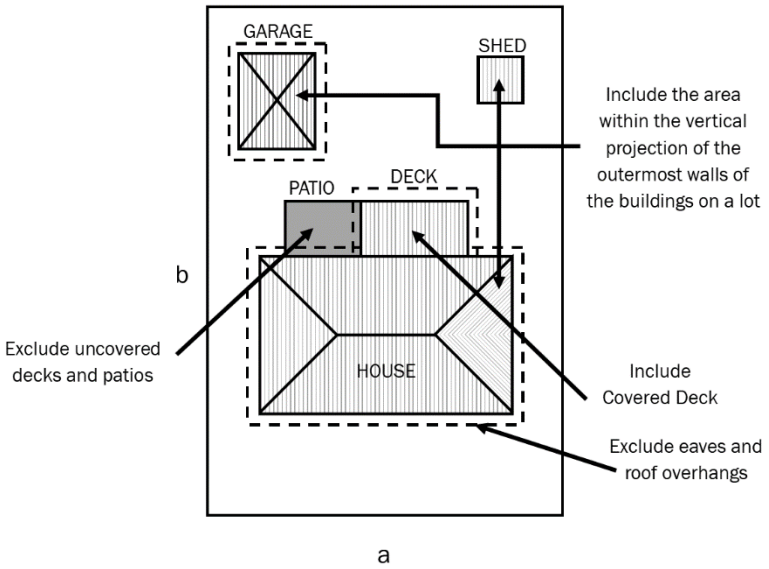
LOCALIZED DEPRESSION means an existing depression in *Natural Grade* not exceeding 3.0 metres in length or 20% of the *Building* length that it abuts, whichever is less; or a depression below the *Finished Grade* providing *Vehicle* or pedestrian entrances to a *Building*. Refer to *Section 403.5* (Localized 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 Line*s of the *Lot*, excluding any portions of the *Lot* required for: *Panhandle*; dedicated Public Road Allowance; dedicated Public *Park*; and dedicated *Park* for Conservation Protection. Restrictive Covenant, Easement, and Right-of-Way areas *shall* form part of the *Lot Area*. (Bylaw 7749-2021)

LOT COVERAGE means the area of a *Lot* covered by *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 un*Enclosed* balcony.

Lot Coverage:

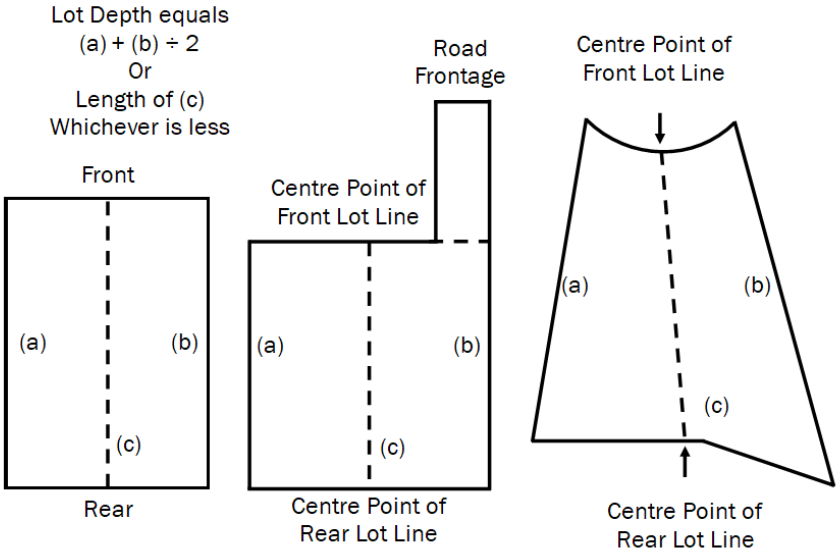


Example of Lot Coverage

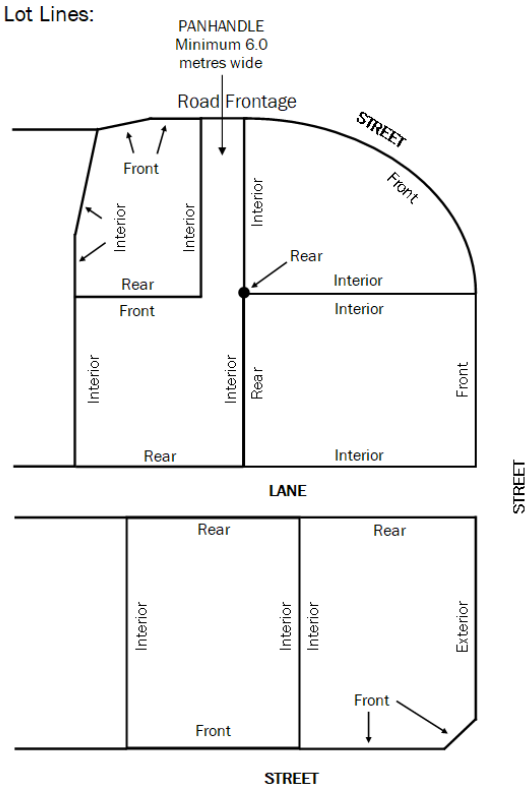
$$\frac{\text{(total covered area)}}{\text{a x b (net lot area)}} \times 100 = ___\ \%\ \text{Lot Coverage}$$

LOT DEPTH means the lesser of the average of the lengths of the side *Lot Line*s, 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*.

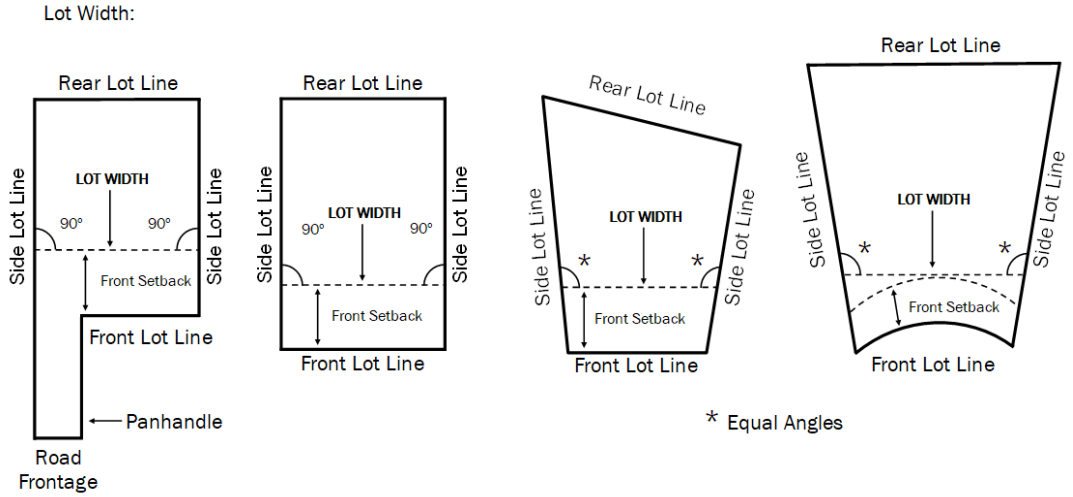
Lot Depth:



LOT LINE means a line forming a boundary of a *Lot*.



LOT WIDTH means the width of a *Lot* measured as a straight line which intersects the side *Lot Line*s 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 *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 Home*s 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, *Building*s and *Structure*s 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 Home*s 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 means the undisturbed normally existing topography of a *Lot* as determined by a registered land surveyor. (Bylaw 7894-2022)

NEIGHBOURHOOD DAYCARE 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 *Community Care and Assisted Living Act* and the British Columbia Child Care Licensing Regulation. Refer to *Section 402.17* (Neighbourhood Daycare) of this Bylaw. (Bylaw 7894-2022)

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 *Vehicle*s.

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 means an outdoor *Use* providing for members of the public to engage in recreation as participants rather than spectators. (Bylaw 7894-2022)

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 407.3* (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 means a *Use* providing the repair of household goods; electrical or electronic appliances; and personal items; but excludes *Vehicle and Equipment Repair Services*. (Bylaw 7894-2022)

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 *Dog*s, *Kennel*s, *Adult Entertainment* and pawnshop *Use*s.

PHARMACY means a *Use* in a *Commercial* establishment, where the *Retail* sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a *Pharmacy* under the Pharmacy Operations and Drug Scheduling Act. (Bylaw 7790-2021)

PLACE OF WORSHIP means a *Use* providing for the *Assembly* of *Person*s 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 *Vehicle*s, goods or materials. Refer to *Section 401.4* (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, *Building*s and *Structure*s are ordinarily *Use*d.

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 Hospital*s, convalescent homes, nursing homes, hospices, palliative care units, *Community Care Facilities*, *Assisted Living Residences*, multi-level care facilities, *Congregate Care/Assisted Living* facilities, 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 402.22* (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 Services* 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 401.2* (Permitted Uses of Land, Buildings and Structures) of this Bylaw.

REAR LOT LINE 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 Line*s, *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 Line*s, *shall* be deemed to be the point of such intersection. (Bylaw 7894-2022)

REAR SETBACK means the *Setback*, as designated elsewhere in this Bylaw, between the *Rear Lot Line* and a parallel line which intersects the Side *Lot Line*s. (Bylaw 7749-2021) (Bylaw 7894-2022)

REAR YARD means the area between the *Rear Lot Line* and the nearest wall of the *Principal Building*. (Bylaw 7894-2022)

RECREATIONAL FACILITIES means the *Use* of *Building*s and *Structure*s 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 VEHICLES AND EQUIPMENT, RECREATIONAL means any boat, boat *Trailer*, cargo *Trailer*, camping *Trailer*, motor home, camper, bus, snowmobile, and similar *Vehicle*s 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 402.20* (Parking and Storing of Recreational Vehicles and Equipment) of this Bylaw. (Bylaw 7894-2022)

RECYCLING PLANT means the *Use* of land, *Building*, or *Structure*s for the purposes of collection, sorting, temporarily storing and processing of recyclable materials. A *Recycling Plant* *shall* not include *Wrecked Vehicle*s.

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 *Lot*s.

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 402.23* (Rental Stable) of this Bylaw.

RESEARCH TESTING LABORATORY means the *Use* providing analytical, research or testing services; and excludes provision of services or treatments directly to the public. (Bylaw 7894-2022)

RESIDENTIAL means a *Use* providing for the accommodation and home life of a *Household*.

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 Use*s.

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 403.9* (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 403.9* (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.

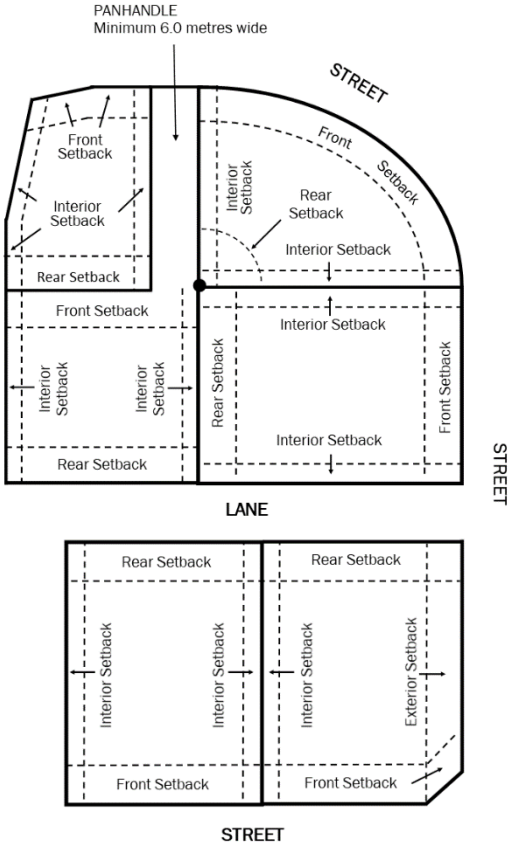
SCHOOL means an institution *Use* providing *Education* and instruction, including elementary, secondary and post-secondary *School*s.

SECONDARY SUITE RESIDENTIAL 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 402.24* (Secondary Suite Residential) of this Bylaw. (Bylaw 7894-2022)

SERVICE STATION means a *Use* providing for the *Retail* sale of motor fuels and lubricants.

SETBACK means the horizontal distance from a *Lot Line* or other feature to a *Building*, *Structure* or other feature on the *Lot*. Refer to *Section 403.2* (Siting Exceptions) of this Bylaw. (Bylaw 7749-2021)

Setbacks:



SHALL is to be construed as imperative.

SHIPPING CONTAINER means 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 402.25* (Shipping Containers) of this Bylaw. (Bylaw 7827-2022)

SIDE SETBACK means the *Setback*, 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 Line*s. (Bylaw 7749-2021) (Bylaw 7894-2022)

SIDE YARD means the area between the interior or *Exterior Side Lot Line* and the nearest wall of the *Principal Building*. (Bylaw 7894-2022)

SINGLE DETACHED RESIDENTIAL means a *Residential Use* where the *Building* on a *Lot* is used for one *Dwelling Unit*, and may include a *Modular Home*. (Bylaw 7894-2022)

SLEEPING UNIT means a *Use* providing one or more rooms for the lodging of one or more *Person*s when the *Sleeping Unit* contains no *Cooking Facilities*.

SPECIAL NEEDS HOUSING includes *Transitional Housing* for the following classes of *Assisted Living Residences*: Mental Health, Seniors and Persons with Disabilities, *Supportive Recovery Housing* and *Transitional Housing*. (Bylaw 7723-2021) (Bylaw 7749-2021)

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.

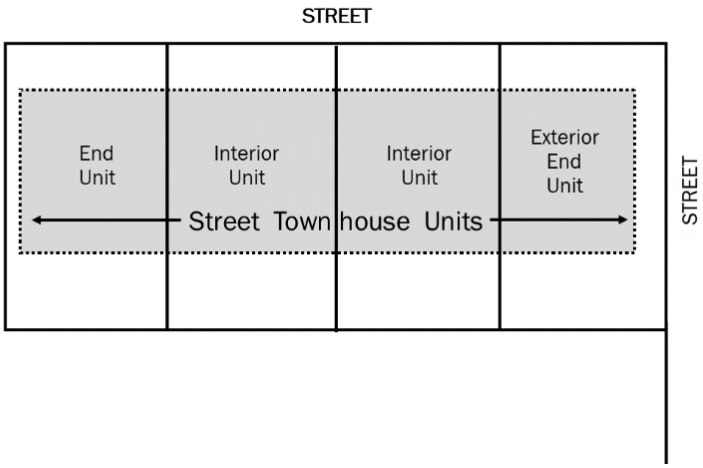
STOCK-IN-TRADE means the inventory carried by a business for sale in the ordinary course of business.

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*.

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 means a *Residential Use* consisting of one *Dwelling Unit* attached side-by-side to one or more *Dwelling Unit*s with each *Dwelling Unit* located on a fee simple *Lot* fronting on a *Street*, and a minimum of two (2) *Dwelling Unit*s *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) *Street*s. (Bylaw 7894-2022)

Street Townhouse Units:



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 means a *Use* providing a *Dwelling Unit* within a *Building* where the *Dwelling Unit* has one *Habitable Room* with *Cooking Facilities* and a bathroom. (Bylaw 7894-2022)

SUPPORTIVE RECOVERY HOUSING means an *Assisted Living Residence* for adults receiving services primarily for recovery from drug and alcohol addiction.

TANDEM PARKING means the placement of one *Off-Street Parking* space behind another *Off-Street Parking* space, such that only one *Off-Street Parking* space has unobstructed access to a drive aisle, driveway or *Highway*. (Bylaw 7564-2019) (Bylaw 7749-2021)

TEMPORARY RESIDENTIAL 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 402.27* (Temporary Residential) of this Bylaw. (Bylaw 7894-2022)

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 Unit*s or *Sleeping Unit*s. Includes hotels, motor hotels and motels; but does not include *Boarding*, *Bed and Breakfast* or *Campground Use*s. May include dining facilities, meeting rooms, *Recreational Facilities* and other *Use*s commonly associated with a *Tourist Accommodation Use*.

TOWNHOUSE DWELLING UNIT 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*. (Bylaw 7894-2022)

TOWNHOUSE RESIDENTIAL means a multi-family *Residential Use* with a minimum of three (3) *Townhouse Dwelling Unit*s on a *Lot*. The *Townhouse Dwelling Unit*s *shall* be contained within one or more *Building*s and each *Building shall* contain a minimum of two (2) *Townhouse Dwelling Unit*s. Each *Townhouse Dwelling Unit shall* be separated one from another by a common wall extending from foundation to roof or be situated one above the other and *shall* have a separate, direct entrance from grade. *Triplex Residential*, *Fourplex Residential*, *Courtyard Residential* and *Street Townhouse Residential Uses* are excluded. (Bylaw 7827-2022) (Bylaw 7894-2022)

TRAILER means a non-motorized wheeled *Vehicle* that can be pulled by a car, truck or other *Vehicle*.

TRANSITIONAL HOUSING means an *Assisted Living Residence* for adults receiving services to allow them to transition from temporary to permanent housing.

TRIPLEX RESIDENTIAL means a *Residential Use* where one *Building* contains only three (3) *Dwelling Unit*s. (Bylaw 7894-2022)

TWO-UNIT RESIDENTIAL means a *Residential Use* where two (2) *Dwelling Unit*s *shall* be contained within one *Building* sharing a common roof and separated one from another by a common wall or be situated one above the other. (Bylaw 7827-2022) (Bylaw 7894-2022)

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 Unit*s constructed, or to be constructed, on a *Lot* is divided by the total *Lot Area* of the *Lot*.

UNLICENSED VEHICLE means a *Vehicle* that is not currently licensed in accordance with the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318. Refer to *Section 402.21* (Parking and Storing of Unlicensed Vehicles and Contractor's Equipment) of this Bylaw. (Bylaw 7894-2022)

URBAN AGRICULTURAL means a *Use* providing for the growing of plants for the purposes of, including but not limited to, food, fibre, and decorative purposes, in ground, wall or roof gardens. Refer to *Section 401.2* (Permitted Uses of Land, Buildings, and Structures) of this Bylaw. (Bylaw 7749-2021) (Bylaw 7894-2022)

USE means the purpose or function to which land, *Building*s and *Structure*s are put.

VAPE – See **E-CIGARETTE** of this Bylaw. (Bylaw 7629-2020)

VAPE RETAIL – means a *Principal Use* devoted to *Retail* sales of products and devices pertaining to electronic nicotine delivery system (*ENDS*) or electronic non-nicotine delivery systems (*ENNDS*). (Bylaw 7629-2020) (Bylaw 7749-2021)

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 means a *Use* providing the repair of motor *Vehicle*s; *Trailer*s and light equipment; but excludes *Industrial Repair Services*. (Bylaw 7894-2022)

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 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 401.3* (Prohibited Uses of Land, Buildings and Structures) of this Bylaw. (Bylaw 7894-2022)

ZONE means the *Zone*s 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 *Building*s and *Structure*s thereon.

302 ZONES

302.1 Short Form Equivalents

1. The whole of the area within the boundaries of the Municipality is hereby divided into *Zone*s 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 and Apartment Residential (Bylaw 7827-2022)

RM-5	Low Density Townhouse and Apartment Residential (Bylaw 7827-2022)
RM-6	Town Centre High Density Apartment Residential
RE	Elderly Citizens Residential
RG	Cluster Housing Residential (Bylaw 7827-2022)
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	Extraction Industrial
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 *Zone*s 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 *Zone*s *shall* be to the centre lines of road allowances or railways unless referenced to *Lot Line*s, Municipal boundaries, or as shown otherwise on Schedule "A" (Zoning Map) of this Bylaw.

302.4 Split Zoned Lot

1. A Split *Zoned Lot* is a *Lot* that contains more than one *Zone*. The following requirements for each applicable *Zone shall* apply for the *Use* of each area of the *Lot* for which it is *Zoned* as if the *Zone* boundary were a *Lot Line*:
   a. *Principal* and *Accessory Uses*;
   b. *Density*;
   c. *Lot Coverage*;
   d. *Setbacks*;
   e. *Height*;
   f. *Landscaping* and Screening;
   g. *Parking* and *Loading*;
   h. Other Requirements.
2. A Split *Zoned Lot shall* not be developed as separate *Lot*s. (Bylaw 7749-2021)

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, *Building*s and *Structure*s, *shall* be in accordance with the permitted *Use*s 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, *Building*s and *Structure*s *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 *Lot*s located within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations *shall* prevail.

303.4 Transportation Act

1. For *Lot*s abutting a controlled access *Highway*, the *Setbacks*, servicing and subdivision regulations of the British Columbia Transportation Act [SBC 2004] *shall* prevail. (Bylaw 7749-2021)

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

304.1 Conformity

1. The construction, reconstruction, alteration, moving or extension of *Building*s and *Structure*s within any *Zone* *shall* be in conformity with requirements for the size, shape, and siting of *Building*s and *Structure*s 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 *Zone*s in Parts 5 through 10 of this Bylaw. Refer to *Section 401.2* (Permitted Uses of Land, Buildings and Structures) of this Bylaw. Refer to *Section 402.1* (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 *Use*d 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 *Use*s *shall* be permitted in all *Zone*s:
   a. *Accessory Buildings* and *Accessory Structures*;
   b. *Accessory* *Off-Street Parking*;
   c. *Park*;
   d. *Public Service*;
   e. *Urban Agricultural*; and
   f. *Accessory* *Off-Street Loading.* (Bylaw 7749-2021) (Bylaw 7894-2022)

401.3 Prohibited Uses of Land, Buildings and Structures

1. The following *Use*s *shall* be prohibited in all *Zone*s:
   a. *Development* within the *Building Envelope* of a *Lot* having a *Natural Grade* with a *Steep Slope*, except that Infill Development may be permitted provided that:
      (i) a Natural Features Development Permit has been approved; and
      (ii) a Geotechnical Report and other requirements have been submitted to the satisfaction of the City of Maple Ridge; (Bylaw 7827-2022)
   b. detached *Underground Structure*s;
   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 *Zone*d 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 *Use*s:
      (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;

(b) 340.5 metres from any other *Cannabis Retail*l *Use* specific to the following *Lot*:

i) Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007. PID 023-816-422. 510 – 20395 Lougheed Highway; and

(c) 394.5 metres from any other *Cannabis Retail Use* specific to the following *Lot*:

i) Parcel 100 District Lot 222 Group 1 New Westminster District Explanatory Plan 84469. PID 015-796-914. 20110 Lougheed Highway. (Bylaw 7775-2021)

(d) 580.1 metres from any other *Cannabis Retail Use* specific to the following *Lot*:

i) Lot 16 District Lot 250 Group 1 New Westminster District Plan 8735. PID 031-186-254. Unit A – 20757 Lougheed Highway. (Bylaw 7862-2022)

h. *Cheque Cashing Centre* and *Payday Loan Use*s;

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*;

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;

m. *Vape Retail*, and (Bylaw 7629-2020)

n. a *Principal Use* as a *Pharmacy*, (Bylaw 7790-2021) (Bylaw 7894-2022)

401.4 Accessory Buildings, Structures and Uses

1. All *Accessory Use*s *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 Accessory Structures* to a *Principal Residential Use* in all *Zone*s *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 Accessory 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 *Setback*s for *Accessory Buildings and Accessory 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 Accessory Structures*.

3. A *Portable Storage Shelter* used for the display or storage of *Vehicle*s, goods or materials *shall*:

a. be restricted to not more than one (1) per *Lot;*

b. be sited in compliance with the *Setback*s for *Accessory Buildings and Accessory Structures* for the *Zone* on which it is located; but *shall* not be located between the front *Building Face* of *Principal Buildings and Principal Structures* and the *Front Lot Line*; (Bylaw 7749-2021)

c. be included in the calculation of *Lot Coverage* for *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures*, or where expressly identified for *Accessory Buildings and Accessory 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 *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 *Lot*s *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*; and

k. for *Lots* located within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations *shall* prevail. (Bylaw 7827-2022) (Bylaw 7894-2022)

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 Unit*s;

e. *shall* not exceed 6 guests at any one time;

f. *shall* not provide accommodation to same *Person* or *Person*s for periods longer than 30 consecutive days per annum;

g. *shall* include the number of *Boarding* rooms and *Boarder*s in calculating the maximum number of *Sleeping Unit*s 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 Unit*s;

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 *Lot*s 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) *Boarder*s 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 an *Agricultural Employee Residential*, *Caretaker Residential, Detached Garden Suite Residential*, *Secondary Suite 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 *Zone*s, 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 Home*s;

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 *Lot*s 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*:

      (i) is *Zone*d 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 Contribution*s are permitted on *Lot*s that are *Zone*d 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 *Zone*s, 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 Regulations for the provision of Assisted Living Residences

1. An *Assisted Living Residence* *shall* be a permitted *Use* in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 *Zones,* where the *Lot Area* is not less than 668.0 square metres, subject to the following provisions:
   a. the base *Density* *shall* be three (3) residents per *Building*;
   b. *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*;
   c. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Assisted Living Residence* is above the established minimum *Flood Construction Level*; and
   d. *shall* not be strata-titled or subdivided.
2. A *Density Bonus* of up to a maximum of ten (10) residents per *Building* *shall* be permitted for all classes of *Assisted Living Residences* in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 *Zones,* where the *Lot Area* is not less than 668.0 square metres, subject to the following provisions: (Bylaw 7723-2021)
   a. the owner *shall* enter into a *Housing Agreement* with the City of Maple Ridge, in accordance with Section 483 of the Local Government Act, which *shall* be executed and delivered to the Municipality, including all appendices, prior to the issuance of any Building Permit or Business License for the land in relation to which the use is permitted;
   b. *shall* have a maximum of ten (10) residents including staff;
   c. *shall* be contained within a *Single Detached Residential* *Building*;
   d. *shall* not be permitted where there is a *Boarding*, *Detached Garden Suite Residential* or *Temporary Residential* *Use* on the *Lot*;
   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* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Assisted Living Residence* *Use* is above the established minimum *Flood Construction Level*;
   g. *shall* not be strata-titled or subdivided; and
   h. *shall* not be permitted unless permitted by the provisions of Section 1 above.
3. A *Community Care Facility* which satisfies the conditions in Section 20 of the *Community Care and Assisted Living Act*, including that it has no more than ten (10) residents not more than six (6) of whom are persons in care, is not subject to this Bylaw in accordance with section 20(2) of the *Community Care and Assisted Living Act*.

402.10 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* *Use*s 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 *Lot*s that are *Zone*d 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 *Zone*s 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)

402.11 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 *Zone*d *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:

      (i) *shall* be located within the *Front Yard* specific to the following *Lot*:

         (a) Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue;

            i) shall be limited to one Storey;

   c. *shall* not have a *Basement*; and

   d. *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 *Lot*s 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 *Lot*s with *Lane* access, may be located on the second *Storey* of a *Building* above an *Accessory Residential Use* or an *Off-Street Parking Use*; (Bylaw 7749-2021)

c. for *Lot*s 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 more than 90.0 square metres or 10% of the *Lot Area*, whichever is less; except (Bylaw 7857-2022)

(ii) the *Gross Floor Area shall* not exceed 140.0 square metres specific to the following *Lot*s:

(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 *Lot*s with a *Lot Area* less than 0.4 hectares: (7749-2021)

(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 *Lot*s 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 *Lot*s with a *Lot Area* greater than or equal to 0.4 hectares: (7749-2021)

(i) *shall* not exceed 6.0 metres and one (1) *Storey*; or

(ii) *shall* not exceed 7.5 metres for Agricultural *Zoned Lot*s when 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* not exceed 6.0 metres and one (1) *Storey* when the *Detached Garden Suite Residential Use* is located on the second *Storey* above an *Accessory Residential Use* or an *Off-Street Parking Use*. (Bylaw 7827-2022) (Bylaw 7894-2022)

c. the *Height* of the *Building shall* not exceed 7.5 metres specific to the following *Lot*:

(i) Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue.

where the *Height* is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the *Building*, as determined by the following definitions:

(a) BUILDING HEIGHT BASE LINE - means:

i) averaging the two front Datum Determination Points on the lot; and

ii) averaging the two rear Datum Determination Points on the lot; and

iii) longitudinally extending a line joining i) and ii); and

(b) DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Maple Ridge Zoning Bylaw No. 3510-1985 for additional information and definition of terms. (Bylaw 7749-2021)

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 *Lot*s 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

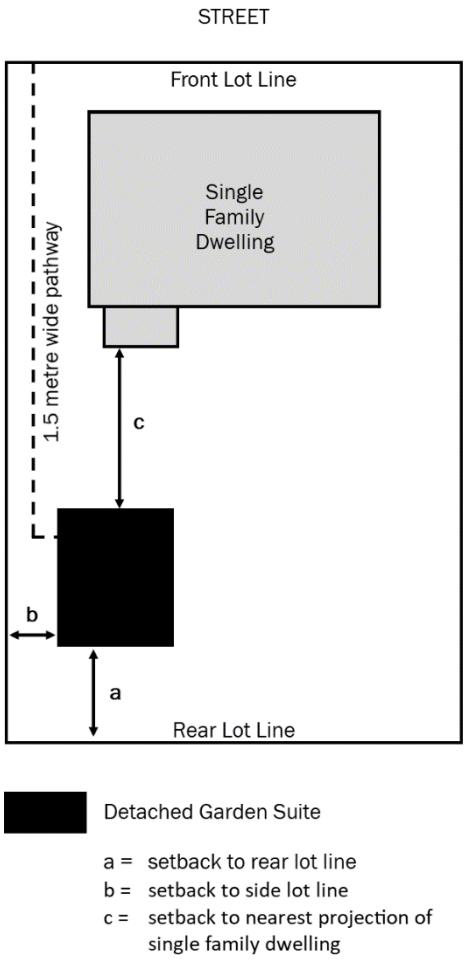
(iii) *shall* be *Setback* not less than 7.5 metres from a *Rear Lot Line* for Agricultural *Zone*d *Lot*s and RS-3 *Zone*d *Lot*s;

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 *Lot*s located within the Agricultural Land Reserve:
   a. the Agricultural Land Commission Act and its Regulations *shall* prevail;
   b. the *Detached Garden Suite Residential Use* *shall* comply with the *Farm Home Plate* requirements. Refer to *Section 402.12* (Farm Home Plate) of this Bylaw. (Bylaw 7749-2021)
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. Deleted by Bylaw No. 7749-2021.
   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*; (Bylaw 7749-2021)

e. *shall* not be permitted where there is an *Agricultural Employee Residential*, *Bed and Breakfast*, *Boarding*, *Caretaker Residential*, *Temporary Residential*, *Tourist Accommodation*, or *Two-Unit Residential Use* on the same *Lot*; (Bylaw 7929-2023)

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*;

i. *shall* not be permitted where there is a *Secondary Suite Residential*, unless the *Lot* is located within the Agricultural Land Reserve. (Bylaw 7929-2023)

402.12 Farm Home Plate

1. For *Lot*s within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the following limitations to *Residential Development shall* apply: (Bylaw 7749-2021)

   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*;

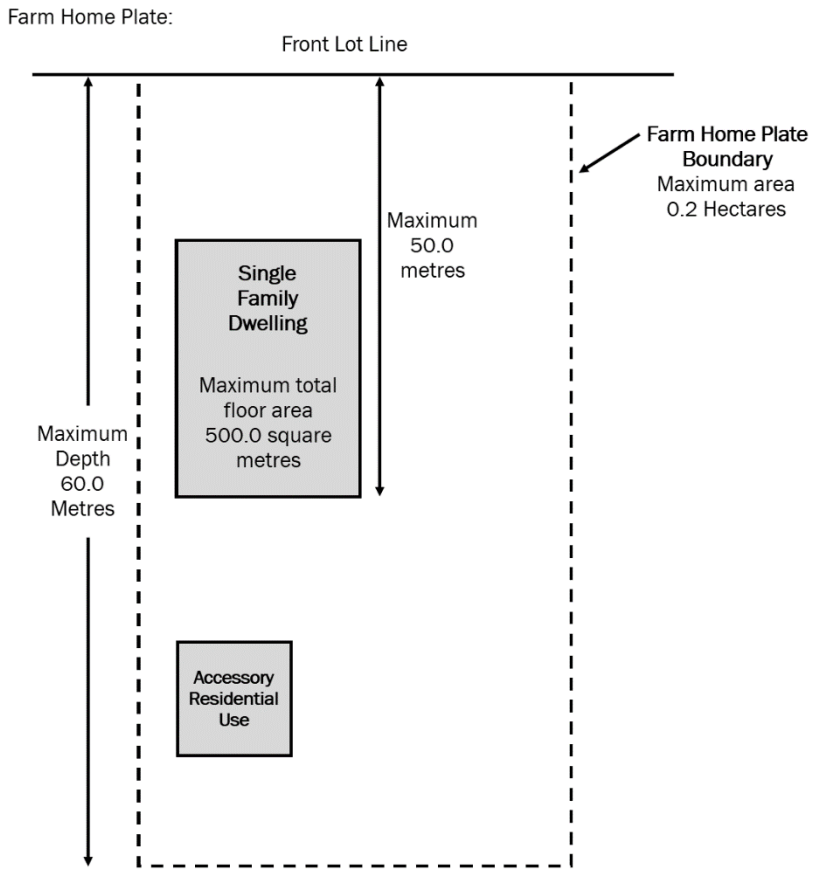
   c. all *Principal* and *Accessory Residential Buildings* and *Structures shall* be sited within the *Farm Home Plate*;

   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;

   f. provisions of the Agricultural Land Commission Act and its Regulations *shall* prevail; and

   g. the Floor Area of all *Principal* and *Accessory Residential Buildings* and *Structures shall* meet the current requirements of the Agricultural Land Commission Act and its Regulations. (Bylaw 7827-2022) (Bylaw 7894-2022)



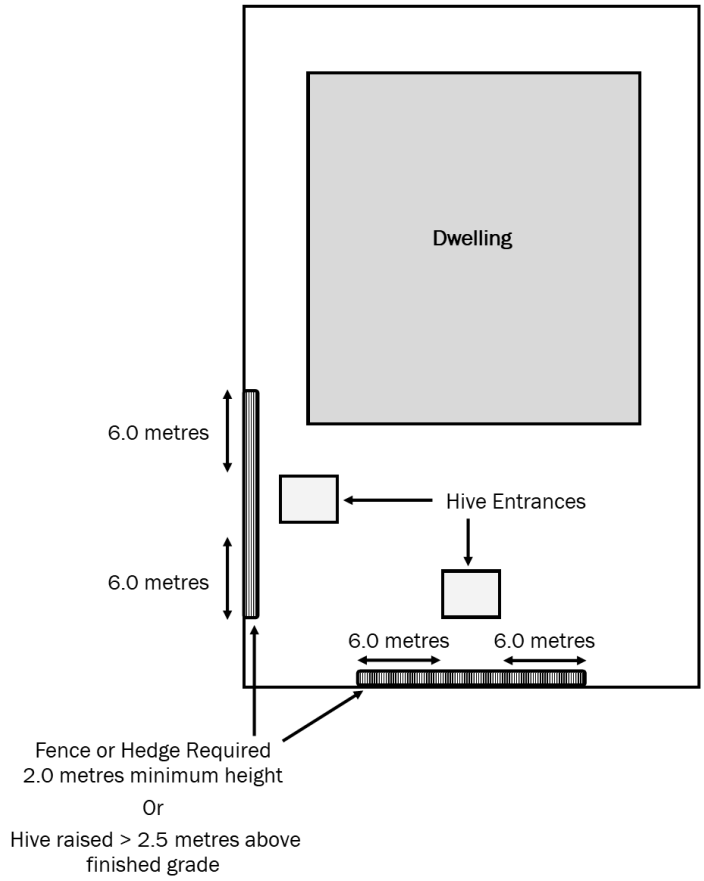
402.13 Hobby Beekeeping

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:
      (i) *shall* be oriented with the hive entrance facing toward the centre of the *Lot*; and
      (ii) *shall* be either:
         (a) 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

(b) the hive shall be raised a minimum of 2.5 metres above the Finished Grade.

Bee Hive Location:



402.14 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 Employee*s per *Dwelling Unit* for Type 2 *Home Occupation*; or
   c. three (3) *Non-Resident Employee*s 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 *Use*s 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 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 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 5 above.
7. A *Home Occupation* *shall* be permitted for the following *Use*s:
   a. *Animal Services,* excluding *Dog* daycare, except Type 1 and Type 2 *Home Occupation* 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. *Homecraft*s;

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* be permitted the parking or storing of a *Vehicle* provided that it is *used* in conjunction with the *Home Occupation* and in accordance with the provisions outlined in Section 402 (Parking and Storing of Commercial Vehicles) of this Bylaw. (Bylaw 7769-2021)

9. A *Home Occupation* *shall* be prohibited for the following *Use*s:

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.7630-2020; (Bylaw 7749-2021)

e. *Family Daycare* within a *Dwelling Unit* in the RM-2, RM-3, RM-4, RM-5, RM-6, and Commercial *Zone*s;

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 *Vehicle*s, 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* *Use*s.

402.15 Kennel

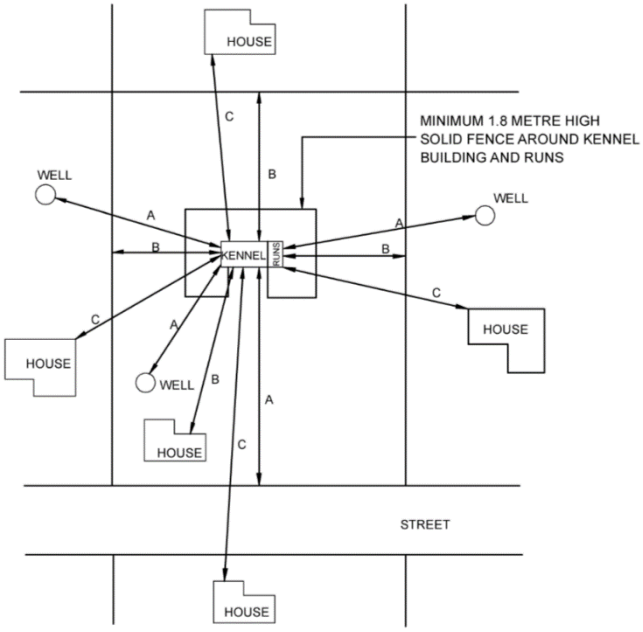
1. A *Kennel* *Use* *shall* meet the requirements of Maple Ridge Kennel Regulation Bylaw No. 6036-2002.

2. A *Commercial Kennel*:

a. *shall* not be permitted on a *Lot* of less than 4.0 hectares in *Lot Area*;

b. *Commercial Kennel* *Building*s and *Structure*s *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.

402.16 Long-Term Bicycle End-of-Trip Facilities

1. 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 *Building*s 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* *Building*s where residents live independently. New *Residential* *Building*s, 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*.

2. *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

Required Number of Long-Term Bicycle Spaces	Minimum Required for Each Gender		
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.

402.17 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 *Bed and Breakfast*, *Boarding*, *Detached Garden Suite Residential*, *Home Occupation*, *Secondary Suite Residential*, or *Temporary Residential* *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*.

402.18 Parking and Storing of Agricultural Vehicles

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

402.19 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* *Zone*d 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 Line*s;
   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* *Zone*d 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 Line*s and *Rear Lot Line*s;
   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*.

402.20 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* *Zone*d for *Residential* *Use*, excluding *Campground* *Use*, unless the following conditions are met:

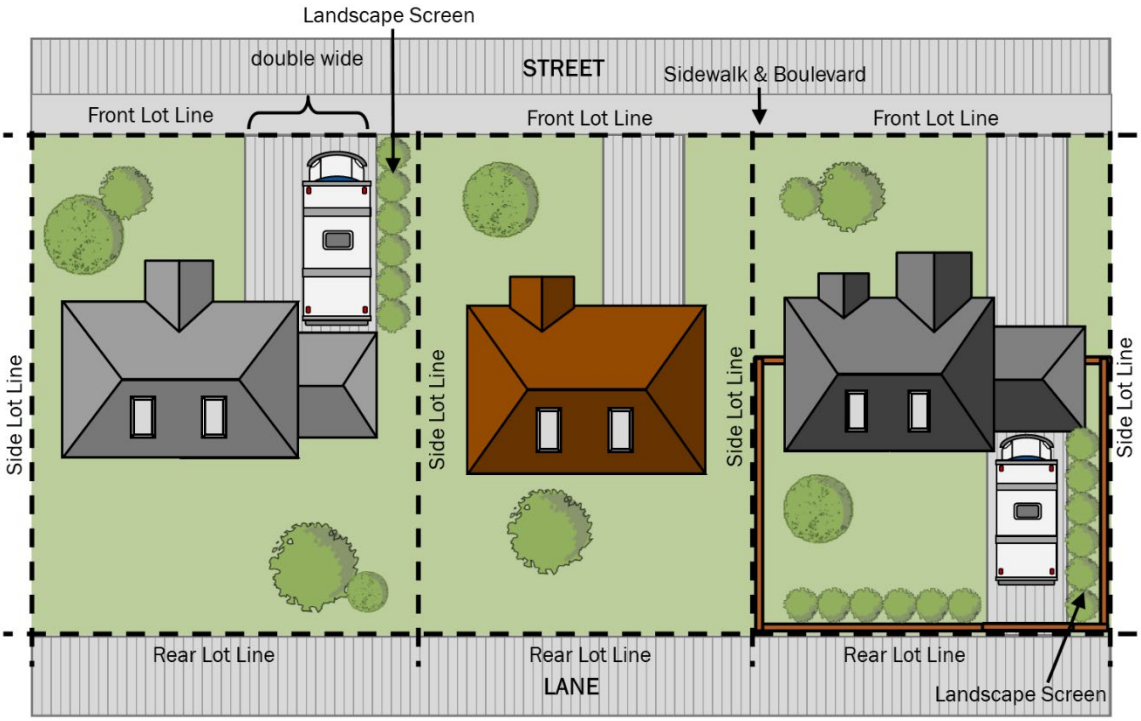
   a. *Recreational Vehicles and Equipment* *shall* be parked or stored entirely on the *Lot*;

   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*d 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*.

402.21 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* *Zone*d 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* *Zone*d for *Agricultural* *Use* *shall* not be used for the parking or storing of:
   a. more than two (2) *Unlicensed Vehicle*s; 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*.

402.22 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 *Lot*s within the Agricultural Land Reserve the Agricultural Land Commission Act and its Regulations *shall* prevail; and
   d. for *Lot*s 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.

402.23 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 *Lot*s 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.

402.24 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*, *Temporary Residential* or *Two-Unit Residential Use* on the *Lot*; (Bylaw 7929-2023)
   d. *shall* not exceed 40% of the total *Gross Floor Area* of the *Building* in which it is located; (Bylaw 7857-2022)
   e. Deleted by Bylaw No. 7749-2021;
   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*; (Bylaw 7749-2021)
   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
   j. *shall* not be permitted where there is a *Detached Garden Suite Residential*, unless the *Lot* is located within the Agricultural Land Reserve. (Bylaw 7929-2023)

402.25 Shipping Containers

1. A *Shipping Container*, when not used for or intended to be used for shipping purposes, *shall* be permitted subject to the following provisions: (Bylaw 7827-2022)
   a. as a temporary *Building* or *Structure* for *Office Use*, including a Sales *Office*, or equipment storage in all *Zone*s during a phase of construction in progress, subject to issuance of a current and valid Building Permit. Refer to *Section 402.26* (Temporary Buildings and Structures) of this Bylaw; (Bylaw 7827-2022)
   b. as an *Accessory Building or Structure* to an *Industrial Use* and located behind a continuous *Landscape Screen*. Refer to *Section 405.3* (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 405.3* (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, subject to Section 1 above, a *Shipping Container*, when not used for shipping purposes, *shall*: (Bylaw 7827-2022)
   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 3.5 metres as measured from the *Natural Grade*. (Bylaw 7827-2022)

3. Refer to *Section 401.3* (Prohibited Uses of Land, Buildings and Structures) for materials that *shall* not be stored in a *Shipping Container*;

4. Where permitted, a *Shipping Container* may be converted to a *Building* or *Structure* for a permitted *Use*, subject to the following provisions:

a. a *Building* Permit *shall* be required;

b. *shall* be in compliance with the requirements of the *Zone* in which it is located; and

c. all construction shall be in accordance with the British Columbia Building Code and the Maple Ridge Building Bylaw No. 6925-2012. (Bylaw 7827-2022) (Bylaw 7894-2022)

402.26 Temporary Buildings and Structures

1. Temporary *Building*s and *Structure*s 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 and Principal Structures*.

2. Temporary *Building*s and *Structure*s in *Single Detached Residential* and *Two-Unit Residential Zone*s 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 *Building*s and *Structure*s, including the *Use* of *Building*s and *Structure*s 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.

402.27 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 *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*;

i. *shall* not exceed 40% of the total *Gross Floor Area* of the *Building* in which it is located. (Bylaw 7827-2022) (Bylaw 7894-2022)

2. On a *Lot* with a *Lot Area* of 0.4 hectares or greater, a *Temporary Residential Use*:

a. *shall* be contained within the same *Building* as the *Single Detached Residential Use* and the *Gross Floor Area shall* not exceed 40% of the total *Gross Floor Area* of the *Building* in which it is located; or

b. *shall* be within a self-contained single-wide *Manufactured Home* certified under certificate Canadian Standards Association (CSA) Z240MH Series Manufactured Homes, but *shall* exclude a *Modular Home;* and

(i) the *Gross Floor Area shall* not exceed the *Gross Floor Area* of the *Principal Residential Use*; and

(ii) *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 (Bylaw 7827-2022)

3. *Lot*s located within the Agricultural Land Reserve:

a. the Agricultural Land Commission Act and its Regulations *shall* prevail;

b. *shall* be subject to the *Farm Home Plate* requirements in accordance with Section 402 (Farm Home Plate) of this Bylaw. (Bylaw 7749-2021)

402.28 Pharmacy

1. A *Pharmacy* *Use* is subject to the following provisions:
   a. *shall* not be permitted as a *Principal* *Use*;
   b. *shall* not be permitted as an *Accessory* *Use* in a *Commercial* establishment, where the *Retail* sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) less than or equal to 700 square metres on a *Lot* within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
   c. *shall* be permitted as an *Accessory* *Use* in a *Commercial* establishment, where the *Retail* sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than 700 square metres on a *Lot* within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
   d. *shall* be permitted as an *Accessory* *Use* outside of the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, if located more than 400 meters, measured in a straight line from the *Lot Lines*, to another *Pharmacy* *Use*.

   (Bylaw 7790-2021) (Bylaw 7894-2022)

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 and 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 greater; 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.

   Refer to the definition and sketch for *Building Envelope*.
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. (Bylaw 7894-2022)
3. For cantilevered architectural features that project beyond the *Building Face*, 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: (Bylaw 7749-2021)
   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 *Building Face* *shall* not exceed 40% of the total horizontal length of the *Building Face* where the projection occurs. (Bylaw 7749-2021) (Bylaw 7894-2022)
4. Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, porches or un*Enclosed* balconies project beyond the *Building Face*, the minimum *Setback* to: (Bylaw 7749-2021)
   a. an adjacent *Front Lot Line*, *Rear Lot Line* 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. (Bylaw 7894-2022)
5. Notwithstanding Section 403.2.3 of this Bylaw, in the CD-1-93 *Zone*, where porches and un*Enclosed* 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*. (Bylaw 7894-2022)

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 *Zone*s project beyond the *Building Face*, the minimum *Setback* *shall* be not less than 0.45 metres. (Bylaw 7894-2022)
7. Freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign *Structure*s, 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, and *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. Refer to *Section 403.8* (Visual Clearance at Intersections).
10. *Fence*s, *Landscape Screen*s and *Landscape Strip*s, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *Lot*. Refer to *Section 403.8* (Visual Clearance at Intersections). Refer to *Section 405* (Landscaping and Fencing Regulations) of this Bylaw.
11. Above grade stairs may project beyond the *Building Face* with no minimum *Setback* to an abutting *Front Lot Line* or *Rear Lot Line*, provided that stair landings *shall* not exceed a maximum dimension of 1.2 metres by 1.2 metres, and stair landings shall not exceed a *Height* of 1.5 metres above the *Finished Grade*. (Bylaw 7749-2021) (Bylaw 7894-2022)

403.3 Gross Floor Area Exemptions

1. For *Building*s in the RM, RST, RST-SV, RT-2, Commercial and CD (Comprehensive Development) *Zone*s, the *Residential* *Gross Floor Area* *shall* be measured to the *Building Face* but *shall* exclude: (Bylaw 7749-2021)
   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 *Zone*s, areas where the vertical floor to ceiling distance for a *Residential* *Use* exceeds 4.27 metres, the resulting *Gross Floor Area* of that space *shall* be calculated twice. *Lots* located within the Agricultural Land Reserve shall be excluded from this requirement. (Bylaw 7827-2022)

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) *Lot*s and for infill *Development*s which are not required by the Municipal Engineering Department to provide a *Comprehensive Lot Grading Plan*,

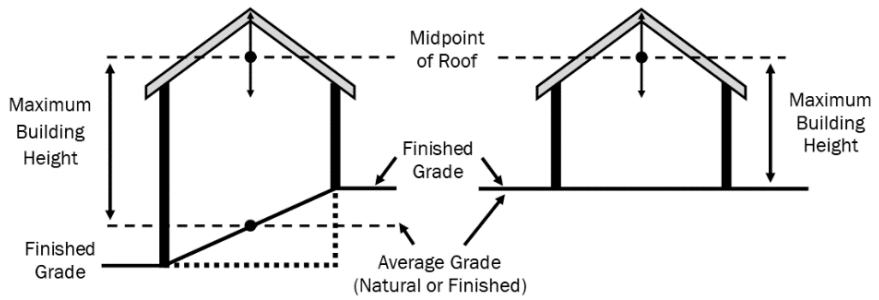
2. The *Building Height* *shall* be measured to either the mid-point of the main roof system or the highest point of the roof, as follows:

   a. the mid-point between the highest ridge of the main roof system and the underside of the truss 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

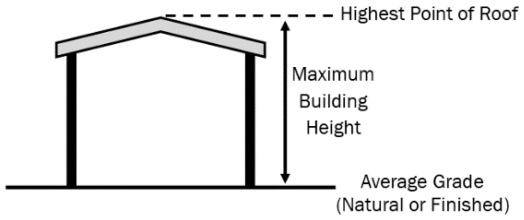
   b. the highest point of the roof for a *Building* having a flat roof or a sloping roof with a roof pitch less than 4 in 12 (4:12).

Building Height:

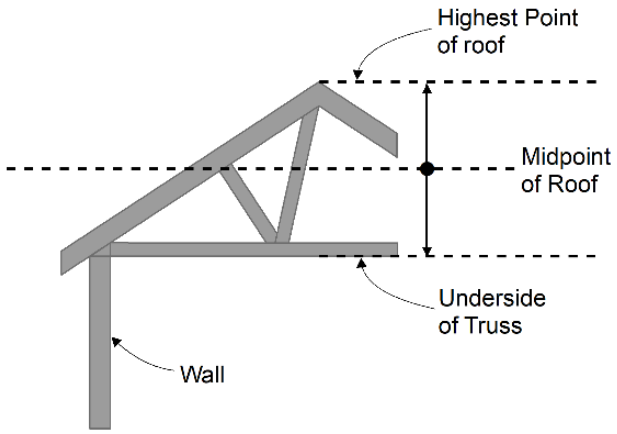
Roof Pitch ≥ 4:12



Roof Pitch < 4:12

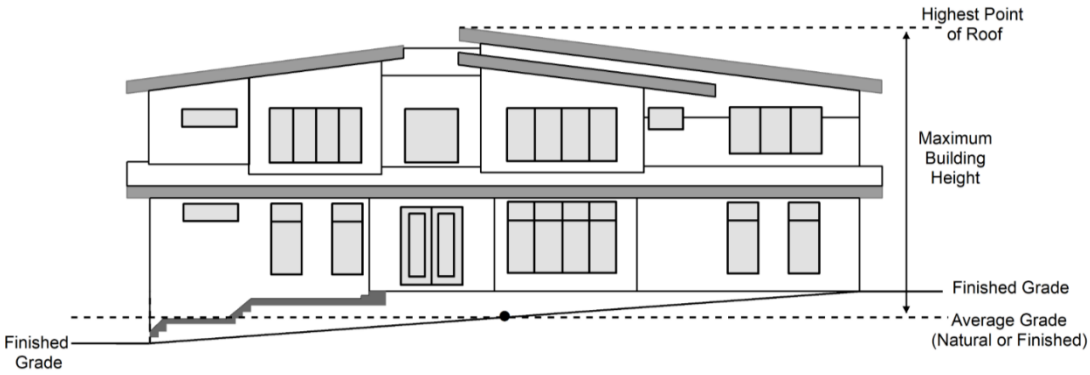


Midpoint of Roof:

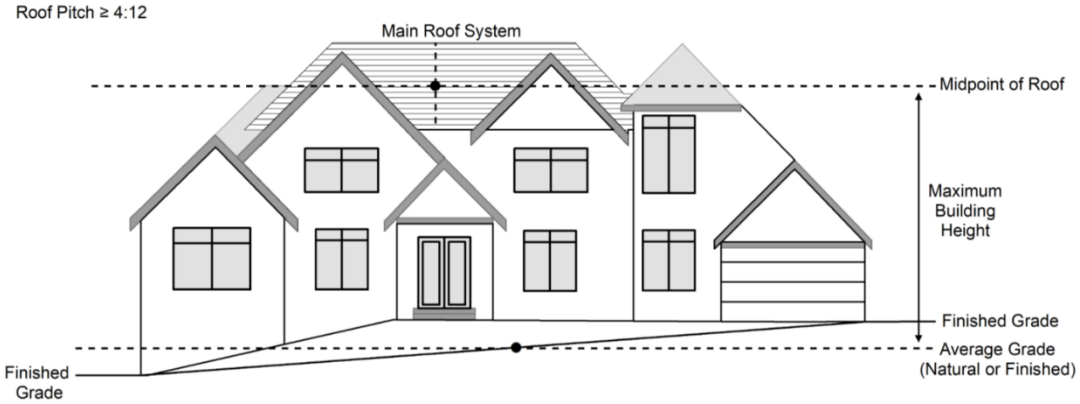


Building Height - Main Roof System:

Roof Pitch < 4:12

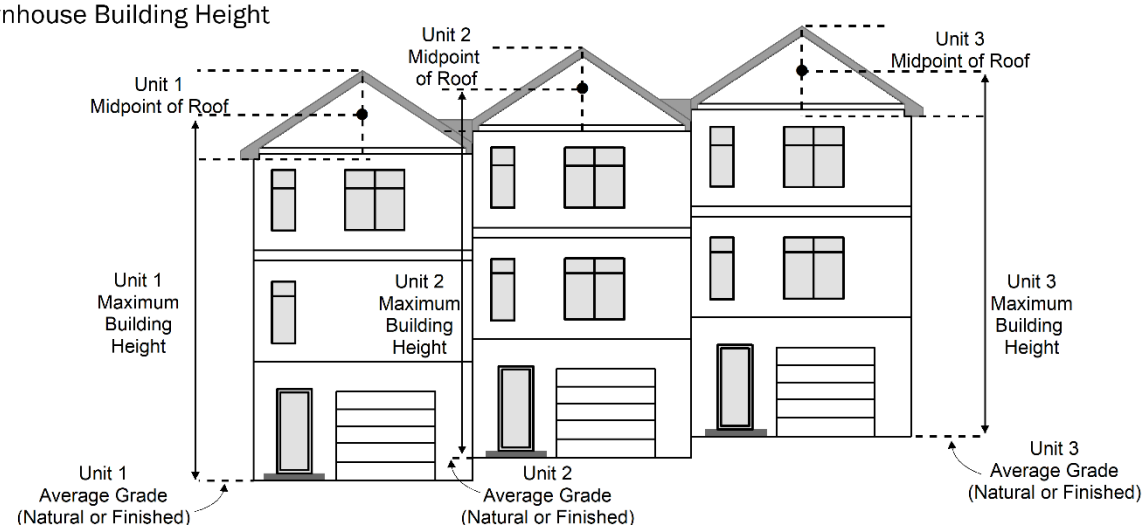


Roof Pitch ≥ 4:12



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 side *Building Face* or the common wall separations intersect with the frontmost and rearmost *Building Face*s of the *Dwelling Unit*. (Bylaw 7749-2021)

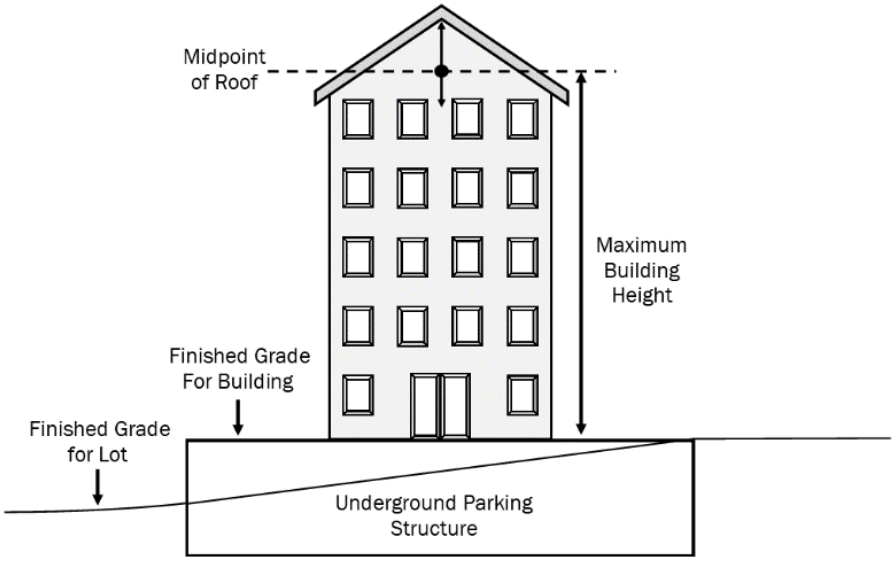
Townhouse Building Height



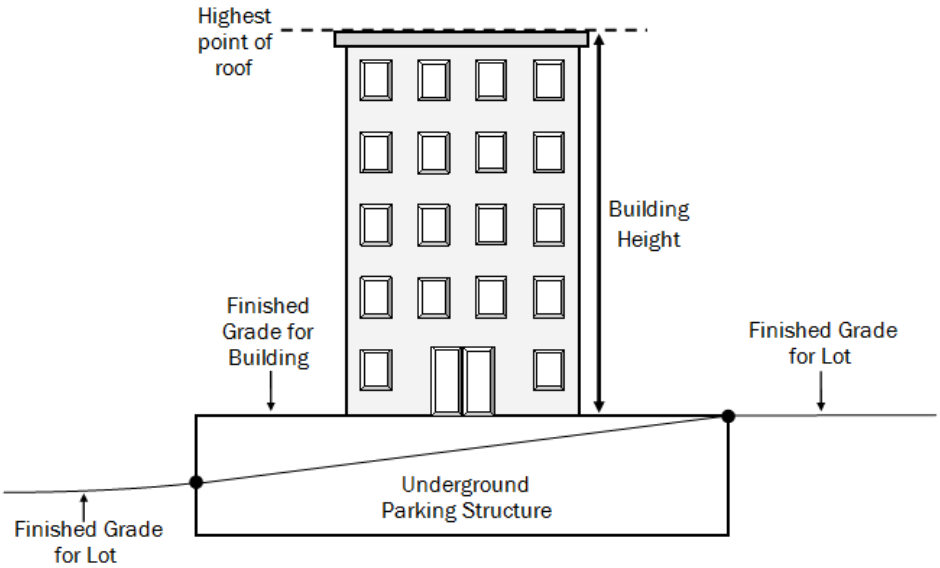
4. The *Building Height* for an *Apartment Residential* or other *Building* constructed on an *Underground Structure* for parking *shall* be measured as the vertical distance between the *Average Finished Grade* at the base of the *Building* and one of the following:
   a. the mid-point between the ridge 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
   b. 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 ≥ 4:12



(b) Roof Pitch < 4:12

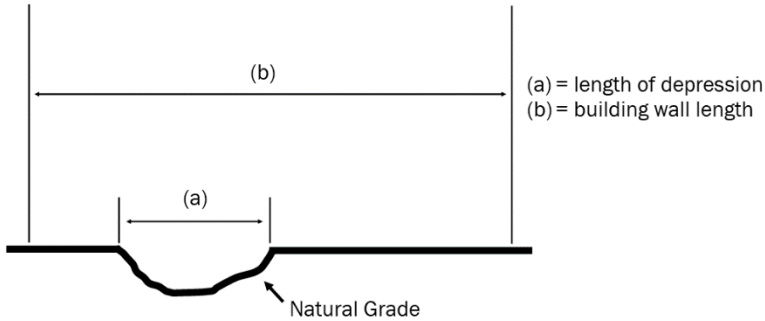


403.5 Localized Depression

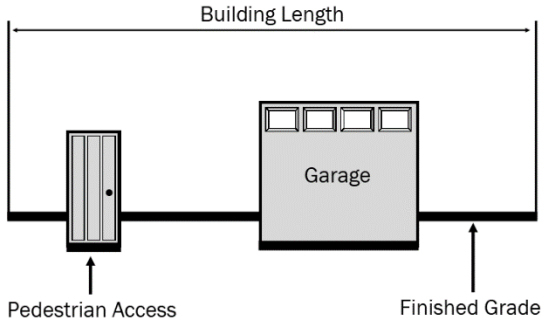
1. An existing *Localized Depression* in *Natural Grade* *shall* not exceed 3.0 metres in length or 20% of the *Building* length that it abuts, whichever is less. Refer to the definition for *Finished Grade*.
2. A *Localized Depression* below the *Finished Grade* providing *Vehicle* or pedestrian entrances to a *Building*, *shall* be subject to the following conditions:
   a. only one *Vehicle* entrance and one pedestrian entrance *shall* be considered as *Localized Depression*s 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; or
      (iii) 7.3 metres in length for a combined *Vehicle* and pedestrian entrances.

Localized Depression:

(a) Localized Depression in natural grade

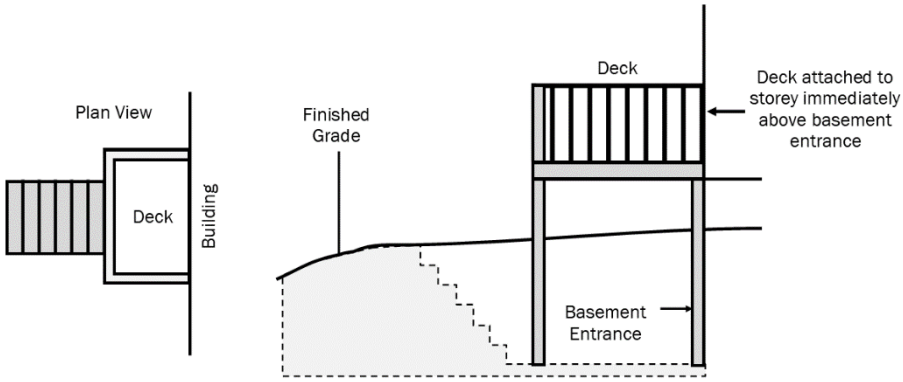


(b) Localized Depression in Finished Grade



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 Depression*s 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 *Building*s and *Structure*s 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; elevator shafts; stair towers; clothes line poles; solar energy devices; *Scenery Loft*s; and open guardrails required by the British Columbia Building Code; except:

   a. in Residential *Zone*s, 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 Building*s in the applicable *Zone*s.

403.7 Highest Building Face

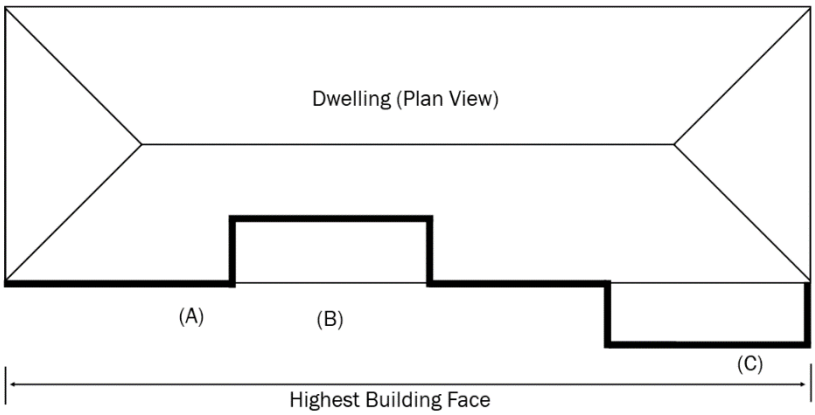
1. No *Single Detached Residential* or *Two-Unit Residential* *Building*s *shall* exceed a highest *Building Face* *Height* of 7.0 metres.

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

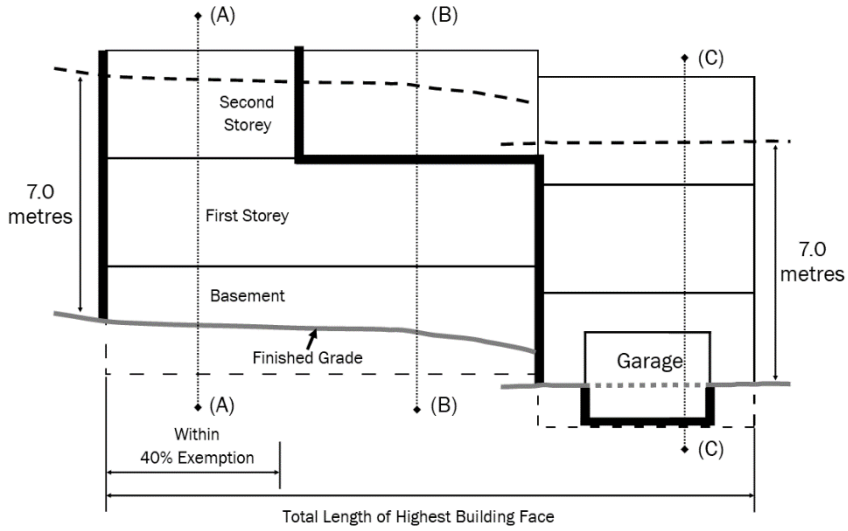
   b. *shall* be established by applying a series of vertical lines, each 7.0 metres in *Height* from the *Finished Grade*, along the exterior of the highest *Building Face* or the outer face of a post that supports a roof over an exterior deck, and then continuing the vertical lines at a 45 degree angle 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. (Bylaw 7749-2021)

(A)

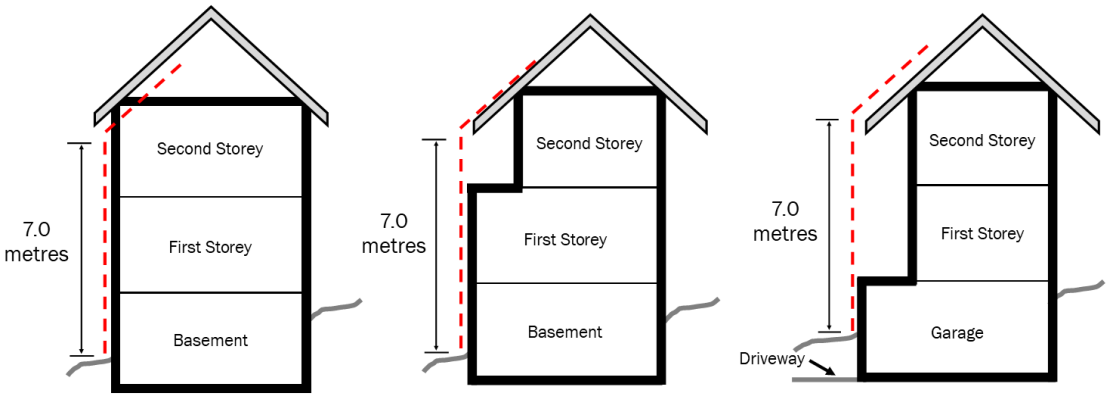


The regulation applies to all portions of the face shown in heavy line

(B)



Examples of Conforming and Non-conforming 7.0 metre Building Face



Cross Section (AA)

Non-conforming, but within 40% exemption

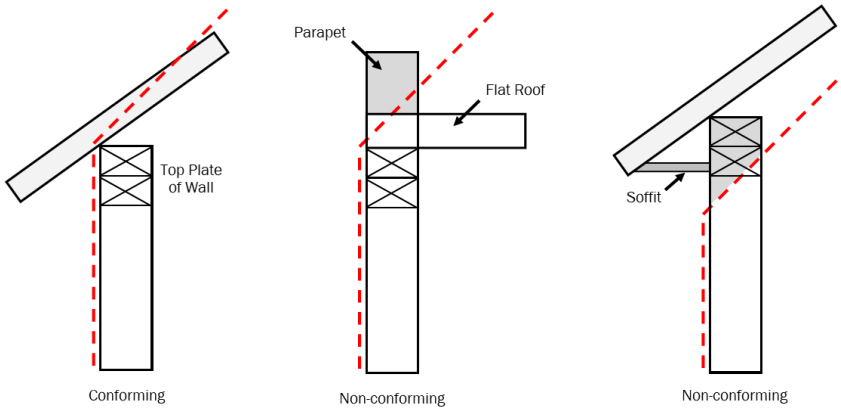
Cross Section (BB)

Conforming, second storey set back from first storey

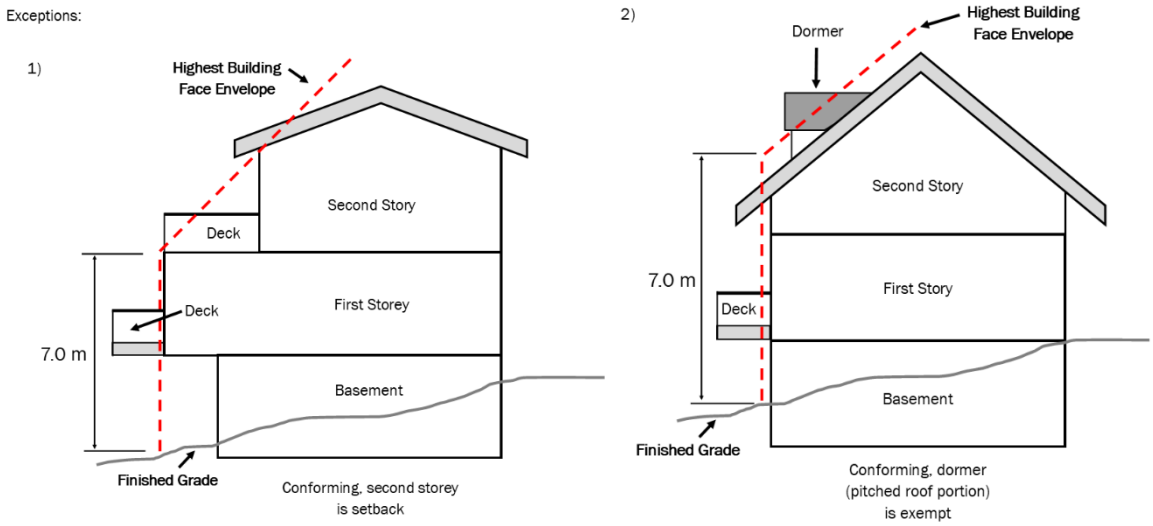
Cross Section (CC)

Conforming, exemption for localized depression (garage)

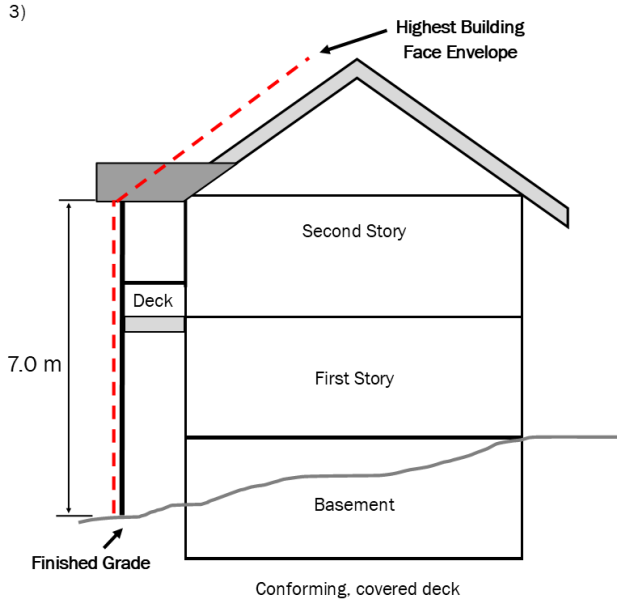
Non-conforming areas exceeding Highest Building Face Envelope are shown shaded



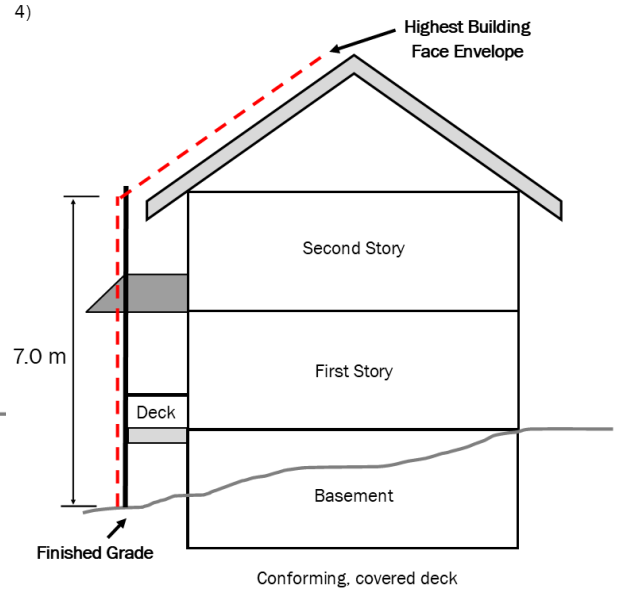
3. Highest *Building Face* exemptions:
   a. a maximum of 40% of the length of the *Building Face* is exempt. Different portions of the *Building Face* can be exempted, provided the sum of their lengths does not exceed 40% of the total length of the *Building Face*;
   b. roof eaves, decks, decorative 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 *Lot*s 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*.



3)



4)



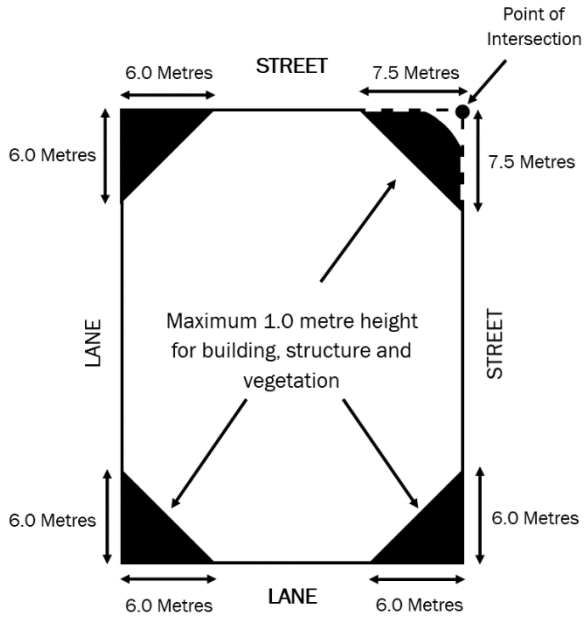
403.8 Visual Clearance at Intersections

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 Line*s at a *Street* corner and a line joining points along the said *Lot Line*s 7.5 metres in both directions from their point of intersection; and

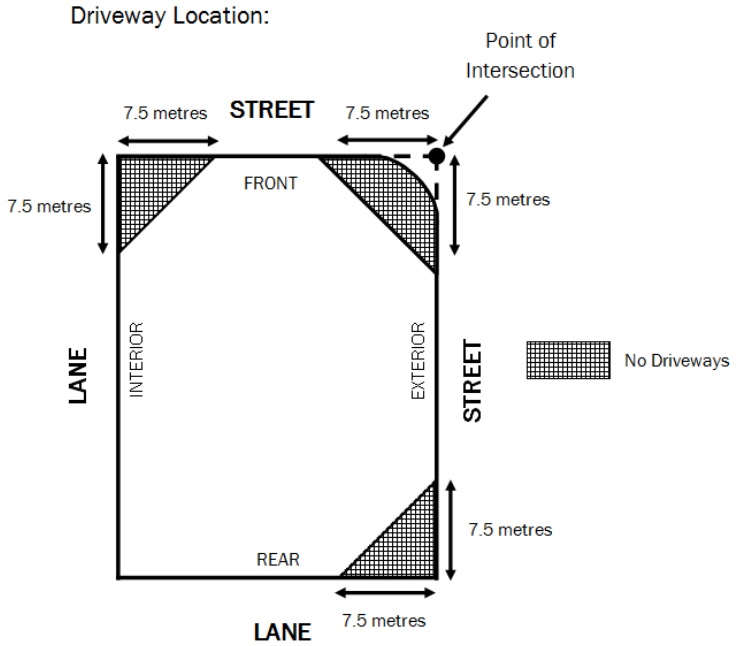
   b. the intersection of *Lot Line*s at a *Lane* corner and a line joining points along the said *Lot Line*s 6.0 metres in both directions from their point of intersection. This requirement *shall* apply to the intersection of a *Lane* with a *Street* and a *Lane* with any other *Lane*.

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*.

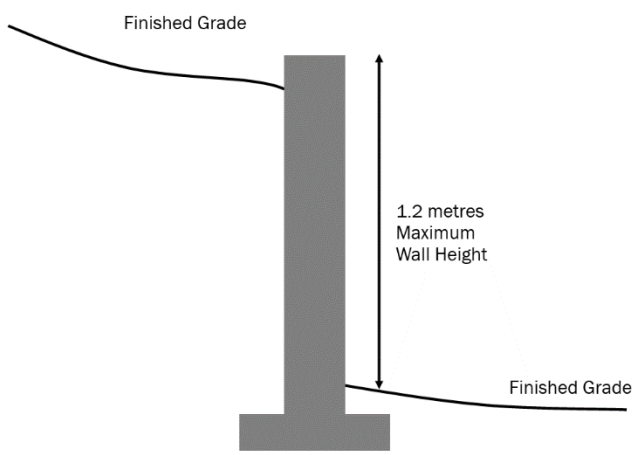
Driveway Location:



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.

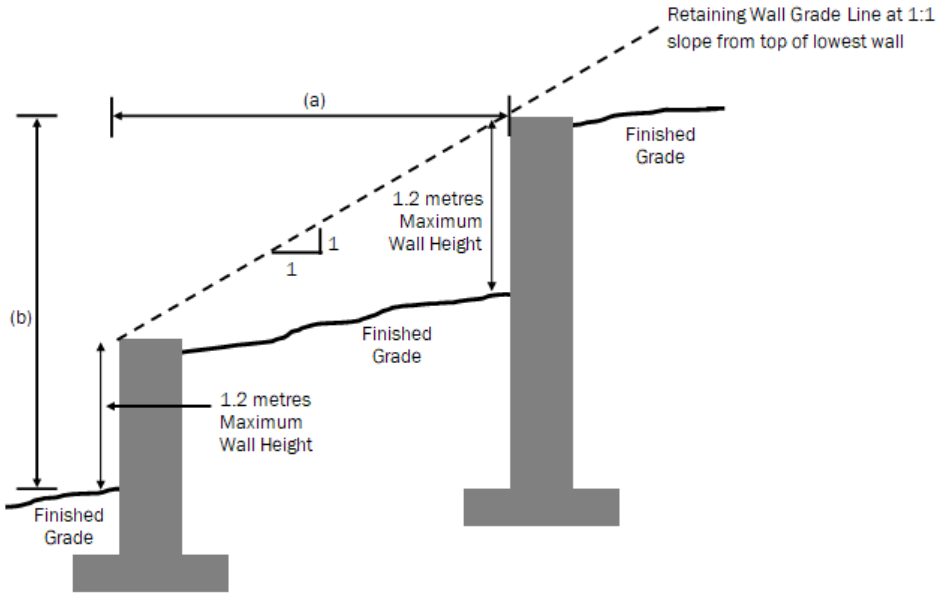
Retaining Wall Height:



2. All *Retaining Wall*s 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.

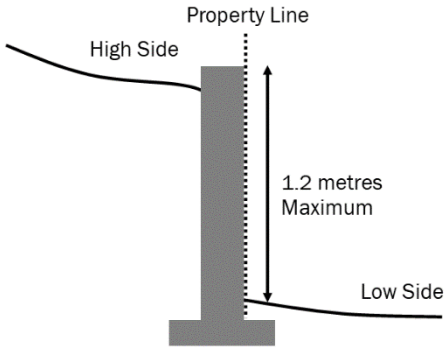
Retaining Wall Grade Line



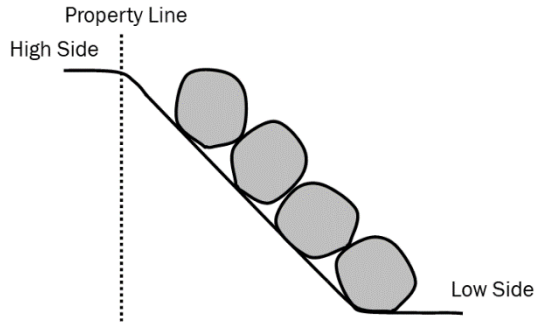
If (a) is < 1.2 metres, then (b) is 1.2 metres maximum height

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 for required 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 extend 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 *Zone*s: 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 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 *Renewable Energy Device 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 *Zone*s, 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 *Zone*s, 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 *Zone*s 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 Accessory Structures* in Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw and in the applicable *Zone*s in Parts 5 through Part 10 of this Bylaw.

b. in all *Zone*s the underground portion of geothermal energy devices *shall* be *Setback* a minimum 3.0 meters from all *Lot Line*s.

c. in Residential *Zone*s, 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 *Watercourse*s *shall* obtain all necessary Provincial and Federal approvals and licenses.

5. **Wind Energy Devices:**

a. in all *Zone*s, 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 *Zone*s, 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 Heater*s *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 Heater*s *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 *Zone*d *Lot*, excluding an *Apartment Residential Use*, *shall* be maintained as a *Landscape*d area with a permeable surface.
2. Not less than 5% of the *Lot Area* of Commercial, Industrial and Institutional *Zone*d *Lot*s *shall* be maintained as *Landscape*d areas with a permeable surface.
3. The *Front Yard* of a Residential *Zone*d *Lot* *shall* include not less than the following area to be maintained as *Landscape*d 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 *Zone*d *Lot*s, excluding multi-family *Residential Use*.
4. For the purposes of this Bylaw, the following *shall* not be considered permeable surfaces:
   a. *Building*s and *Structure*s, with the exception of *Building*s and *Structure*s 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. *Structure*s designed to retain water *shall* be considered permeable, including swimming pools, reflecting pools and ornamental ponds.
6. All *Landscape*d 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 Screen*s, *Landscape Strip*s, or other *Landscape*d 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 Screen*s and *Landscape Strip*s;

d. shrubs *shall* be planted at a maximum spacing of 1.0 meter on center for *Landscape Screen*s and *Landscape Strip*s 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 supplying adequate watering during the establishment period to ensure survival of the newly planted areas, excluding *Single Detached Residential* and *Two-Unit Residential Use*s;

f. all *Landscape*d areas, topsoil 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;

   f. Wildfire Development Permit Area requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and

   g. Maple Ridge Fraser River Escarpment Policy 6.24. (Bylaw 7749-2021)

4. All land areas with a *Natural Grade* having *Steep Slope*s which are disturbed during *Development* and 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 *Fence*s, as required by the Agricultural Land Commission on non-*Agricultural Use Lot*s where adjacent to *Lot*s with *Agricultural Use*s 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 *Use*s identified in the following table *shall* be required to provide *Landscape Screen, Landscape Strip* and *Fence* requirements as follows:

Use	Location	*Landscape Screen* (Minimum *Height*)	*Landscape Strip* (Minimum Width)	*Fence* See additional requirements in Section 405 (Fence Requirements)
Part 5 Agricultural Zones				
Commercial Kennel	Forming a continuous visual barrier around the perimeter of *Kennel Building*s and runs. Refer to *Section 402.15* (Kennel) of this Bylaw.			1.8 metres minimum *Height*
Part 6 Residential Zones				
Parking and Storing of *Recreational Vehicles and Equipment*, and *Commercial Vehicle*s.	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*
Un*Enclosed Off-Street Parking* in R-3, RT-2 and RM *Zone*s.	Within the exterior *Side Yard* in the R-3 *Zone*, or around the perimeter of un*Enclosed Off-Street Parking* in RT-2 and RM *Zone*s.	1.0 metre		
Storage of garbage and recycling for *Townhouse Residential* 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 *Zone*s 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* See additional requirements in Section 405 (Fence Requirements)
Part 7 Commercial Zones				
Commercial *Zone*s, excluding CS (Service Commercial) *Zone*s	Along the *Exterior Side Lot Line* and *Rear Lot Line*s where un*Enclosed* *Off-Street Parking* is within 6 metres of a *Street*.	1.0 metre	1.5 metres	
C-4 *Zone*	Along *Interior Side Lot Line*s, *Exterior Side Lot Line*s, or *Rear Lot Lines.*	1.0 metre	1.5 metres	
CS (Service Commercial) *Zone*s	Along *Front Lot Line*s and *Exterior Side Lot Line*s.		1.5 metres	
CS (Service Commercial) *Zone*s adjacent to land *Zone*d or *Designated* for Residential *Use*	Along *Lot Line*s adjacent to or separated by a *Lane* from *Lots Zone*d 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) *Zone*s	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 Zone*d or *Designated* for Residential, Commercial or Agricultural *Use*s.	*Fence* along *Lot Line*s adjacent to *Lots Zone*d or *Designated* for *Residential*, *Commercial* or *Agricultural Use*s, 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* See additional requirements in Section 405 (Fence Requirements)
M-3 *Zone*	Along *Front Lot Line* and *Exterior Side Lot Line*s.		3.0 metres	
M-3 *Zone*	Along *Lot Line*s adjacent to or separated by a *Lane* from land *Zone*d 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 *Use*s, 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 Container*s 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				
Un*Enclosed Off-Street Parking*	Around the perimeter of un*Enclosed Off-Street Parking*,	1.0 metre		
Adjacent to land *Zone*d or *Designated* for *Residential Use*.	Along *Lot Line*s 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 Line*s where un*Enclosed Off-Street Parking* is within 6 metres of a *Street*.	1.0 metre		

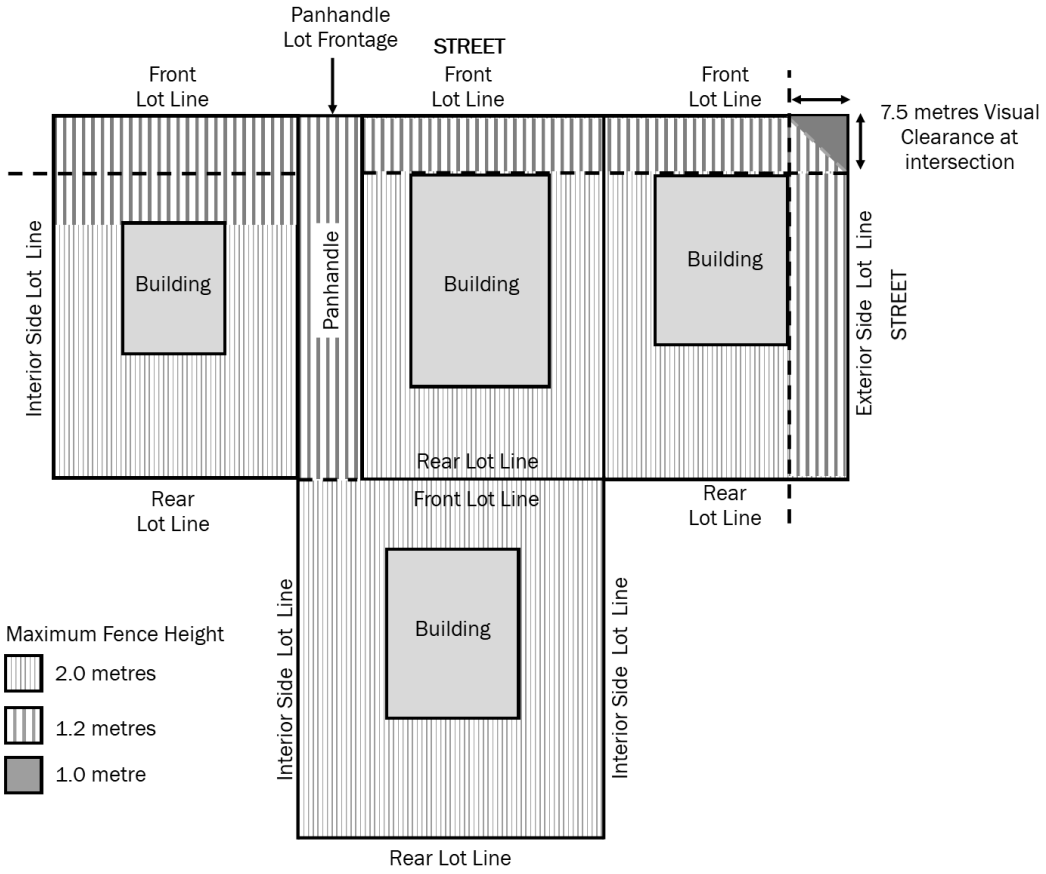
Use	Location	*Landscape Screen* (Minimum *Height*)	*Landscape Strip* (Minimum Width)	*Fence* See additional requirements in Section 405 (Fence Requirements)
P-4a *Zone*	Around the perimeter of playgrounds, playfields or play areas except at access points by a *Landscape Screen* and/or *Fence*.	1.0 metre		1.0 metre minimum *Height*
Animal Shelter Use.	Along the *Exterior Side Lot Line* and *Rear Lot Line*s.	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 403.8* (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 *Use*s *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 *Building Face* or the *Front Setback*, whichever is greater; (Bylaw 7749-2021)
      (ii) to the interior of the exterior side *Building Face* or the exterior *Side Setback*, whichever is greater; and (Bylaw 7749-2021)
      (iii) on any portion of a *Panhandle Lot*, except the *Panhandle*; (Bylaw 7749-2021)
   b. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Residential Zones:



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:*

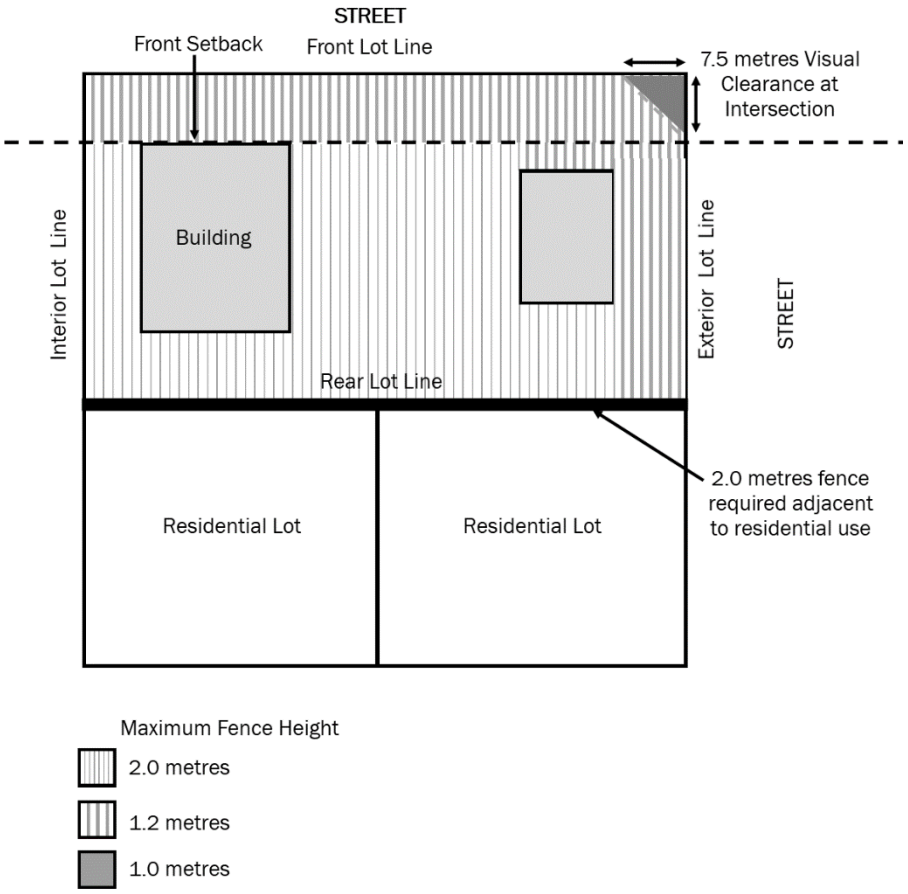
      (i) be permitted to the rear of the front *Building Face* or the *Front Setback*, whichever is greater; (Bylaw 7749-2021)

      (ii) be permitted to the interior of the exterior side *Building Face* or the exterior *Side Setback*, whichever is greater; and (Bylaw 7749-2021)

      (iii) be required along any *Lot Line* adjacent to a *Residential* *Use*;

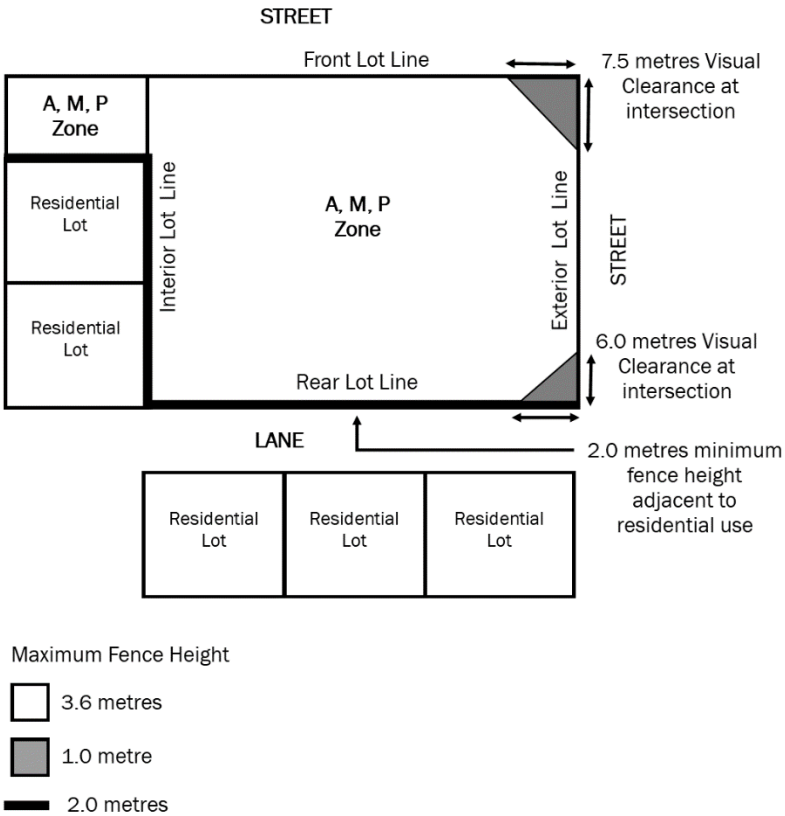
   b. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Commercial Zones:



4. A *Fence* in Agricultural, Industrial or Institutional *Zone*s *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 *Zone*s, 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:



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 402.15* (Kennel) of this Bylaw.

7. A barbed wire 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;

   b. Commercial *Zones*, where the wire is located on a *Fence* above a *Height* of 2.0 metres, but *shall* not be permitted within the Town Centre Area as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and

   c. Industrial or Institutional *Zones*, where the wire is located on a *Fence* above a *Height* of 2.0 metres. (Bylaw 7827-2022)

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. where permitted, be subject to the following requirements:

      (i) be installed inside a *Fence*d 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 shall be 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 that are 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. *Fence*s for *Outdoor Commercial Recreation* *Use* *shall* not be limited in *Height* provided such *Fence*s 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. Deleted by Bylaw No. 7894-2022.

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 *Zone*s;
      (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 *Zone*s;
      (iv) 5.0 metres by 9.0 metres in the R-2 and R-3 *Zone*s; and
      (v) 6.0 metres by 10.0 metres for all other *Zone*s.
   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 *Lot* area and 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 *Lot* 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 *Lot*s do not conform to the minimum *Lot 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 *Lot*s but which does not create any additional *Lot*s;
   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 *Lot 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 *Lot Area* and dimension requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such portion or to the *Remainder Lot*, and 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 *Lot Area* and dimension 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 *Lot Area* and dimension requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such subdivision.

3. *Lot*s 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.

4. *Lot*s located within the Fraser River Escarpment Area shall comply with Maple Ridge Fraser River Escarpment Area Policy 6.24. (Bylaw 7749-2021)

407.3 Panhandle Lot Requirements

1. All *Panhandle*s *shall* have a width of not less than 6.0 metres or where, in the opinion of the Approving Officer, access to adjacent lands is likely to be required, *shall* have a width of not less than 18.0 metres.

2. *Panhandle* *Lot*s *shall* not be permitted in Commercial or Industrial *Zone*s.

3. *Panhandle* *Lot*s *shall* not be permitted in Residential *Zone*s 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 specified in Schedule "B" (Minimum Lot Area and Dimensions) of 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 Use*s on *Lot*s with a minimum area of 2.0 hectares.

501.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

501.5 DENSITY

1. All *Building*s and *Structure*s:

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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 60%.
2. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%.
3. *Building*s and *Structure*s for Greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s for *Produce Sales Use* and all other *Accessory Buildings and Accessory Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres of *Gross Floor Area*, whichever is the lesser.
6. *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	3.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021) 15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021) 30.0 metres

5. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021) 15.0 metres

6. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* - same *Lot* (Bylaw 7749-2021) 15.0 metres

g. from the *Building Face* of a *Building* for a *Residential Use* - adjacent *Lot* (Bylaw 7749-2021) 91.0 metres

h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *Commercial Kennel*.

7. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres.

8. Minimum *Setback*s for all *Building*s 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 Accessory 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 *Lot*s 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 Use*s on *Lot*s with a minimum area of 4.0 hectares.

502.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*;
   c. *Forest Resource*; and
   d. *Single Detached Residential*;
   e. *Outdoor Commercial Recreation*, limited to outdoor paintball and laser tag, the associated parking of outdoor paintball and laser tag, and non-permanent *Structures* used for play and preparation on the parcels described as:
      (i) 25927 128 Avenue. Parcel "A" (Reference Plan 3015) of the South West Quarter Section 25 Township 12 except: Parcel "One" (Reference Plan 17316) New Westminster Land District.
      (ii) 25801 128 Avenue. Parcel "One" (Reference Plan 17316) of Parcel "A" (Reference Plan 3015) of the South West Quarter Section 25 Township 12 New Westminster Land District. (Bylaw 7716-2021)

502.3 ACCESSORY USES

   a. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   b. *Agricultural Employee Residential*;
   c. *Bed and Breakfast*;
   d. *Boarding*;
   e. *Campground*;
   f. *Commercial Kennel*;
   g. *Detached Garden Suite Residential*;
   h. *Home Occupation*;
   i. *Produce Sales*;
   j. *Rental Stable*;
   k. *Secondary Suite Residential*; and
   l. *Temporary Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

502.5 DENSITY

1. All *Building*s and *Structure*s:
   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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 60%.
2. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%.
3. *Building*s and *Structure*s for Greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s for *Produce Sales Use*, and all other *Accessory Buildings and Accessory Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres *Gross Floor Area*, whichever is the lesser.
6. *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	3.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

5. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

6. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* - same *Lot* (Bylaw 7749-2021)	15.0 metres
g.	from the *Building Face* of a *Building* for a *Residential Use* - adjacent *Lot* (Bylaw 7749-2021)	91.0 metres; and

h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *Commercial Kennel*.

7. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021)	30.0 metres

8. Minimum *Setback*s for all *Building*s and *Structure*s *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 Accessory 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 *Lot*s 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.

503 ZONE: A-3 EXTENSIVE AGRICULTURAL

503.1 PURPOSE

1. This *Zone* provides for extensive *Agricultural* and *Forest Resource* *Use*s on *Lot*s with a minimum area of 8.0 hectares.

503.2 PRINCIPAL USES

1. The following *Principal* *Use*s *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* *Use*s to one of the permitted *Principal* *Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

503.5 DENSITY

1. All *Building*s and *Structure*s:
   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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 60%.
2. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%, except:
3. *Building*s and *Structure*s for Greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s for *Produce Sales Use*, and all other *Accessory Buildings and Accessory Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres *Gross Floor Area*, whichever is the lesser.
6. *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 two interior *Side Setbacks shall* be not less than 3.5 metres (Bylaw 7749-2021)
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	3.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building*	

for a *Residential Use* (Bylaw 7749-2021) 15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building*
      for a *Residential Use* (Bylaw 7749-2021) 30.0 metres
5. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building*
      for a *Residential Use* (Bylaw 7749-2021) 15.0 metres
6. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building*
      for a *Residential Use* - same *Lot* 15.0 metres
      (Bylaw 7749-2021)
   g. from the *Building Face* of a *Building*
      for a *Residential Use* - adjacent *Lot* 91.0 metres
      (Bylaw 7749-2021)
   h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *Commercial Kennel*.
7. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building*

for a *Residential Use* (Bylaw 7749-2021) 30.0 metres

8. Minimum *Setback*s for all *Building*s and *Structure*s *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 Accessory 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 *Lot*s 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 *Structure*s.

504.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

504.5 DENSITY

1. All *Building*s and *Structure*s:
   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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Structure*s *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. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
4. *Building*s and *Structure*s for *Produce Sales Use*, and all other *Accessory Buildings and Accessory 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 *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use*	15.0 metres (Bylaw 7749-2021)

2. The minimum *Setback*s for *Building*s and *Structure*s 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 two interior *Side Setbacks shall* be not less than 3.5 metres (Bylaw 7749-2021)
d.	from an *Exterior Side Lot Line*	4.5 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	3.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

5. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.
6. 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*	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 the *Building Face* of a *Building* for a *Residential Use*	15.0 metres

(Bylaw 7827-2022) (Bylaw 7894-2022)

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 Accessory 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 *Lot*s 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 *Building*s and *Structure*s.

505.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*; and
   c. *Forest Resource*.

505.3 ACCESSORY USES

1. No *Accessory Uses* requirement in this *Zone*. (Bylaw 7827-2022)

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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

505.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

505.6 LOT COVERAGE

1. All *Building*s and *Structure*s together *shall* not exceed a *Lot Coverage* of 1%.

505.7 SETBACKS

1. The minimum *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building*	

for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *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 Use*s within established *Residential* neighbourhoods with a minimum *Lot Area* of 371.0 square metres.

601.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

601.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Home Occupation*;
   d. *Secondary Suite Residential*; and
   e. *Temporary Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

601.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

601.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building*

for a *Residential* *Use* (Bylaw 7749-2021) 1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

601.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

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

602.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 315.0 square metres.

602.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

602.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast;*
   b. *Boarding*;
   c. *Home Occupation*; and
   d. *Temporary Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

602.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

602.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and Principal Structures* located on *Lot*s 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 *Setback*s for *Principal Buildings and Principal Structures* located on *Lot*s 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 *Setback*s for *Accessory Buildings and Accessory 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 *Building Face* or the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw. (Bylaw 7749-2021)

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

602.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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 Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

603.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*; and
   c. *Home Occupation*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions

603.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

603.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Setback*s for *Accessory Buildings and Accessory 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 *Building Face* or the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw. (Bylaw 7749-2021)

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

603.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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 Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

604.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Home Occupation*;
   d. *Secondary Suite Residential*; and
   e. *Temporary Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

604.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

604.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 and 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 *Setback*s for *Accessory Buildings and Accessory 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

e. from the *Building Face* of a *Building* for a *Residential* *Use* 1.5 metres (Bylaw 7827-2022)

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

604.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 8.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL

605.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 668.0 square metres.

605.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*;
   c. *Assisted Living Residence*; and (Bylaw 7723-2321)
   d. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*.

605.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

605.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

605.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021)	1.5 metres

3. Minimum *Setback*s for *Building*s and *Structure*s 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*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021)	15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021)	30.0 metres

5. Minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

6. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

605.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 8.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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 Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*; and
   b. *Assisted Living Residence*. (Bylaw 7723-2321)

606.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021)	1.5 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

606.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

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

607.1 PURPOSE

1. This *Zone* provides for medium *Density* *Single Detached Residential* *Use*s 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 *Lot*s 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* *Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

607.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s 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 *Section 401* and *Section 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 for a *Density Bonus* from RS-1b to R-1, subject to the Albion Area *Density Bonus* *Amenity Contribution* option *shall* be not less than: (Bylaw 7749-2021)

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

   d. Refer to the Other Requirements Section of this *Zone*. (Bylaw 7749-2021)

3. Refer to *Section 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

607.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

607.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	1.5 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

607.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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, but not less than 371.0 square metres, in *Lot Area*; and (Bylaw 7749-2021)
   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* *Use*s with a minimum *Lot Area* of 1,200.00 square metres.

608.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Two-Unit Residential*; and
   c. *Assisted Living Residence*. (Bylaw 7723-2321)

608.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

608.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

608.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together for *Single Detached Residential* *Use* *shall* not exceed a *Lot Coverage* of 25%.
2. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s *Principal Buildings and 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential* *Use* (Bylaw 7749-2021)	1.5 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

608.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 Unit*s *shall* be contained within one *Structure* sharing a common roof and the *Dwelling Unit*s *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 Use*s on *Lot*s 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 *Lot*s 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 Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Two-Unit Residential*; and
   c. *Assisted Living Residence*. (Bylaw 7723-2321)

609.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 for a *Density Bonus* from RS-1d to RS-1b, subject to the Albion Area *Density Bonus Amenity Contribution* option *shall* be not less than: (Bylaw 7749-2021)

a. in *Lot Area*	557.0 square metres
b. in *Lot Width*	15.0 metres
c. in *Lot Depth*	27.0 metres

   d. Refer to the Other Requirements Section of this *Zone*. (Bylaw 7749-2021)

3. Refer to *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions

609.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

609.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together for *Single Detached Residential Use*s *shall* not exceed a *Lot Coverage* 15%.
2. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together for *Two-Unit Residential Use*s *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 and 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 *Lot*s created after October 31, 1986.
2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building*
      for a *Residential Use* (Bylaw 7749-2021) 1.5 metres
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

609.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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, but not less than 557.0 square metres, in *Lot Area*. (Bylaw 7749-2021)
   b. refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.
2. Two *Two-Unit Residential* *Dwelling Unit*s *shall* be contained within one *Structure* sharing a common roof and the *Dwelling Unit*s *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 Use*s 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 Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*;
   c. *Assisted Living Residence*; and (Bylaw 7723-2321)
   d. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*.

610.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

610.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

610.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

2. All *Building*s and *Structure*s for *Agricultural Use shall* not exceed a *Lot Coverage* of 10%, except for Greenhouse *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 Setback*s *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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Building*s and *Structure*s 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*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

4. Minimum *Setback*s *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021) 15.0 metres

5. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021) 30.0 metres

6. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021) 1.5 metres

7. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

610.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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 *Lot*s or tracts of land and premises known and described as:

   a. Lots 1 to 12 Section 28 Township 12 New Westminster District Plan EPP 56758. 12872 to 12967 235A Street; (Bylaw 7749-2021)

   provided that:

   b. 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 510 – Requirement for Provision of Park Land or Payment for Parks Purposes;

   c. the owner *shall* dedicate as *Park* land at least 7,759.0 square metres in any subdivision containing one or more *Lot*s with an *Lot Area* of less than 0.4 hectares, as a condition of subdivision approval by the Approving Officer, such *Lot Area* to be acceptable to the Approving Officer for the purpose of preserving mature trees on the *Parent Parcel*;

   d. the maximum *Density Bonus* is:

      (i) minimum *Lot Area* of 1,200.0 square metres;

      (ii) minimum *Lot Width* of 24.0 metres;

      (iii) minimum *Lot Depth* of 36.0 metres; and

   e. *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. (Bylaw 7749-2021)

6. A *Density Bonus* is permitted on the *Lots* or tracts of land and premises known and described as:

   a. Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485. PID 023-066-733. 12516 240 Street.

   b. Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912. PID. 008-159-645. 12599 240 Street.

   c. Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912. PID 011-437-391. 12599 240 Street.; and

   d. Lot A Section 22 Township 12 New Westminster District Plan LMP9379. PID 018-161-031. 12511 241 Street. (Bylaw 7749-2021)

   provided that:

e. in addition to *Park* land dedication required by British Columbia Local Government Act Section 510 – Requirement for Provision of Park Land or Payment for Parks Purposes, the owner dedicates *Park* land for the purpose of protection of environmentally sensitive lands and recreational purposes; (Bylaw 7749-2021)

f. the base *Density* is a minimum subdivision *Lot Area* of 4,000.0 square metres, minimum subdivision *Lot Width* of 36.0 metres, and minimum subdivision *Lot Depth* of 60.0 metres. A *Density Bonus* is an option in the RS-2 *Zone* as follows:

(i) The owner *shall* dedicate as *Park* land at least 12,100.0 square metres in any subdivision containing one or more *Lots* with a *Lot Area* of less than 4,000.0 square metres as a condition of subdivision approval by the Approving Officer, such *Lot Area* to be acceptable to the Approving Officer for the purpose of preserving mature trees on the *Parent Parcel*;

(ii) The maximum *Density Bonus* is:

(a) minimum Lot Area of 1,012.0 square metres

(b) minimum Lot Width of 20.0 metres

(c) minimum Lot Depth of 30.0 metres

g. *Zone* requirements for the SRS (Special Urban Residential) *Zone* shall apply and supersede the *Zone* requirements for the RS-2 *Zone* for any subdivision. (Bylaw 7343-2017)

7. A *Density Bonus* is permitted on the *Lots* or tracts of land and premises known and described as: (Bylaw 7749-2021)

a. Lot 24 Section 28 Township 12 Group 1 New Westminster District Plan NWP38973. PID 008-549-371. 23585 128 Avenue.

provided that:

b. 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 510 – Requirement for Provision of Park Land or Payment for Parks Purposes;

c. the base *Density* is a minimum subdivision *Lot Area* of 0.4 hectares, minimum subdivision *Lot Width* of 36.0 metres, and minimum subdivision *Lot Depth* of 60.0 metres;

d. a *Density Bonus* is an option in the RS-2 *Zone* as follows:

(i) the owner *shall* dedicate as *Park* land at least 2,922.0 square metres in any subdivision containing one or more *Lots* with an *Lot Area* of less than 0.4 hectares, as a condition of subdivision approval by the Approving Officer, and such *Lot Area* to be acceptable to the Approving Officer for the purpose of preserving mature trees on the *Parent Parcel*;

(ii) 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

e. *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. (Bylaw 7749-2021)

611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL

611.1 PURPOSE

1. This *Zone* provides for *Agricultural* and rural *Single Detached Residential Use*s on *Lot*s 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 Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*;
   c. *Assisted Living Residence*; and (Bylaw 7723-2321)
   d. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*.

611.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

611.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

611.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. All *Building*s and *Structure*s for *Agricultural Use shall* not exceed a *Lot Coverage* of 10%, except for Greenhouse *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 Setback*s *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 *Lot*s created after October 31, 1986.

2. The minimum *Setback*s for *Building*s and *Structure*s 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*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	15.0 metres

5. Minimum *Setback*s for *Building*s and *Structure*s 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	30.0 metres

6. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	1.5 metres

7. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

611.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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. (Bylaw 7749-2021)
2. For *Lot*s 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 *Lot*s 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 Use*s *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 Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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 *Lot*s with *Lane* access	30.0 metres
(ii)	for *Lot*s without *Lane* access	27.0 metres

2. Refer to *Section 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory 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 Accessory 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 *Setback*s for *Principal Buildings and 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 *Setback*s for *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

612.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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 *Fence*s and *Landscaping*.
   b. *Accessory Building*s 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 Accessory 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 *Lot*s 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 Use*s *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 Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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 *Lot*s 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 *Lot*s 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 *Lot*s with *Lane* access — 30.0 metres
      (ii) for *Lot*s without *Lane* access — 27.0 metres.
2. Refer to *Section 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory 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 Accessory 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 *Setback*s for *Principal Buildings and 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 *Setback*s for *Accessory Buildings and Accessory 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	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 walls
c.	from an *Exterior Side Lot Line*	3.0 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

613.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s 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 *Fence*s and *Landscaping*.
   b. *Accessory Building*s 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 Accessory 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 Use*s with a minimum *Lot Area* of 837.0 square metres.

614.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

614.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

614.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

614.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building*

for a *Residential* *Use* (Bylaw 7749-2021) 1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

614.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

615 ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL

615.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential* and *Two-Unit Residential Use*s 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 Use*s *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 Use*s to one of the permitted *Principal Use*s 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 *Section 401* and *Section 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

   d. except the *Lot Area* shall be not less than 742.0 square metres specific to the following lot:
      (i) Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112, except Plan EPP97945. 21235 and 21237 Wicklund Avenue.
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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

615.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

615.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and Principal Structures* located on *Lot*s 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 Setback*s *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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Principal Buildings and Principal Structures* located on *Lot*s 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 Setback*s *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 *Lot*s created after October 31, 1986.

3. Minimum *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	1.5 metres.

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

615.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 Unit*s *shall* be contained within one *Structure* sharing a common roof and the *Dwelling Unit*s *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 *Triplex Residential*, *Fourplex Residential* and *Courtyard Residential Uses*. (Bylaw 7749-2021)

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 *Section 401* and *Section 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 *Lot*s 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 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory 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 and Principal Structures* *shall* be not less than:

a. from a *Front Lot Line* for *Triplex Residential* 7.5 metres

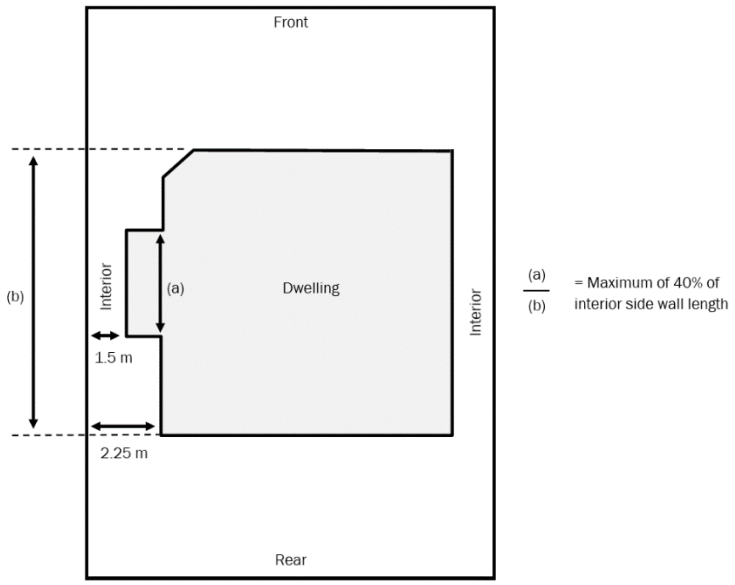
b. from a *Front Lot Line* for *Fourplex Residential* or *Courtyard Residential* 6.0 metres

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 *Setback*s for *Principal Buildings and Principal Structures* located on *Lot*s 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 *Setback*s for *Accessory Buildings and Accessory 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 the *Building Face* of a *Building* for a *Residential Use* (Bylaw 7749-2021)	1.5 metres.

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

616.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 8.0 metres.

2. *Building Height* for *Accessory Buildings and Accessory 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 Area*s *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 Unit*s and *shall*:
   a. be not less than 7.0 metres in width;
   b. be *Landscape*d, 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 Unit*s; and
   d. not be included in the *Private Outdoor Area*s 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 Unit*s 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 *Lot*s 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* *Use*s *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 *Lot*s:
      (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* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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* 27.0 metres (Bylaw 7749-2021)

c. in *Lot Depth* 30.0 metres

2. Minimum *Lot Area* and dimensions for a *Residential Use* for a *Density Bonus* from RM-1 to RM-4, 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: (Bylaw 7749-2021)

a. in *Lot Area* 1,115.0 square metres

b. in *Lot Width* 18.0 metres

c. in *Lot Depth* no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

d. Refer to the Other Requirements Section of this *Zone*. (Bylaw 7749-2021)

3. Refer to *Section 407.1* (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.

b. *Floor Space Ratio* *shall* not exceed 0.66 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 20 Section 28 Township 12 New Westminster District Plan 47603. 23627 132 Avenue. PID 003-160-904. (Bylaw 7470-2018)

c. *Floor Space Ratio* *shall* not exceed 0.63 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 2 Section 32 Township 12 New Westminster District Plan EPP70286. PID 031-264-875. 23183 136 Avenue. (Bylaw 7749-2021)

d. *Floor Space Ratio* *shall* not exceed 0.63 times the *Lot Area* specific to the following *Lot*:

(i) Lot 1 Section 21 Township 12 New Westminster District Plan EPP106316. PID 031-318-479. 23785 Dewdney Trunk Road. (Bylaw 7749-2021)

2. Additional *Density* up to a maximum of 0.75 times the *Lot Area* may be obtained with the following provision:

a. for *Lot*s 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 *Lot*s 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. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022)

617.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings and Principal Structures* located on *Lot*s 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 *Setback*s for all *Principal Buildings and Principal Structures* located on *Lot*s 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 *Setback*s for *Principal Buildings and Principal Structures* for *Apartment Residential Use*, and *Townhouse Residential Use*, and for *Accessory Buildings and Accessory Structures* that are 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

e. for an *Accessory Structure* for an *Indoor Amenity Area*, the *Structure shall* be *Setback* a minimum of 7.5 metres from a *Principal Building or Principal Structure* if it is not attached to a *Principal Building or Principal Structure*. (Bylaw 7608-2020)

4. Minimum *Setback*s for *Accessory Off-Street Parking* for *Apartment Residential Use*, 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 *Landscape*d 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

617.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *for* *Townhouse Residential Use* *shall* not exceed 9.5 metres.
2. *Building Height* for *Principal Buildings and Principal Structures* *for* *Apartment Residential Use,* subject to the Albion Area *Density Bonus* *Amenity Contribution* option, *shall* not exceed 11.0 metres.
3. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 4.5 metres.
4. *Building Height* for *Accessory Buildings and Accessory Structures* used for *Indoor Amenity Area* *shall* not exceed 9.5 metres. (Bylaw (7608-2020)
5. 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. Un*Enclosed* *Off-Street Parking* *shall* not exceed a maximum *Lot Coverage* of 2% for *Lot*s 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*, excluding *Townhouse Residential* *Use* and visitor parking, for *Lot*s 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 *Landscape*d and integrated to become a useable part of the yard area. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.
4. A *Tandem Parking* garage unit shall be limited to one enclosed single-car garage, with a driveway apron length to accommodate a second vehicle, as specified in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended. Two-car enclosed *Tandem Parking* garages shall not be permitted. (Bylaw 7564-2019) (Bylaw 7749-2021)
5. The maximum percentage of single-car *Tandem Parking* garage units within a *Townhouse Residential* *Development* shall be limited to 50%. Refer to Maple Ridge Policy 6.35 Tandem Parking Garage Units Within Townhouse Developments for more information. (Bylaw 7564-2019) (Bylaw 7749-2021)

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 Unit*s 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 *Lot*s 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 0.6 times the *Lot Area* but not more than 0.75 times the *Lot Area*. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw. (Bylaw 7749-2021)
6. A *Townhouse Residential Use* shall be limited to six (6) attached *Townhouse Dwelling Units* in one block, not to exceed a length of 45 metres (147.5 feet). (Bylaw 7564-2019) (Bylaw 7749-2021)

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) *Storey*s.

618.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*.

618.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 *Lot*s 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. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022)

618.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings and 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 *Setback*s 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

618.8 HEIGHT

1. *Building Height* for *Principal Buildings and 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 *Storey*s, and *shall* be not less than 11.0 metres, except:

   a. the *Height* for *Principal Buildings and Principal Structures* *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.

      where the *Height* is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the *Building* as determined by the following definitions:

      (a) BUILDING HEIGHT BASE LINE - means:

         i) averaging the two front Datum Determination Points on the lot; and

ii) averaging the two rear Datum Determination Points on the lot; and

iii) longitudinally extending a line joining i) and ii); and

(b) DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Maple Ridge Zoning Bylaw No. 3510-1985 for additional information and definition of terms. (Bylaw 7749-2021)

2. *Building Height* for *Principal Buildings and 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 *Storey*s, and *shall* be not less than 11.0 metres.

3. *Building Height* for *Accessory Buildings and Accessory 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) *Storey*s to a maximum of twelve (12) *Storey*s.

619.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*.

619.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 *Storey*s to a maximum of 12 *Storey*s, except:
   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 *Lot*s 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. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022)

619.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings and 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 *Setback*s 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

619.8 HEIGHT

1. *Building Height* for *Principal Buildings and 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 nor twelve (12) *Storeys*, and *shall* be not less than 18.0 metres nor five (5) *Storeys*. (Bylaw 7749-2021)
2. *Building Height* for *Accessory Buildings and Accessory 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 AND APARTMENT RESIDENTIAL

(Bylaw 7827-2022)

620.1 PURPOSE

1. This *Zone* provides *Townhouse Residential* and *Apartment Residential*, including higher *Density* in the Town Centre Area as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw.

620.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*; and
   b. *Townhouse Residential*.

620.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 *Lot*s 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. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022)

620.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings and Principal Structures* for *Apartment Residential Use* and *Townhouse Residential Use*, and for *Accessory Buildings and Accessory 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 *Accessory Off-Street Parking*, excluding *Townhouse Residential Use* and visitor parking, provided in an *Underground Structure* for parking that extends not more than 0.8 metres above the *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

620.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *for* *Apartment Residential Use* *shall* not exceed 11.0 metres.
2. *Building Height* for *Principal Buildings and Principal Structures* *for* *Townhouse Residential Use* *shall* not exceed 9.5 metres.
3. *Building Height* for *Principal Buildings and 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.
4. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 4.5 metres.
5. 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. Un*Enclosed* *Off-Street Parking* *shall* not occupy more than 2% of the area of the *Lot*.

3. *Accessory Off-Street Parking*, excluding *Townhouse Residential Use* and 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.
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 Unit*s are proposed; and
   b. 1.0 square metres per apartment *Dwelling Unit*.

621 ZONE: RM-5 LOW DENSITY TOWNHOUSE AND APARTMENT RESIDENTIAL

(Bylaw 7827-2022)

621.1 PURPOSE

1. This *Zone* provides *Apartment Residential* and *Townhouse Residential* *Use*s with *Private Outdoor Area* for each *Dwelling Unit*.

621.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*; and
   b. *Townhouse Residential*.

621.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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* *Use*s with the following provisions:
   a. for *Lot*s 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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for *Accessory Off-Street Parking*, excluding *Townhouse Residential Use* and visitor 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

621.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *for* *Apartment Residential Use* *shall* not exceed 11.0 metres.
2. *Building Height* for *Principal Buildings and Principal Structures* *for* *Townhouse Residential Use* *shall* not exceed 9.5 metres.
3. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 4.5 metres.
4. 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 Unit*s 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) *Storey*s.

622.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*.

622.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to the permitted *Principal* *Use* in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 *Storey*s.
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 *Lot*s 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. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022).

622.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings and 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 *Setback*s 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

622.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 73.0 metres and *shall* be not less than 37.0 metres nor ten (10) *storeys*. (Bylaw 7749-2021)
2. *Building Height* for *Accessory Buildings and Accessory 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 no

greater than 0.8 metres above the *Average Finished Grade* of the *Lot* and which are *Landscape*d 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 Use*s *shall* be permitted in this *Zone*:
   a. *Elderly Citizens Residential*.

623.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s to one of the permitted *Principal Use* in this *Zone*:
   a. No *Accessory Uses* requirement in this *Zone*. (Bylaw 7827-2022)

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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 *Storey*s.
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 *Storey*s 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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *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 *Lot*s created after October 31, 1986.
2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

623.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 15.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 CLUSTER HOUSING RESIDENTIAL

(Bylaw 7827-2022)

624.1 PURPOSE

1. This *Zone* provides for low *Density* urban strata *Development* with groups, rows or clusters of *Dwelling Unit*s as *Single Detached Residential*, or blocks of three (3) or more attached *Dwelling Unit*s.

624.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Cluster Housing Residential*; and (Bylaw 7827-2022)
   b. *Single Detached Residential*.

624.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s 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 Use*s to the *Cluster Housing Residential Use* in this *Zone*: (Bylaw 7827-2022)
   a. *Boarding*; and
   b. *Home Occupation*.
3. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

624.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

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 Unit*s as *Single Detached Residential*, *Two-Unit Residential*, or blocks of three (3) or more attached *Dwelling Unit*s.

625.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Cluster Housing Residential* (Bylaw 7827-2022)
   b. *Single Detached Residential*; and
   c. *Two-Unit Residential*.

625.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s 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 Use*s to the *Two-Unit Residential* and *Cluster Housing Residential Use*s in this *Zone*: (Bylaw 7827-2022)
   a. *Boarding*; and
   b. *Home Occupation*.
3. Refer to *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 10%, except
   a. all *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Lot*s:

(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 *Setback*s for *Principal Buildings and 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 *Setback*s for *Accessory Buildings and Accessory 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 *Setback*s for *Principal Buildings and 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 *Setback*s for *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

625.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 9.5 metres, except:

   a. the *Height* for *Principal Buildings and 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

where the *Height* is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the *Building* as determined by the following definitions:

(a) BUILDING HEIGHT BASE LINE - means:

i) averaging the two front Datum Determination Points on the lot; and

ii) averaging the two rear Datum Determination Points on the lot; and

iii) longitudinally extending a line joining i) and ii); and

(b) DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Maple Ridge Zoning Bylaw No. 3510-1985 for additional information and definition of terms. (Bylaw 7749-2021)

2. *Building Height* for *Accessory Buildings and Accessory 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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

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 4.0 hectares. (Bylaw 7749-2021)

626.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Manufactured Home Park*.

626.3 ACCESSORY USES

1. The following are permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s 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 *Section 401* and *Section 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to *Section 407.1* (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. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022)

626.7 SETBACKS

1. Minimum *Setback*s from the *Lot* boundary for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 Home*s not exceeding 4.3 metres in width, the minimum *Manufactured Home Site* area *shall* be 352.0 square metres; and
   b. for *Manufactured Home*s 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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 40%.
2. All *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 10%.

626.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum *Setback*s for all *Buildings* and *Structures* on a *Manufactured Home Site*, as measured from the *Building Face* of a *Manufactured Home*, from a living area addition to a *Manufactured Home*, from the supports of a carport, and from the outer face of a deck, *shall* be not less than: (Bylaw 7749-2021)
   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 Setback*s *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 Building*s.
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 *Building*s and *Structure*s *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 Home*s *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 Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*;
   b. *Assembly*,
   c. *Business Services*;
   d. *Civic*;
   e. *Convenience Store*;
   f. *Financial Services*;
   g. *Group Child Care Centre* is permitted specific to the following *Lot*s:
      (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;
   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 *School*s; 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 Use*s.

701.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Home Occupation*;

b. one or two *Dwelling Unit*s

c. *Outdoor Display* or sales area;

d. *Refund Container Recycling Depot*;

e. *Retail*; and

f. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw; (Bylaw 7790-2021) (Bylaw 7894-2022)

2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

701.5 DENSITY

1. The *Gross Floor Area* for all *Principal Buildings and Principal Structures* together *shall* not exceed 279.0 square metres, except:

   a. the total *Gross Floor Area* for all *Principal Buildings and 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 Use*s 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 Use*s 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 Use*s 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 Use*s 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 Use*s 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 Use*s together *shall* not exceed 3,350.0 square metres, and the *Gross Floor Area* of all ground floor *Commercial Use*s 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 Accessory 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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

2. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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. the *Height* for a *Building* or *Structure* *shall* not exceed 12.0 metres nor 3 *Storey*s 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.

where the *Height* is measured, as per Zoning Bylaw No. 3510-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the *Building* as determined by the following definitions:

(a) BUILDING HEIGHT BASE LINE - means:

i) averaging the two front Datum Determination Points on the lot; and

ii) averaging the two rear Datum Determination Points on the lot; and

iii) longitudinally extending a line joining i) and ii); and

(b) DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Maple Ridge Zoning Bylaw No. 3510-1985 for additional information and definition of terms. (Bylaw 7749-2021)

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 *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s 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 Use*s and services.

702.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. *Drive-Through*;
   c. *Home Occupation*;
   d. one or two *Dwelling Unit*s;
   e. *Outdoor Display* or sales area; and
   f. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

702.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

702.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 70%.

702.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

702.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *shall* not exceed 10.0 metres and two (2) *Storey*s.

2. For *Lot*s 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) *Storey*s 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* *Use*s *shall* be dedicated for that *Use*.

3. *Off-Street Parking* for all *Lot*s less than 2,780.0 square metres in *Lot Area* *shall* be sited to the rear of the *Building*s.

702.11 OTHER REQUIREMENTS

1. A *Residential Use shall*:
   a. be limited exclusively to the *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s 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 Use*s in the Town Centre Area.

703.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;

b. *Home Occupation*.

c. one or two *Dwelling Unit*s;

d. *Outdoor Display* or sales area; and

e. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)

2. Refer to *Section 401* and *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 407.1* (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 *Lot*s 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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

703.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures shall* be not less than 11.0 metres 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. (Bylaw 7827-2022)
2. *Building Height* for *Principal Buildings and Principal Structures shall* be not less than 11.0 metres and *shall* not exceed 15.0 metres nor four (4) *Storey*s 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 Accessory 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 *Use*d;
   b. *shall* be limited exclusively to the *Storey*s above the *First Storey*:
      (i) for *Lot*s identified on Schedule "E" (Town Centre Ground Floor Commercial Required) of this Bylaw; and
      (ii) for one or two *Dwelling Unit*s;
   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 *Use*s, 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 Yard*s, 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 *Lot*s identified on Schedule "E" (Town Centre Ground Floor Commercial Required) of this Bylaw, the ground floor of all *Commercial Building*s *shall* have not less than:
   a. 90% of the *Lot Frontage* developed for permitted *Commercial Use*s 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 Use*s *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 Use*s *shall* be permitted in this *Zone*:
   a. *Liquor Primary Establishment*.

704.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to the permitted *Principal Use* in this *Zone*:
   a. *Home Occupation*
   b. *Licensee Retail Store*
   c. one *Dwelling Unit*;
   d. *Refund Container Recycling Depot*; and
   e. *Restaurant*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

704.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

704.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

704.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

704.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *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 *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s 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 Use*s *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 Use*s to the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. *Home Occupation*
   c. one or two *Dwelling Unit*s;
   d. *Outdoor Display* or sales area; and
   e. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

705.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

705.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 70%.

705.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

705.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *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 *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s 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 *Building*s and *Structure*s *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 Use*s *shall* be permitted in this *Zone*:
   a. *Community Gaming Facility*.

706.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Assembly*;
   b. *Liquor Primary Establishment*; and
   c. *Restaurant*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

706.5 DENSITY

1. The maximum permitted *Floor Space Ratio* of all *Building*s and *Structure*s, 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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 90%.

706.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

706.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *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. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

707 ZONE: CRM COMMERCIAL/RESIDENTIAL

707.1 PURPOSE

1. This *Zone* provides for a mix of *Commercial* and *Residential* *Use*s with a maximum of four (4) *Storey*s in the Port Haney and Fraser Waterfront Area.

707.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*;
   b. *Assembly*;
   c. *Bed and Breakfast*;
   d. *Cluster Housing Residential*; (Bylaw 7827-2022)
   e. *Civic*;
   f. *Financial Services*;
   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* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*
   b. *Home Occupation*
   c. one or two *Dwelling Unit*s;
   d. *Outdoor Display* or sales area; and
   e. *Pharmacy* *Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)
2. Refer to *Section 401* and *Section 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 407.1* (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:
   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 *Residential* 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 of the *Residential* parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking; and
   c. 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.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

707.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for all *Building*s and *Structure*s *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 *Landscape*d 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 *Setback*s for all *Building*s and *Structure*s *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. the *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.

      where the *Height* is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the *Building* as determined by the following definitions:
      (a) BUILDING HEIGHT BASE LINE - means:
         i) averaging the two front Datum Determination Points on the lot; and
         ii) averaging the two rear Datum Determination Points on the lot; and
         iii) longitudinally extending a line joining i) and ii); and
      (b) DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

      Refer to Maple Ridge Zoning Bylaw No. 3510-1985 for additional information and definition of terms. (Bylaw 7749-2021)
2. Refer to *Section 403.4* (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 *Use*d;
   b. for one or two *Dwelling Unit*s, be limited exclusively to the *Storey*s above the *First Storey*;
   c. be located within a *Building* above all *Storey*s 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 *Use*s 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 Yard*s, 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 *Use*s 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 Use*s oriented to the motoring public.

708.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*:
      (i) limited to public transportation depots, private *School*s, and cinemas;
      (ii) limited to *Group Child Care Centre*, specific to the following *Lot*:
         (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. 20644 Dewdney Trunk Road. (Bylaw 7898-2022)
   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 *Office*s, 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 licensed *Health Services* providers, 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. (Bylaw 7697-2021)
   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 Use*s to one of the permitted *Principal Use*s in this *Zone*:

   a. *Apartment Residential*;

   b. Music Lessons, where the *Principal Use* is *Retail* of musical instruments;

   c. one or two *Dwelling Unit*s;

   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 *Section 401* and *Section 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*	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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

708.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

708.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 Unit*s and *Apartment Residential* *Use*s *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 Unit*s;
   b. be limited exclusively to *Storey*s above the *First Storey*;
   c. be the only *Use* in a *Storey* so *Use*d; and
   d. be located within a *Building* above all *Storey*s which are non-*Residential* *Use*s.
   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 Station*s and related *Use*s.

709.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Convenience Store*;
   b. *Drive-Through*;
   c. *Outdoor Display* or sales area;
   d. rental of *Vehicle*s, *Trailer*s or equipment;
   e. *Restaurant*;
   f. *Retail* sale of automotive accessories; and
   g. *Vehicle and Equipment Repair Services*.
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

709.5 DENSITY

1. The *Gross Floor Area* for all *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed 500.0 square metres.

2. The *Gross Floor Area* for all *Accessory Buildings and Accessory 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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%, exclusive of canopies.

709.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Setback*s for fuel pumps, pump islands and canopies *shall* be not less than 4.5 metres from any *Lot Line*.
3. Minimum *Setback*s for all *Building*s and *Structure*s *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 Use*s *shall* be permitted in this *Zone*:
   a. *Campground*;
   b. *Indoor Commercial Recreation*;
   c. *Outdoor Commercial Recreation*; and
   d. *Tourist Accommodation*.
2. The following *Lot*s 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 Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Assembly*, excluding in a *Manufactured Home Park*;
   b. *Home Occupation*;
   c. *Liquor Primary Establishment*s, 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 *Section 401* and *Section 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 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

710.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s from the lot boundary for all *Building*s and *Structure*s 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 *Setback*s for all *Building*s and *Structure*s *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 Home*s not exceeding 4.3 metres in width, the minimum *Manufactured Home Site* area *shall* be 352.0 square metres; and
   b. for *Manufactured Home*s 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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 40%.
2. All *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 10%.

710.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum *Setback*s on a *Manufactured Home Site* for all *Building*s and *Structure*s *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 *Building*s and *Structure*s *shall* not exceed 7.5 metres.
2. *Building Height* for *Manufactured Home*s *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 Home*s *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 Use*s *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 Use*s 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 *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

711.5 DENSITY

1. The *Gross Floor Area* for all *Principal Use*s together *shall* not exceed 279.0 square metres.

2. The *Gross Floor Area* for all *Accessory Use*s 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 and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 25%.

711.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 *Storey*s above the *First Storey*;
   c. be the only *Use* in a *Storey* so *Use*d;
   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 *Use*s catering to the motoring public.

712.2 PRINCIPAL USES

1. The following *Principal Use*s *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 *Office*s, and drop-in medical clinics;
   p. *Refund Container Recycling Depot*;
   q. *Restaurant*;
   r. *Retail*, limited to *Household* furnishings, *Vehicle* parts and accessories, adult paraphernalia, second hand goods, antiques, and sports equipment and accessories; and
   s. *Warehouse*.

712.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. one or two *Dwelling Unit*s or *Apartment Residential*, *Accessory* to a *Principal Commercial Use*, excluding *Light Industrial*, *Refund Container Recycling Depot*, and *Warehouse Use*s;
   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 *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

712.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

712.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   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 Use*s *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 Use*s to a permitted *Principal Use* this *Zone*:
   a. *Boarding*;
   b. *Home Occupation*;
   c. one or two *Dwelling Unit*s, *Accessory* to a *Principal Commercial Use*;
   d. *Outdoor Display* or sales area; and
   e. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)
2. Refer to *Section 401* and *Section 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 407.1* (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 and Principal Structures* and *Accessory Buildings and Accessory 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 and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s 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 *Use*s, 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 Yard*s, 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 *Person*s 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 *Lot*s *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* *Use*s 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 *Lot*s 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*;
   c. *Outdoor Display* or sales area; and
   d. *Pharmacy* *Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)
2. Refer to *Section 401* and *Section 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

714.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

714.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 90%.

714.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 *Storey*s above the *First Storey* for *Lot*s identified on Schedule "G" (Hammond Ground Floor Commercial Required) of this Bylaw;
   b. be the only *Use* in a *Storey* so *Use*d;

c. be located within a *Building* above all *Storey*s 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 *Use*s, 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 Yard*s, 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 *Person*s 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*.

715 ZONE: C-7 LOUGHEED TRANSIT CORRIDOR MIXED-USE

715.1 PURPOSE

1. This *Zone* provides for a range of *Commercial*, Service and *Residential Uses* in the Lougheed Transit Corridor Area. (Bylaw 7721-2021)

715.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*:
   a. *Assembly*,
   b. *Business Services;*
   c. *Cannabis Retail;*
   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. *Place of Worship;*
   l. *Private Hospital;*
   m. *Professional Services;*
   n. *Restaurant;*
   o. *Retail*, excluding *Highway Commercial;* and
   p. *Tourist Accommodation*.

715.3 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 401* and *Section 402* of this Bylaw for additional information.

715.4 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 407.1 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

715.5 DENSITY

1. The *Residential Floor Space Ratio shall* not exceed a base *Density* of 1.0 times the *Lot Area*. (Refer to Section 403.3 (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*, 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* or *Concealed 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* or *Concealed 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 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 402.10 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. The *Residential Floor Space Ratio shall* not exceed a total *Density* of 4.0 times the *Lot Area*.
4. Refer to Section 403.3 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

715.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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.

715.7 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, 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* — 6.0 metres

d. from an *Exterior Side Lot Line* 6.0 metres.

2. Minimum *Setbacks* for all *Buildings* and *Structures* *shall* meet the requirements of Section 403.8 (Visual Clearance at Intersections) of this Bylaw.

715.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* be not less than 15.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403.4 (Building Height) of this Bylaw.

715.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405.3 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

715.10 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.

715.11 OTHER REQUIREMENTS

1. A *Residential* *Use* *shall*:
   a. 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.
   b. be permitted only where all parking for such *Use* is *Concealed Parking*;
   c. 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;
   d. provide *Indoor Amenity Area(s)* based on the following ratio:
      (i) 1.0 square metres per *Apartment* *Dwelling Unit*; 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. An *Off-Street Parking* *Structure* occupying the rear 6.0 metres of the *Lot* *shall* be entirely covered by a *Landscaped* recreation or amenity deck.
3. 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*.

(Bylaw 7721-2021)

8 PART 8 – INDUSTRIAL ZONES

801 ZONE: M-1 SERVICE INDUSTRIAL

801.1 PURPOSE

1. This *Zone* provides for the accommodation of *Use*s under conditions to achieve a high standard of design to provide a transitional area to other non-*Industrial Zone*s.

801.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Industrial Trade School*;
   b. laboratory;
   c. *Light Industrial*, not including:
      (i) *Industrial Repair Services*; and
      (ii) *Vehicle and Equipment Repair Services*;
   d. *Media Production Studio*; and
   e. *Warehouse Storage*.

801.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s 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 *Vehicle*s 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 *Section 401* and *Section 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 407.1* (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*.

801.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 50%.

801.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Zone*d for a non-*Industrial* *Use*, the required minimum *Setback* from that *Lot Line* *shall* be 9.0 metres.
3. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Person*s 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. *Use*s *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 Use*s.

802.2 PRINCIPAL USES

1. The following *Principal Use*s *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) *Extraction Industrial*;
      (v) sand and gravel plants;
      (vi) septic tank services;
      (vii) stockyards and abattoirs;
      (viii) waste reduction plant; and
      (ix) wrecking, salvaging and storing of *Wrecked Vehicles* or salvaged *Vehicle*s;
   d. *Industrial Repair Services*;
   e. *Industrial Trade School*s;
   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 *Vehicle*s;
   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 Vehicle*s, *Trailer*s, 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 Use*s 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 *Vehicle*s 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 un*Enclosed* 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 *Section 401* and *Section 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 407.1* (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*.

802.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 60%.

802.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Building*s and *Structure*s *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 *Zone*d for a non-*Industrial Use*, the required minimum *Setback* from that *Lot Line* *shall* be 9.0 metres.
4. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Lot*s smaller than 0.4 hectares;
   b. be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
2. *Use*s *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 Use*s *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 Vehicle*s;
   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 Vehicles* 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* and instructional facilities limited to: *Industrial Trade Schools*; dance *Schools*; arts and culture *Schools*; fitness centres; and gymnastic *Schools*; (Bylaw 7749-2021)

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 un*Enclosed* outdoor area for *Retail Use* does not exceed 25% of the *Lot Area*; and

   e. *Unenclosed Storage*, excluding tire storage.

2. Refer to *Section 401* and *Section 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 407.1* (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*.

803.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Setback*s for *Building*s and *Structure*s *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 *Zone*d 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 *Zone*d for non-*Industrial Use*
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *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 *Use*s *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. *Use*s *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

804 ZONE: M-4 EXTRACTION INDUSTRIAL

804.1 PURPOSE

1. This *Zone* provides for the accommodation of high impact resource based *Industrial Use*s and the *Primary Processing* of bulk goods generated on the *Lot*.

804.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Extraction Industrial*.

804.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s 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 *Section 401* and *Section 402* 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

804.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

804.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 10%.

804.7 SETBACKS

1. Minimum *Setback*s for *Building* and *Structure*s *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 *Building*s and *Structure*s *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. *Use*s *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* *Use*s *shall* be permitted in this *Zone*:
   a. *Extraction Industrial*;
   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 *Vehicle*s, goods, materials and things, including *Wrecked Vehicle*s.

805.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s 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 un*Enclosed* 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 un*Enclosed* outdoor area for *Wholesale Distribution* *Use* does not exceed 1,000.0 square metres.
2. Refer to *Section 401* and *Section* 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 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions

805.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

805.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 20%.

805.7 SETBACKS

1. Minimum *Setback*s for *Building* and *Structure*s *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 *Zone*d for a non-*Industrial Use*, the required minimum *Setback* from that *Lot Line* *shall* be 25.0 metres.
3. Minimum *Setback*s for all *Building*s and *Structure*s *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. *Use*s *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 Heater*s *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, *School*s and associated activities.

901.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (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*.

901.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

901.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Building*s and *Structure*s *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 Shelter*s:
   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 Hospital*s and *Assembly Use*.

902.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*;
   b. *Assisted Living Residence* with over 10 residents, including staff;
   c. *Community Care Facility* of a residential class where there are more than 6 residents in care or where there are more than 10 residents; and
   d. *Private Hospital*.

902.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (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.

902.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40% for *Private Hospital*, except:

a. all *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory 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 *Building*s and *Structure*s *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 *Building*s and *Structure*s *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 Unit*s with meals and supervision.

903.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Children's Institutional*.

903.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (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*.

903.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 40%.

903.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Setback*s for all *Building*s and *Structure*s *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 Use*s *shall* be permitted in this *Zone*:
   a. *Place of Worship*.

904.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Assembly*;
   b. *Caretaker Residential*; and
   c. *Single Detached Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (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*.

904.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 30%.

904.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Building*s and *Structure*s *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 *Lot*s *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 *School*s.

905.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Place of Worship*.

905.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Assembly*;
   b. *Caretaker Residential*;
   c. primary, elementary, and secondary *School*s; and
   d. *Single Detached Residential*.
2. Refer to *Section 401* and *Section 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 407.1* (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*.

905.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 30%.

905.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Building*s and *Structure*s *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 Use*s *shall* be permitted in this *Zone*:
   a. *Corrections and Rehabilitation*.

906.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s to one of the permitted *Principal Use* in this *Zone*:
   a. No *Accessory Uses* requirement in this *Zone*. (Bylaw 7827-2022)

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 *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

906.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

906.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 30%.

906.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Building*s and *Structure*s *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. No Other Requirements in this Zone. (Bylaw 7827-2022)

907 ZONE: P-6 CIVIC

907.1 PURPOSE

1. This *Zone* provides for the accommodation of *Civic Use*s.

907.2 PRINCIPAL USES

1. The following *Principal Use*s *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 *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to *Section 401* and *Section 402* of this Bylaw for additional information.

907.4 LOT AREA and DIMENSIONS

1. No *Lot Area* and Dimensions requirement in this *Zone*. (Bylaw 7827-2022)

907.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

907.6 LOT COVERAGE

1. All *Building*s and *Structure*s for *Assembly Use shall* not exceed a *Lot Coverage* of 40%.
2. *Off-Street Parking Use* together with all other *Building*s and *Structure*s *shall* not exceed a *Lot Coverage* of 95%.

907.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *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 *Building*s and *Structure*s *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 building*s.

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 *building*s *shall* be designed so as to be compatible with surrounding land uses.

1004.3 LOT COVERAGE

1. All *building*s and structures *shall* not exceed a lot coverage of 10%.

1004.4 YARD REQUIREMENTS

1. All *building*s and structures *shall* be sited not less than 7.5 metres from all lot lines.

1004.5 HEIGHT

1. All *building*s 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 *boarder*s.

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 *BUILDING*S AND STRUCTURES

1. All *building*s 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 *building*s, 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 *BUILDING*S AND STRUCTURES

1. All *building*s 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 *building*s and structures for single detached residential use *shall* not exceed a height of 9.0 metres.
2. All *building*s 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 *BUILDING*S AND STRUCTURES

1. All *building*s 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 *building*s and structures together *shall* not exceed a lot coverage of 45%.
2. Height:
   a. All *building*s 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 *BUILDING*S AND STRUCTURES

1. Site Coverage:
   a. I *building*s and structures together *shall* not exceed a lot coverage of 35%.
2. Height:
   a. All *building*s 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 *building*s 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 Accessory 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 of 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 *building*s *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 building*s 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 *BUILDING*S AND STRUCTURES

1. All *apartment residential building*s *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 *BUILDING*S AND STRUCTURES

1. All *building*s and structures *shall* not exceed a lot coverage of 40%.
2. *Building*s 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. *Building*s 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 *building*s 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 *BUILDING*S 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 *BUILDING*S AND STRUCTURES

1. All *building*s 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 Use*s.

1018.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;

1018.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s 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 metres

OR

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. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

1018.6 LOT COVERAGE

1. *Principal Buildings and Principal Structures* *shall* not exceed a *Lot Coverage* of 40%;
2. *Accessory Buildings and Accessory Structures* for *Single Detached Residential Use* and *Off-Street Parking Use* *shall* not exceed a *Lot Coverage* of 12%;
3. All *Building*s and *Structure*s together *shall* not exceed a *Lot Coverage* of 45%.

1018.7 SETBACKS

1. For *Lot*s less than 15 metres in *Lot Width*, minimum *Setback*s for *Principal Buildings and 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 *Lot*s 15 metres in *Lot Width* or greater, minimum *Setback*s for *Principal Buildings and 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 *Lot*s 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 *Setback*s for *Accessory Buildings and Accessory 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 and Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Accessory 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 *Lot*s less than 15 metres in *Lot Width* require a rear *Lane*.
2. Vehicular access for *Lot*s 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 *BUILDING*S 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 unit*s 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 sundecks;
   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 *building*s *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, *BUILDING*S 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 *BUILDING*S AND STRUCTURES

1. All *building*s 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;
3. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)

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 *building*s and structures *shall* not exceed a lot coverage of 40%.
2. All *building*s 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. o 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;
   c. a financial institution not to exceed 836.0 square metres; and
   d. *Pharmacy Use*, subject to Section 402 (Pharmacy) of this Bylaw. (Bylaw 7790-2021)

1025.2 Requirements for Permitted uses of Land, *Building*s and Structures are subject to the requirements for the CS-1 (Service Commercial) zone.

1025.3 Requirements for the size, shape and siting of *building*s 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 Accessory 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 *building*s 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 *building*s 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 unit*s 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 Accessory 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 *building*s 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 unit*s 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 unit*s 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 *building*s 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 sundecks;
   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 Accessory 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. *building*s 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 *BUILDING*S AND STRUCTURES

1. All townhouse *building*s *shall* not exceed 10.5 metres nor 2 ½ storeys in height.
2. All *building*s 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 *building*s 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 *building*s 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 *BUILDING*S 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 building*s: 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, *building*s 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 centre*s 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 sundecks;
   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 *building*s *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 building*s *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 *Building*s
   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 *building*s 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. *Building*s 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 *building*s, 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.

1035 CD-1-17 COMPREHENSIVE DEVELOPMENT ZONE

1035.1 PURPOSE (Bylaw 7749-2021)

1. This *Zone* is intended to accommodate and regulate the *Development* of a medium to high *Density* comprehensively-planned mixed use *Development* in multiple phases in the Town Centre Area.
2. For interpretation purposes of this *Zone*:
   a. Refer to the "Phase Plan" identifying the boundaries of each phase in the Other Requirements Section of this *Zone*;
   b. Refer to the "Amenity and Rezoning Offerings by Phase" requirements in the Other Requirements Section of this *Zone*;
   c. Base *Density* means the *Density* permitted without the "bonus density" or the "amenity bonus density" being added;
   d. "This Bylaw" means Maple Ridge Zoning Bylaw No. 7600-2019.

1035.2 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, excluding Phase 5;
   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. *Liquor Primary Establishment;*
   m. *Media Production Studio;*
   n. *Off-Street Parking;*
   o. *Personal Repair Services;*
   p. *Personal Services;*
   q. *Place of Worship;*
   r. *Private Hospital;*
   s. *Professional Services;*
   t. *Public Market;*
   u. *Refund Container Recycling Depot;*
   v. *Restaurant;*
   w. *Retail, excluding Highway Commercial*;
   x. *Tourist Accommodation*; and

y. *Townhouse Residential*, in Phases 1, 2, 3, 4 and 6 only

1035.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Uses* to one of the permitted *Principal Uses* in this *Zone*:
   a. *Home Occupation*, excluding Phase 5; and
   b. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

1035.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions for each phase of the *Development shall* be not less than:

a.	in *Lot Area*	1,500.0 square metres
b.	in *width*	6.0 metres
c.	in *depth*	27.0 metres

2. Refer to *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

1035.5 DENSITY

1. Phase 1:
   a. The *Floor Space Ratio* of any *Building* or *Structure shall* not exceed a base *Density* of 1.0 times the *Lot Area*.
   b. "Bonus density" may be added to the *Floor Space Ratio*, up to a maximum of 1.3 times the *Lot Area*, with the following provisions:
      (i) an amount equal to 0.3 times the *Lot Area* times the ratio of *Concealed Off-Street Parking* to required *Off-Street Parking*, not to exceed 0.3 times the *Lot Area*; and
      (ii) an amount equal to 0.25 times the *Lot Area* may be added for each *Storey* above the second (2) *Storey*, not to exceed 1.0 times the *Lot Area*.
   c. The maximum *Density* in this phase, including any "bonus density" is 2.3 times the *Lot Area*.
   d. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.
2. Phase 2:
   a. The *Floor Space Ratio shall* not exceed a base *Density* of 1.0 times the *Lot Area*.
   b. A "bonus density", up to a maximum of 1.3 times the *Lot Area*, may be obtained by providing the following:
      (i) An amount equal to 0.34 times the *Lot Area* for providing 100% of the required *Parking* within a *Parking Structure* or an *Underground Parking Structure*; and
      (ii) An amount equal to 0.3 times the *Lot Area* for each *Storey* above the second, not to exceed 0.9 times.

c. An "amenity bonus density", up to a maximum of 0.3 times the *Lot Area*, may be obtained by providing all of the amenity offerings indicated for Phase 2 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*.

d. The maximum *Density* in this phase, including any "bonus density" and "amenity bonus density" is 2.65 times the *Lot Area*.

e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

3. Phase 3:

a. The *Floor Space Ratio* *shall* not exceed a base *Density* of 1.0 times the *Lot Area*.

b. A "bonus density", up to a maximum of 1.3 times the *Lot Area*, may be obtained by providing the following:

(i) An amount equal to 0.4 times the *Lot Area* for providing 100% of the required *Parking* within a *Parking Structure* or an *Underground Parking Structure*;

(ii) An amount equal to 0.1 times the *Lot Area* for each *Storey* above the second, not to exceed 0.9 times the *Lot Area*, based on the tallest *Structure* in this phase.

c. An "amenity bonus density", up to a maximum of 1.3 times the *Lot Area*, may be obtained by providing all of the amenity offerings indicated for Phase 3 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*;

d. The maximum *Density* in this phase, including any "bonus density" and "amenity bonus density", is 3.6 times the *Lot Area*.

e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

4. Phase 4:

a. The *Floor Space Ratio* *shall* not exceed a base *Density* of 1.0 times the *Lot Area*.

b. A "bonus density", up to a maximum of 1.1 times the *Lot Area*, may be obtained by providing the following:

(i) An amount equal to 0.2 times the *Lot Area* for providing 100% of the required *Parking* within a *Parking Structure* or an *Underground Parking Structure*;

(ii) An amount equal to 0.3 times the *Lot Area* for each *Storey* above the second, not to exceed 0.9 times the *Lot Area*, based on the tallest *Structure* in this phase; and

shall include the rezoning offerings indicated for Phase 4 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*.

c. An "amenity bonus density", up to a maximum of 0.3 times the *Lot Area*, may be obtained by providing all of the amenity offerings indicated for Phase 4 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*.

d. The maximum *Density* in this phase, including any "bonus density" and "amenity bonus density", is 2.3 times the *Lot Area*.

e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

5. Phase 5:

a. The *Floor Space Ratio* *shall* not exceed a base *Density* of 1.0 times the *Lot Area*.

b. A "bonus density", up to a maximum of 1.3 times the *Lot Area*, may be obtained by providing the following:

(i) An amount equal to 0.4 times the *Lot Area* for providing 100% of the required *Parking* within a *Parking Structure* or an *Underground Parking Structure*;

(ii) An amount equal to 0.3 times the *Lot Area* for each *Storey* above the second, not to exceed 0.9 times the *Lot Area*, based on the tallest *Structure* in this phase.

c. An "amenity bonus density", up to a maximum of 1.2 times the *Lot Area*, may be obtained by providing all of the amenity offerings indicated for Phase 5 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*.

d. The maximum *Density* in this phase, including any "bonus density" and "amenity bonus density", is 3.5 times the *Lot Area*.

e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

6. Phase 6

a. The *Floor Space Ratio* *shall* not exceed a base *Density* of 1.0 times the *Lot Area*.

b. A "bonus density", up to a maximum of 1.3 times the *Lot Area*, may be obtained by providing the following:

(i) An amount equal to 0.4 times the *Lot Area* for providing 100% of the required *Parking* within a *Parking Structure* or an *Underground Parking Structure*;

(ii) An amount equal to 0.1 times the *Lot Area* for each *Storey* above the second, not to exceed 0.9 times the *Lot Area*, based on the tallest *Structure* in this phase.

c. An "amenity bonus density", up to a maximum of 3.2 times the *Lot Area*, may be obtained by providing all of the amenity offerings indicated for Phase 6 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*.

d. The maximum *Density* in this phase, including any "bonus density" and "amenity bonus density", is 5.5 times the *Lot Area*.

e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

7. Phase 7

a. The *Floor Space Ratio* *shall* not exceed a base *Density* of 1.0 times the *Lot Area*.

b. A "bonus density", up to a maximum of 1.3 times the *Lot Area*, may be obtained by providing the following:

(i) An amount equal to 0.4 times the *Lot Area* for providing 100% of the required *Parking* within a *Parking Structure* or an *Underground Parking Structure*;

(ii) An amount equal to 0.1 times the *Lot Area* for each *Storey* above the second, not to exceed 0.9 times the *Lot Area*, based on the tallest *Structure* in this phase.

c. An "amenity bonus density", up to a maximum of 3.2 times the *Lot Area*, may be obtained by providing all of the amenity offerings indicated for Phase 7 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this *Zone*.

d. The maximum *Density* in this phase, including any "bonus density" and "amenity bonus density", is 5.5 times the *Lot Area*.

e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

1035.6 LOT COVERAGE

1. All *Buildings* and *Structures* together *shall* not exceed a *Lot Coverage* of 90% in each Phase, however:

   a. *Lot Coverage* may be increased to 100% where all required *Off-Street Parking* is provided in accordance with Part 3 (Off-Street Parking Requirements) of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990.

1035.7 SETBACKS

1. Minimum Setbacks for all *Buildings* and *Structures* in Phases 1 to 7 *shall* be not less than:

a.	from a *Front Lot Line*	0.0 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*	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.

1035.8 HEIGHT

1. Phases 1 to 4 and Phases 6 to 7:

   a. *Building Height* for all *Buildings* and *Structures* *shall* be not less than three (3) *Storeys*; and

   b. The maximum *Building Height* is not restricted.

2. Phase 5:

   a. *Building Height* for all *Buildings* and *Structures* *shall* be not less than two (2) *Storeys*; and

   b. The maximum *Building Height* is not restricted.

3. Refer to Section 403 (Building Height) of this Bylaw.

1035.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.
2. A continuous *Landscape Strip* of not less than 1.5 metres in width *shall* be provided on the *Lot* adjacent to *Lot Lines* on the developed sides of the *Lot* which abut a *Highway*.
3. Phases 2 to 7:
   a. All developed portions of the *Lot* not covered by *Buildings*, *Structures* or paved areas *shall* be *Landscaped*, including the retention of mature trees where feasible. This *Landscaping* *shall* be maintained.
   b. The boulevard areas of *Highway*s abutting a *Lot* *shall* be seeded or sodded with grass on the side of the *Highway* abutting the *Lot*, except at driveways, and walkways.
   c. Loading areas, garbage containers and recycling containers *shall* be screened from any adjacent *Residential* *Lot* or from overlook from upper *Storeys*, to a *Height* of at least 2.5 metres, by *Buildings*, a *Landscaping* *Screen*, a solid decorative *Fence*, or a combination thereof.

1035.10 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. All *Off-Street Parking* *shall* be *Concealed Parking*.
3. Phase 1:
   a. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:
      (i) a minimum of 50% of required *Parking* spaces *shall* be provided with roughed-in conduit for future electric charging capabilities; and
      (ii) a minimum of four (4) electric *Vehicle* charging stations *shall* be provided.
4. Phases 2 to 7, for *Apartment* *Use*:
   a. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:
      (i) a minimum of four (4) electric *Vehicle* charging stations *shall* be provided.

1035.11 OTHER REQUIREMENTS

1. Where permitted in Phases 2 to 7, an *Apartment Residential* *Use* *shall*:
   a. be limited exclusively to *Storeys* above the *First Storey* for a *Building* or a portion thereof along Dewdney Trunk Road, Garden Street in Phase 7, and along the internal public plaza from 224 Street to Garden Street in Phases 6 and 7;
   b. be located within a *Building* above all *Storeys* which are used for a non-*Residential* *Principal* *Use* or *Off-Street Parking* *Use*;

c. have a separate and independent access into the *Building* containing the *Apartment Use*.

2. Where permitted in Phases 2 – 7, a *Townhouse Use shall*:

   a. only be permitted on a *Lot* containing an *Apartment Use*;

   b. have direct pedestrian access to street grade, a pedestrian walkway or a mews for each *Unit*.

3. Phases 1 to 7 Ground Floor requirements:

   a. The ground floor of all *Buildings shall* have not less than:

      (i) 90% of the *Lot Frontage* developed for permitted *Principal Uses* with public pedestrian or vehicular access; and

      (ii) 25% of the *Lot Area* developed for a permitted *Principal Use*.

   b. Phase 1, notwithstanding Schedule "E" Ground Floor Commercial Required of this Bylaw, *shall* not be required to provide Ground Floor *Commercial* area along Plaza Street or Brown Avenue.

   c. Phases 6 and 7 *shall* provide Ground Floor *Commercial* area in accordance with Schedule "E" Ground Floor Commercial Required of this Bylaw, including along both sides of the public pedestrian way and the public plaza.

4. *Common Open Area*(s) *shall* be provided as follows:

   a. Phases 1 to 7:

      (i) a minimum of 20% of the site area *shall* be provided as *Common Open Area* in Phase 1;

      (ii) a minimum of 20% of the site area *shall* be provided as *Common Open Area* in Phases 2, 4 and 6;

      (iii) a minimum of 50% of the site area *shall* be provided as *Common Open Area* in Phase 5;

      (iv) a minimum of 35% of the site area *shall* be provided as *Common Open Area* in Phase 7; and

      (v) a portion of the required *Common Open Area* may be provided on a roof.

5. Phases 2 to 7 *shall* provide *Indoor Amenity Area*(s) and *Outdoor Amenity Area*(s) as follows:

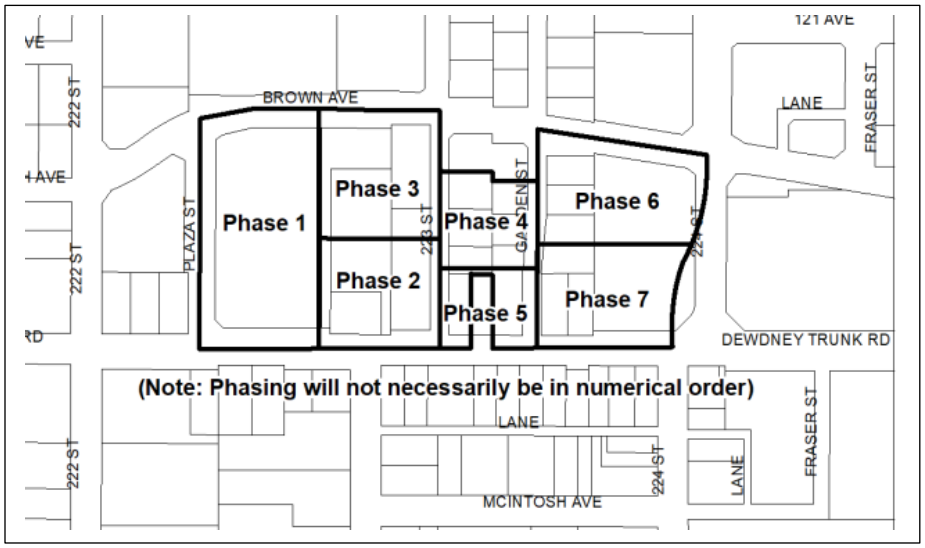
   a. One or more *Indoor Amenity Areas shall* be provided in each phase based on the following ratio, and this may form part of the *Common Open Area* 1.0 square metre per *Residential Dwelling Unit*;

   b. Phase 2, Phase 3, Phase 4 or Phase 5 *shall* provide a clubhouse or similar facility as an *Indoor Amenity Area* or *Outdoor Amenity Areas*.

6. Every *Use*, except for an *Outdoor Amenity Area* and an *Off-Street Loading Use*, *shall* be located and undertaken wholly within an enclosed *Building*.

7. The following "Phase Plan" identifies the boundaries for each Phase:

Phase Plan:



8. The following "Amenity and Rezoning Offerings by Phase" identifies the amenities to be provided to obtain an "Amenity Bonus Density":
   a. Phase 2:
      (i) Continuation of east-west pedestrian way;
      (ii) Minimum four (4) electric *Vehicle* charging stations;
      (iii) BC Energy Step Code;
      (iv) Sustainability measures; and
      (v) A Clubhouse (if not provided in another phase).
   b. Phase 3:
      (i) Continuation of east-west pedestrian way;
      (ii) Minimum four (4) electric *Vehicle* charging stations;
      (iii) BC Energy Step Code;
      (iv) Sustainability measures; and
      (v) A Clubhouse (if not provided in another phase).
   c. Phase 4:
      (i) Continuation of east-west pedestrian way;
      (ii) BC Energy Step Code;
      (iii) Sustainability measures;
      (iv) Seating area and theatre structure at the Central Plaza incorporating potential public art elements; and
      (v) A Clubhouse (if not provided in another phase).
   d. Phase 5:
      (i) Continuation of east-west pedestrian way (including portion of Central Plaza);

(ii) Minimum four (4) electric *Vehicle* charging stations;

(iii) BC Energy Step Code;

(iv) Sustainability measures; and

(v) A Clubhouse (if not provided in another phase).

e. Phase 6:

(i) Continuation of east-west pedestrian way;

(ii) Public plaza;

(iii) Minimum four (4) electric *Vehicle* charging stations;

(iv) BC Energy Step Code; and

(v) Sustainability measures.

f. Phase 7:

(i) Continuation of east-west pedestrian way;

(ii) Public plaza;

(iii) Public art piece (in Public Plaza) having a minimum value of $100,000 adjusted by CPI between the year of this agreement and the year of the Development Application being made;

(iv) Public message board;

(v) BC Energy Step Code;

(vi) Minimum four (4) electric *Vehicle* charging stations; and

(vii) Sustainability measures.

1036 CD-1-21 MEDIUM DENSITY RENTAL APARTMENT RESIDENTIAL

1036.1 PURPOSE (Bylaw 7744-2021)

1. This *Zone* provides for a medium *Density* Rental *Apartment Residential Use* with a maximum *Building Height* of six (6) *Storeys*.

1036.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*;
   a. Rental *Apartment Residential*.

1036.3 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.

1036.4 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*	no *Lot Depth* requirement in this *Zone* (Bylaw 7827-2022)

2. Refer to Section 407 Building Envelope of the Bylaw for required minimum Building Envelope dimensions.

1036.5 DENSITY

1. *Floor Space Ratio shall* not exceed a base *Density* of 1.8 times the *Lot Area*.

1036.6 LOT COVERAGE

1. No *Lot Coverage* requirements in this *Zone*. (Bylaw 7827-2022)

1036.7 SETBACKS

1. Minimum *Setbacks* for all *Principal Building and 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*	6.0 metres
d.	from an *Exterior Side Lot Line*	6.0 metres

2. An *Underground Structure* for *Off-Street Parking shall* not extend more than 0.8 metres above the *Average Finished Grade* and the above grade area is to be landscaped to become a useable part of the yard area. Minimum *Setbacks* for the *Underground Structure shall* be not less than: (Bylaw 7749-2021)

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.

1036.8 HEIGHT

1. *Building Height* for *Principal Buildings and Principal Structures* *shall* not exceed 22.0 metres nor 6 *Storeys*, and *shall* be not less than 10.0 metres.
2. *Building Height* for *Accessory Buildings and Accessory Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

1036.9 LANDSCAPING

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

1036.10 PARKING AND LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Multi-Family Residential RM-2 *Zone* regulations in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990. (Bylaw 7749-2021)
2. *Accessory* *Off-Street Parking*, except for that provided as visitor parking spaces, *shall* be *Concealed Parking* that extends no more than 0.8 metres above *Average Finished Grade* and which is *Landscaped* and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

1036.11 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 metre 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 metre per apartment *Dwelling Unit*.

1037 This Section is held for the CD-2-21 zone.

(Bylaw 7894-2022)

1038 This Section is held for the CD-3-21 zone.

(Bylaw 7894-2022)

1039 CD-4-21 COMPREHENSIVE DEVELOPMENT BYLAW

1039.1 PURPOSE (Bylaw 7807-2021) (Bylaw 7894-2022)

1. This Comprehensive Development *Zone* provides for the *Use* of *Assisted Living Residence* for:
   a. Lot 23 except Parcel B (Explanatory Plan 16567) District Lot 401 Group 1 New Westminster District Plan 18056. PID 010-326-146. 11698 226 Street.

1039.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*:
   a. *Assisted Living Residence* with over ten (10) residents, including staff; and
   b. *Community Care Facility* of a residential class, where there are more than six (6) residents in care or where there are more than ten (10) residents.

1039.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Uses* to one of the permitted *Principal Uses* in this *Zone*:
   a. *Accessory Off-Street Parking*
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

1039.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1.0 hectare
b.	in *Lot Width*	74.0 metres
c.	in *Lot Depth*	118.0 metres

2. Refer to *Section 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

1039.5 DENSITY

1. *Floor Space Ratio shall* not exceed 0.3 times the *Lot Area*.

1039.6 LOT COVERAGE

1. All *Principal Buildings* and *Principal Structures* and *Accessory Buildings* and *Accessory Structures* together *shall* not exceed a *Lot Coverage* of 7%.

1039.7 SETBACKS

1. Minimum *Setbacks* for all *Principal Buildings* and *Principal Structures shall* be not less than:

a.	from a *Front Lot Line* (224th Street)	7.3 metres
b.	from a *Rear Lot Line*	7.7 metres
c.	from an North *Side Lot Line*	6.4 metres
d.	from an South *Side Lot Line*	118.0 metres

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

1039.8 HEIGHT

1. *Building Height* for *Principal Buildings* and *Principal Structures* and *Accessory Buildings* and *Accessory Structures* *shall* not exceed 9.7 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

1039.9 LANDSCAPING

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

1039.10 PARKING AND LOADING

1. The *Off-Street Parking* and *Off-Street Loading* requirement *shall* be a minimum of 24 *Parking* stalls.

1039.11 OTHER REQUIREMENTS

1. No Other Requirements in this *Zone*. (Bylaw 7827-2022)

1040 CD-5-21 NINE-HOLE GOLF COURSE

1040.1 PURPOSE (Bylaw 7809-2021) (Bylaw 7894-2022)

1. This *Zone* provides for a nine-hole golf course *Use* for:
   a. Lot 13 Section 21 Township 12 New Westminster District Plan 51480. PID 002-146-967. 12309 240 Street.

1040.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*;
   a. Nine- Hole Golf Course
   b. *Single Detached Residential*

1040.3 ACESSORY USES

1. Minor *Retail Use*, which *shall* be limited to the rental of golf clubs and the rental or selling of golf tees or golf balls, limited to Nine Hole Golf Course *Use* only.

1040.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than;

a.	in *Lot Area*	3.0 hectares
b.	in *Lot Width*	150.0 metres
c.	in *Lot Depth*	150.0 metres

2. Refer to *Section 407.1* (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions

1040.5 DENSITY

1. No *Density* requirement in this *Zone*. (Bylaw 7827-2022)

1040.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and Accessory Buildings and Accessory Structures together *shall* not exceed a *Lot Coverage* of 5%.

1040.7 SETBACKS

1. Minimum *Setbacks* for all *Principal Buildings and Principal Structures shall* be not less than:

a.	from a *Front Lot Line*	45.5 metres
b.	from a *Rear Lot Line*	96.5 metres
c.	from an *Interior Side Lot Line*	45.5 metres
d.	from an *Exterior Side Lot Line*	56.5 metres

1040.8 HEIGHT

1. *Building Height* for *Single Detached Residential Use shall* not exceed 11.5 metres.
2. *Building Height* for other *Principal Uses* and *Accessory Buildings and Accessory Structures shall* not exceed 7.5 metres.

1040.9 LANDSCAPING and SCREENING

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

1040.10 PARKING AND LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided with a minimum of 34 parking stalls with a Nine-Hole Golf Course *Use*.

1040.11 OTHER REQUIREMETS

1. The Agricultural Land Commission Act and its Regulations *shall* prevail.
2. The *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.

1041 This Section is held for the CD-6-21 zone.

(Bylaw 7894-2022)

1042 CD-1-22 EQUESTRIAN FACILITY AND RESTAURANT

1042.1 PURPOSE (Bylaw 7853-2022) (Bylaw 7894-2022)

1. This *Zone* provides for an "Equestrian Facility and Restaurant" *Use* for Parcel "9" Section 30 Township 12 New Westminster District Plan 66399, 21973 132 Avenue, Maple Ridge.

1042.2 PRINCIPAL USES

1. The following *Principal Uses shall* be permitted in this *Zone*;
   a. *Agricultural*; and
   b. *Single Detached Residential*.

1042.3 ACCESSORY USES

1. *Agricultural Employee Residential;*
2. *Boarding;*
3. *Detached Garden Suite;*
4. *Produce Sales;*
5. *Rental Stable;*
6. *Restaurant,* limited to 185 patrons;
7. *Secondary Suite*; and
8. Tennis Court (maximum of one).

1042.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions shall be not less than:

a.	in *Lot Area*	6.0 hectares
b.	in *Lot Width*	75.0 metres
c.	in *Lot Depth*	150.0 metres

2. Refer to *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

1042.5 DENSITY

1. N/A

1042.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together *shall* not exceed a *Lot Coverage* of 5%.
2. All *Buildings* associated with an *Accessory Restaurant Uses shall* not be expanded unless approval is granted from the Agricultural Land Commission.

1042.7 SETBACKS

1. Minimum *Setbacks* for all *Principal Building and Principal Structures shall* be not less than:

a.	from a *Front Lot Line*	35.0 metres
b.	from a *Rear Lot Line*	12.0 metres
c.	from an Interior Side Lot Line	20.0 metres

d. from an *Exterior Side Lot Line* 26.0 metres

2. The minimum *Setbacks* for *Accessory Use 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
d.	from an *Exterior Side Lot Line*	4.5 metres
e.	from the *Building Face* of a *Building* for a *Residential* *Use*	3.0 metres

3. 3. For *Lots* within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, Section 402 (Farm Home Plate) of this Bylaw *shall* apply.

1042.8 HEIGHT

1. *Building Height* for *Single Detached Residential* *Use* *shall* not exceed 9.5 metres.
2. *Building Height* for other *Accessory Buildings and Accessory Structures* *shall* not exceed 8.5 metres.

1042.9 PARKING AND LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided with a maximum of 70 parking stalls with an *Agricultural* and *Accessory* *Restaurant* *Use*.

1042.10 OTHER REQUIREMENTS

1. The Agricultural Land Commission Act and its Regulations *shall* prevail.

11 PART 11 – RECITAL

1101 TRANSITIONAL

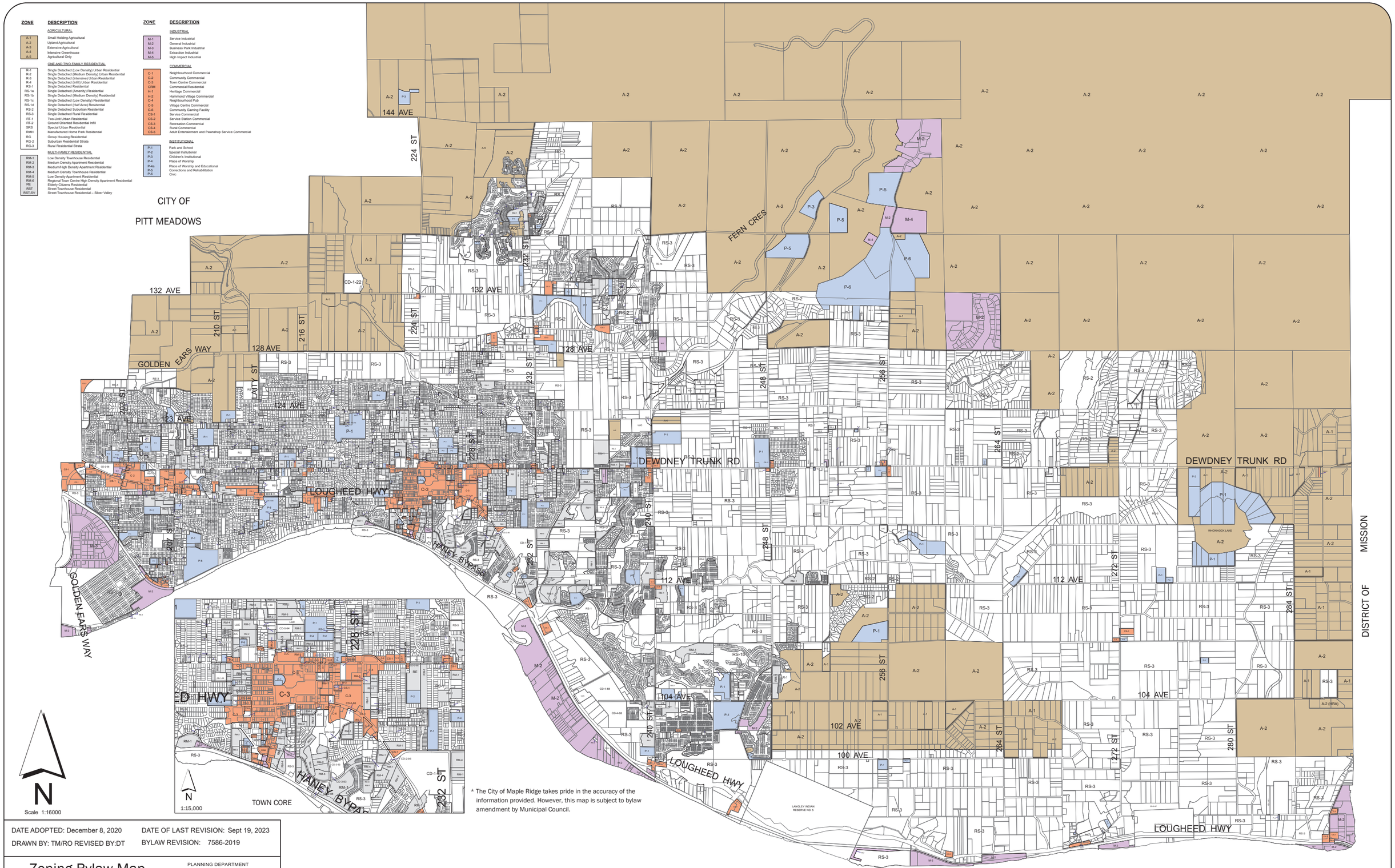
1101.1 Any *Zone* Amending Bylaw which has been read a first or second time by *Council* and that has not been reconsidered and finally adopted as at the date of adoption of this Bylaw and which amends Maple Ridge Zoning Bylaw No. 3510–1985 and Map "A" attached thereto *shall*, upon adoption thereof, be deemed to amend this Bylaw.

12 PART 12 – SCHEDULES

1201 Schedule A - Zoning Bylaw Map

ZONE	DESCRIPTION
	AGRICULTURAL
A-1	Small Holding Agricultural
A-2	Upland Agricultural
A-3	Extensive Agricultural
A-4	Intensive Greenhouse
A-5	Agricultural Only
	ONE AND TWO FAMILY RESIDENTIAL
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
RT-1	Two-Unit Urban Residential
RT-2	Ground Oriented Residential Infill
SR9	Special Urban Residential
RMH	Manufactured Home Park Residential
RG	Group Housing Residential
RG-2	Suburban Residential Strata
RG-3	Rural Residential Strata
	MULTI-FAMILY RESIDENTIAL
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	Regional Town Centre High Density Apartment Residential
RE	Elderly Citizens Residential
RST	Street Townhouse Residential
RST-SV	Street Townhouse Residential – Silver Valley

ZONE	DESCRIPTION
	INDUSTRIAL
M-1	Service Industrial
M-2	General Industrial
M-3	Business Park Industrial
M-4	Extraction Industrial
M-5	High Impact Industrial
	COMMERCIAL
C-1	Neighbourhood Commercial
C-2	Community Commercial
C-3	Town Centre Commercial
CRM	Commercial/Residential
H-1	Heritage Commercial
H-2	Hammond Village Commercial
C-4	Neighbourhood Pub
C-5	Village Centre Commercial
C-6	Community Gaming Facility
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
	INSTITUTIONAL
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



* 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: December 8, 2020
DRAWN BY: TM/RO REVISED BY:DT

DATE OF LAST REVISION: Sept 19, 2023
BYLAW REVISION: 7586-2019

Zoning Bylaw Map
Schedule 'A'
Bylaw No. 7600-2019

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

This page is intentionally left blank.

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 *Lot*s to be created by subdivision *shall* be in accordance with this Schedule "B" (Minimum Lot Area and Dimensions). *Lot*s 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 *Lot*s 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.		
614	SRS	837.0 square metres	18.0 metres	27.0 metres

SECTION	ZONE	MINIMUM *LOT AREA*	MINIMUM *LOT WIDTH*	MINIMUM *LOT DEPTH*
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	No Requirement
619	RM-3	1,300.0 square metres	30.0 metres	No Requirement
620	RM-4	1,115.0 square metres	18.0 metres	No Requirement
621	RM-5	1,115.0 square metres	30.0 metres	No Requirement
622	RM-6	2,000.00 square metres	30.0 metres	No Requirement
623	RE	2.0 hectares	60.0 metres	No Requirement
624	RG	0.8 hectares	60.0 metres	No Requirement
625	RG-2	4.0 hectares	75.0 metres	No Requirement
626	RMH	4.0 hectares	75.0 metres	No Requirement
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.	No Requirement	No Requirement
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
904	P-4	0.4 hectares	36.0 metres	60.0 metres

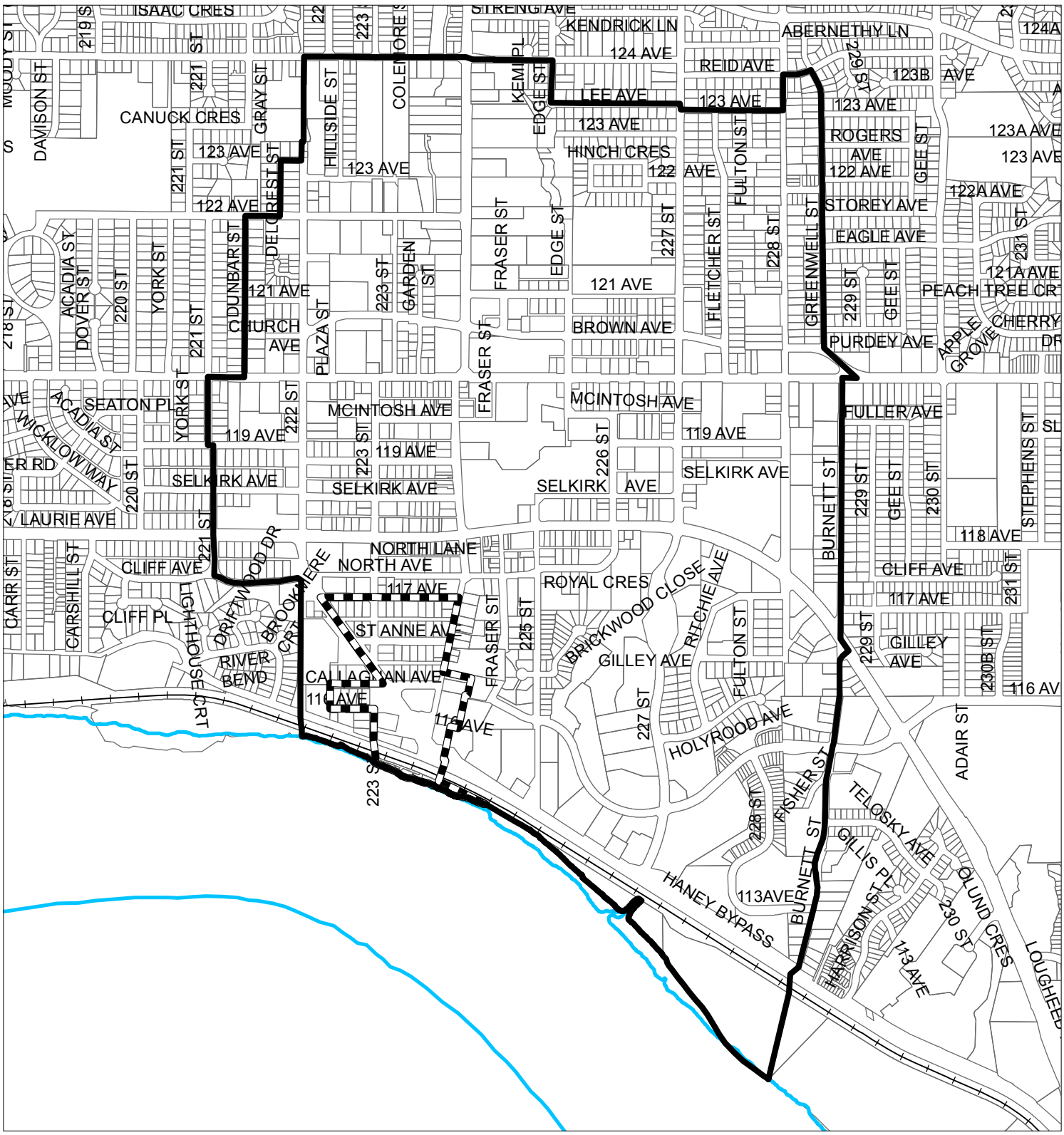
SECTION	ZONE	MINIMUM *LOT AREA*	MINIMUM *LOT WIDTH*	MINIMUM *LOT DEPTH*
905	P-4a	0.4 hectares	36.0 metres	60.0 metres
906	P-5 [5]	Refer to Lot Area and Dimensions in this zone.	22.5 metres	42.0 metres
907	P-6	No Requirement	No Requirement	No Requirement

(Bylaw 7827-2022)

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



N

Town Centre Area Plan

Town Centre Boundary

Port Haney and Fraser River Waterfront Area

Bylaw No. 7600-2019
Schedule 'C'

PLANNING DEPARTMENT

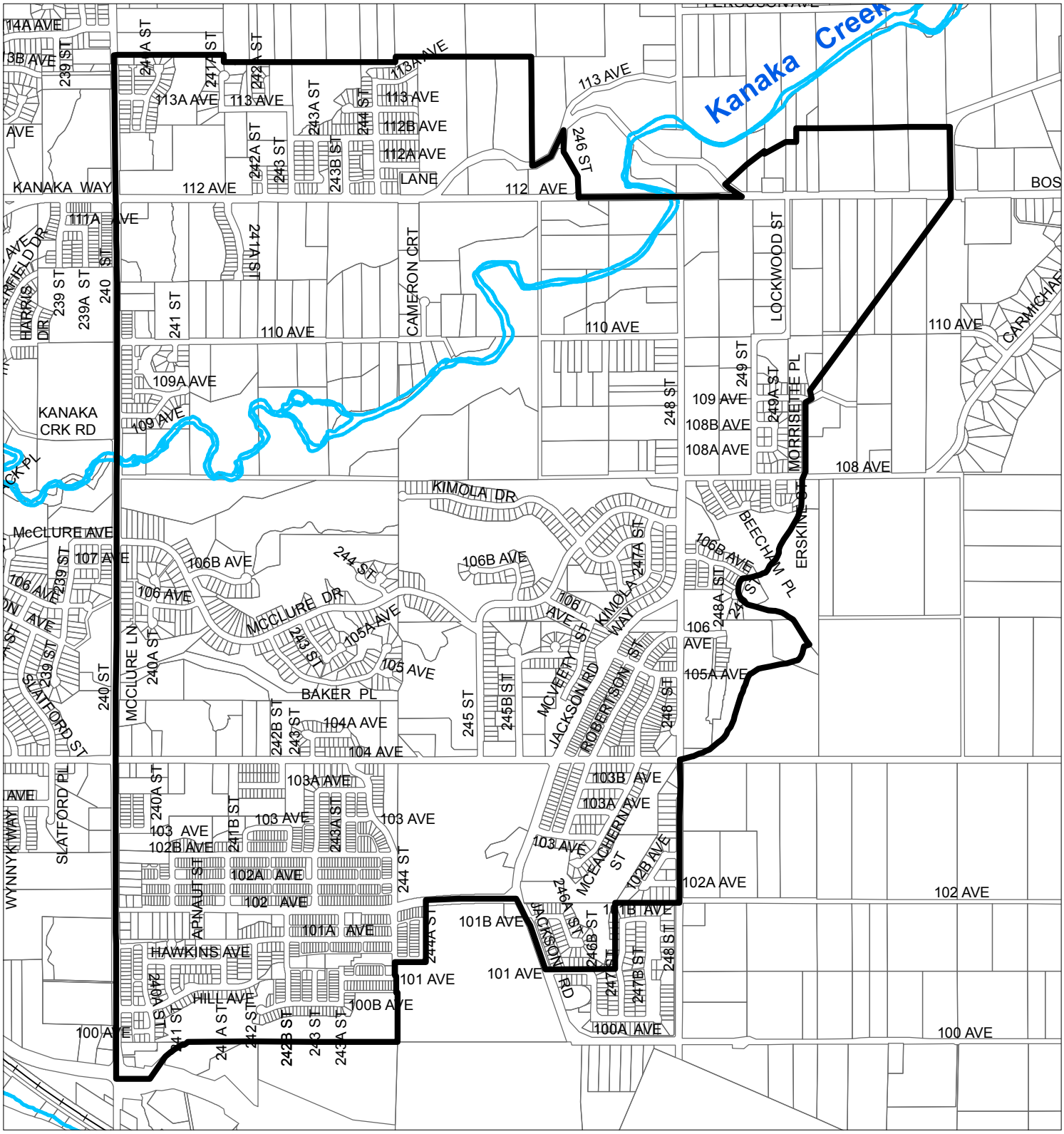
MAPLE RIDGE
British Columbia

mapleridge.ca

DATE: Mar 8, 2019

BY: DT

1204 Schedule D - Albion Area Plan



N

Albion Area Plan

Albion Area Boundary

Bylaw No. 7600-2019
Schedule 'D'

PLANNING DEPARTMENT

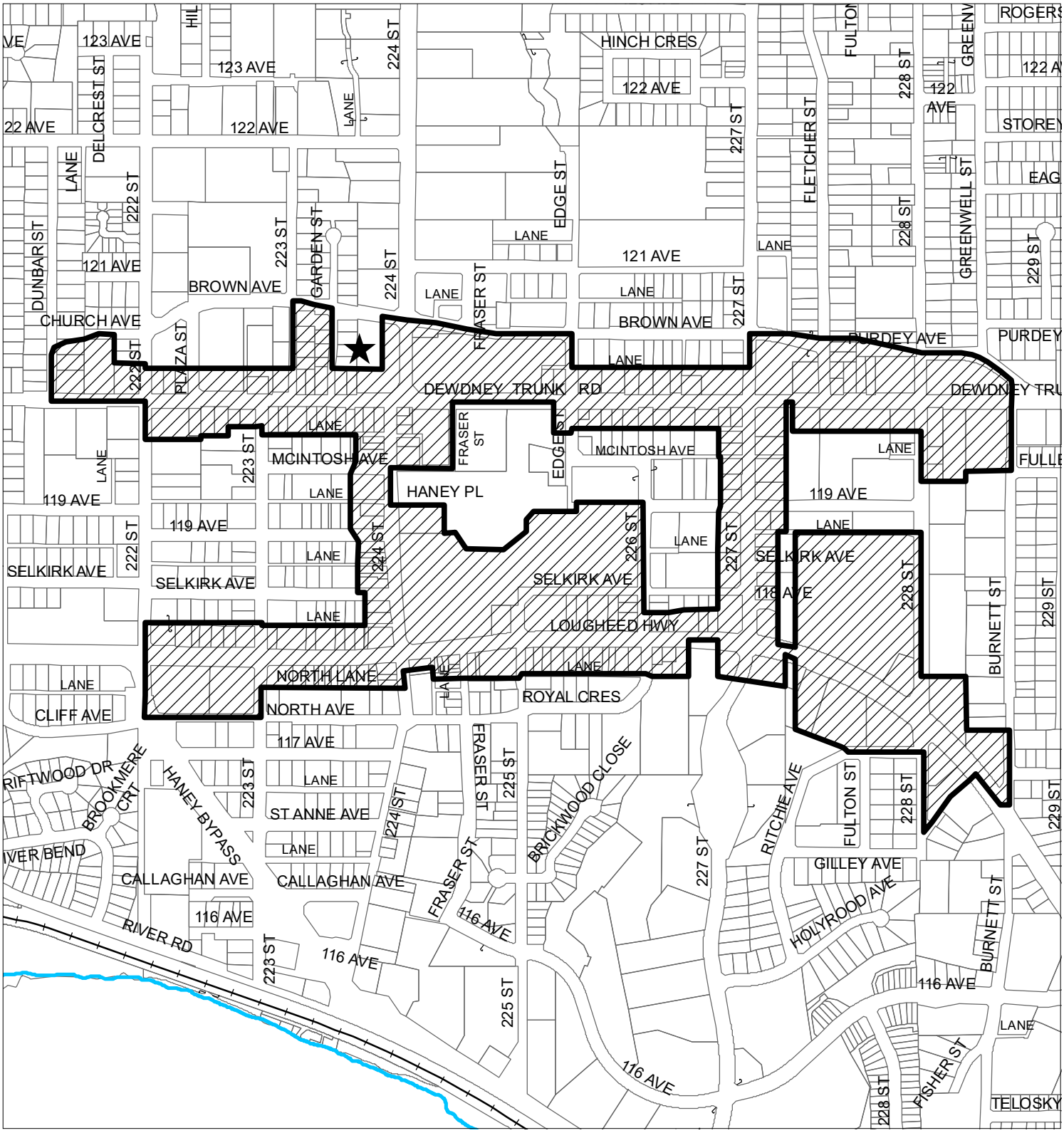
MAPLE RIDGE
British Columbia

mapleridge.ca

DATE: Mar 8, 2019

BY: DT

1205 Schedule E - Town Centre Area Plan - Ground Floor Commercial Required



N

Town Centre Area Plan

Ground Floor Commercial Required

Ground Floor Commercial Required to support pedestrian corridor and corner plaza

Bylaw No. 7600-2019
Schedule 'E'

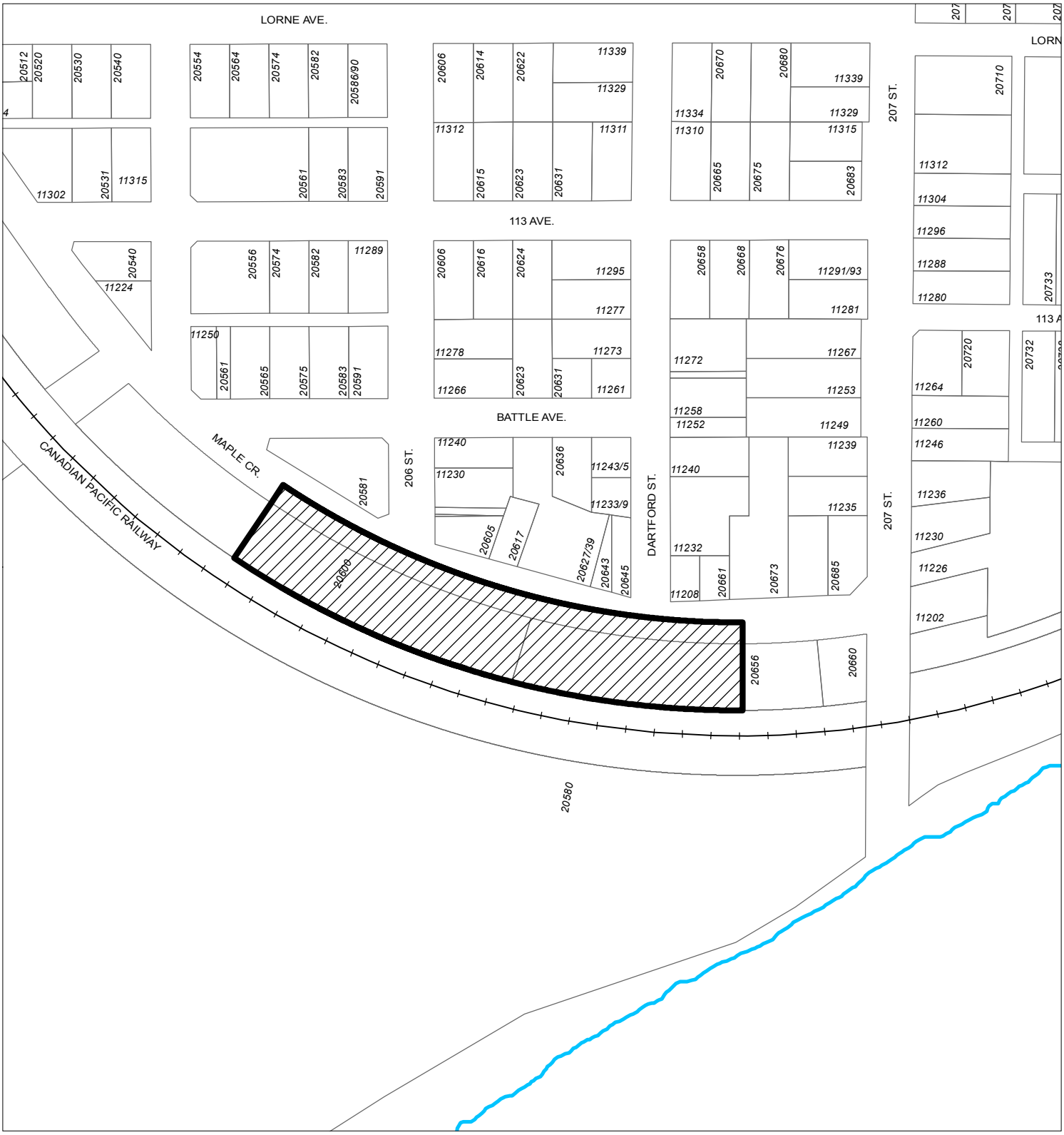
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Sep 21, 2021

BY: DT

1206 Schedule F – Hammond Area Plan - Commercial and Off-Street Parking



N

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 Area Plan - Ground Floor Commercial Required

N

Hammond Area Plan

Hammond Ground Floor Commercial Required

Bylaw No. 7600-2019
Schedule 'G'

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Mar 8, 2019

BY: DT

End of document

LIST OF AMENDING BYLAWS

This list has been reproduced for convenience only and does not form part of Bylaw No. 7600-2019.

BYLAW NUMBER	AMENDMENT	ADOPTION DATE
Maple Ridge Zoning Bylaw No. 7600-2019		2020-12-08
M.R. Zone Amending Bylaw No. 7697-2021	Text	2021-02-23
M.R. Zone Amending Bylaw No. 7702-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7703-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7704-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7705-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7706-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7707-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7708-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7709-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7710-2021	Map	2021-04-21
M.R. Zone Amending Bylaw No. 7629-2020	Text	2021-04-27
M.R. Zone Amending Bylaw No. 7723-2021	Text	2021-05-25
M.R. Zone Amending Bylaw No. 7606-2020	Map	2021-05-25
M.R. Zone Amending Bylaw No. 7564-2019	Text	2021-06-22
M.R. Zone Amending Bylaw No. 7343-2017	Text and Map	2021-06-22
M.R. Zone Amending Bylaw No. 7672-2020	Map	2021-06-22
M.R. Zone Amending Bylaw No. 7741-2021	Map	2021-07-27
M.R. Zone Amending Bylaw No. 7742-2021	Map	2021-07-27
M.R. Zone Amending Bylaw No. 7743-2021	Map	2021-07-27
M.R. Zone Amending Bylaw No. 7744-2021	Text	2021-07-27
M.R. Zone Amending Bylaw No. 7745-2021	Map	2021-07-27
M.R. Zone Amending Bylaw No. 7746-2021	Map	2021-07-27
M.R. Zone Amending Bylaw No. 7751-2021	Map	2021-07-27
M.R. Zone Amending Bylaw No. 7769-2021	Text	2021-09-28
M.R. Zone Amending Bylaw No. 7775-2021	Text	2021-09-28
M.R. Zone Amending Bylaw No. 7520-2018	Map	2021-11-23
M.R. Zone Amending Bylaw No. 7470-2018	Text and Map	2022-02-22
M.R. Zone Amending Bylaw No. 7749-2021	Housekeeping	2022-02-22
M.R. Zone Amending Bylaw No. 7740-2021	Map	2022-03-29
M.R. Zone Amending Bylaw No. 7710-2021	Map	2022-03-29
M.R. Zone Amending Bylaw No. 7807-2021	Text and Map	2022-03-29
M.R. Zone Amending Bylaw No. 7809-2021	Text and Map	2022-03-29
M.R. Zone Amending Bylaw No. 7790-2021	Text	2022-04-26

M.R. Zone Amending Bylaw No. 7853-2022	Text and Map	2022-06-28
M.R. Zone Amending Bylaw No. 7695-2022	Map	2022-07-26
M.R. Zone Amending Bylaw No. 7827-2022	Housekeeping	2022-07-26
M.R. Zone Amending Bylaw No. 7857-2022	Text	2022-09-27
M.R. Zone Amending Bylaw No. 7862-2022	Text	2022-09-27
M.R. Zone Amending Bylaw No. 7692-2020	Map	2022-09-27
M.R. Zone Amending Bylaw No. 7716-2021	Text	2022-09-27
M.R. Zone Amending Bylaw No. 7608-2020	Text and Map	2022-10-25
M.R. Zone Amending Bylaw No. 7701-2021	Map	2022-10-25
M.R. Zone Amending Bylaw No. 7898-2022	Text	2023-01-31
M.R. Zone Amending Bylaw No. 7894-2022	Housekeeping	2023-02-14
M.R. Zone Amending Bylaw No. 7503-2018	Map	2023-06-13
M.R. Zone Amending Bylaw No. 7929-2023	Text	2023-06-27
M.R. Zone Amending Bylaw No. 7609-2020	Map	2023-07-11
M.R. Zone Amending Bylaw No. 7719-2021	Map	2023-07-11
M.R. Zone Amending Bylaw No. 7721-2021	Text	2023-07-11
M.R. Zone Amending Bylaw No. 7925-2023	Map	2023-07-25