

## City of Maple Ridge

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

**MEETING DATE:** April 9, 2019  
**FILE NO:** 2018-394-RZ  
**ATTN:** Council Workshop

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### EXECUTIVE SUMMARY:

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

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

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

### RECOMMENDATION:

1. That Maple Ridge Zoning Bylaw No. 7600-2019 be given first reading.

### BACKGROUND:

The Zoning Bylaw is, by its very nature, a complicated document being both regulatory in nature, rich in detail and extensive in length and content. The bylaw's impact is significant; influencing directly the form our community takes and the opportunities, activities and land uses permitted. The Zoning Bylaw is essentially the engine that powers and gives form to the vision outlined in the Official Community Plan. Given these characteristics, the Zoning Bylaw should be described as a living document. As a living document it must remain both relevant and flexible enough to respond to new initiatives by Council, the community and other interested parties. Therefore, a Zoning Bylaw is never truly complete or finished.

The existing Zoning Bylaw No. 3510-1985 has been amended in various ways on a regular basis. It can be expected that changes and challenges to provisions of the new Zoning Bylaw No. 7600-2019 will also occur frequently. In fact, provincial legislation envisions the need and grants the power to make such change via: bylaw amendments, Development Variance Permits; Board of Variance appeals and legal court challenges. It should also be expected that normal housekeeping amendments to the Zoning Bylaw will be required to keep the bylaw relevant. New Council initiatives are also examples of positive change that will impact the new Zoning Bylaw.

## **DISCUSSION**

The new Zoning Bylaw is a significant piece of work and therefore, it is useful to briefly review the history, goals, and efforts in the past that have culminated in the new bylaw.

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

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

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

To achieve these goals the following steps have occurred:

- Council has continued to support a Zoning Bylaw modernization effort;
- Early efforts focused on important background work such as: information gathering; research of issues and problem identification; coordinating with other departments for their specific areas of concern; tracking historical bylaw revisions; looking at various alternative bylaw formats; testing other formats as examples and identifying key deficiencies and inconsistencies. This ground work was accomplished internally with existing resources to streamline the review process;
- In general, the scope of the review included the following: identification of issues, concerns and discrepancies; reformatting for ease of use and language; review of all zones (except CD Zones) and definitions for consistency and modernization; introduction of graphics and illustrations to improve ease of use and understanding; introduction of new provisions that reflect the goals and objectives of Council and the Official Community Plan;

- Countless staff meetings, formal joint departmental working group meetings, and a number of technical and workshop sessions were held with developer representatives. They provided both useful feedback and constructive input some of which has already been implemented such as the adoption of a uniform building height for single family dwellings to reduce the number of Development Variance Permits requested;
- Consultation sessions were held with the public, developer's representatives, and Council;
- A complete legal review of the bylaw has been completed to ensure its enforceability;
- Moving the bylaw forward as one entire project has proven difficult given heavy development workloads, limited staff resources and new and competing priorities. Therefore, it was decided to incrementally move elements of the new Zoning Bylaw forward as applications are received, opportunities arose and Council priorities dictated. The following provisions of the existing Zoning Bylaw have already been updated: enlarged use of secondary suites in residential zones; increased building heights for residential zones; new fence provisions, prohibition of certain uses such as payday loans, M-2 zone Auto Wrecking, shipping containers; updated Home Based Business Regulations; Farm Home Plate and numerous text amendments. These past incremental changes have reduced the scope and significance of the new changes being introduced with the new bylaw; and
- There is also work recently completed or currently underway on Council priority items such as: new duplex, triplex, four-plex and court yard housing provisions, additional secondary suite and detached garden suite regulations, and rental housing and density bonus provisions that will carry on through to the new bylaw. In addition, existing and new Council initiatives in the future will also trigger additional Zoning Bylaw amendments pertaining to the implementation of the: Housing Action Plan; Agricultural Plan; and other policy work.

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

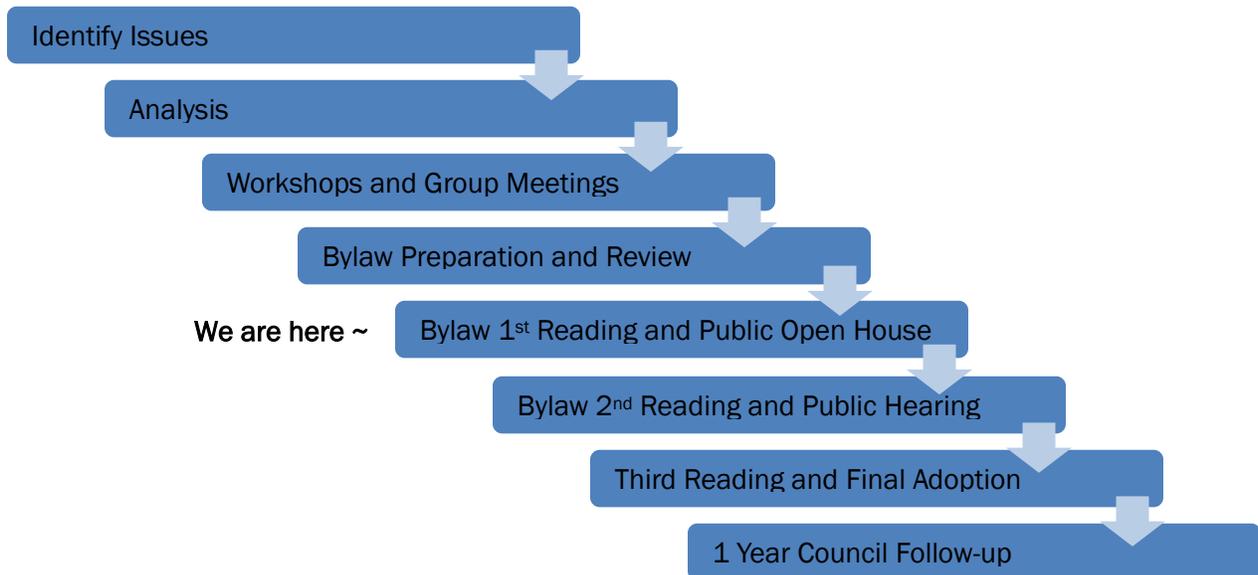
An additional housekeeping item is to correct small zoning boundary irregularities for approximately 200 properties to bring the zoning boundary in line with the property boundaries, and to rezone a few properties for which the zoning is not consistent with the existing uses. The list of properties is attached as Appendix C.

Another significant addition is the introduction of Floor Space Ratio (FSR) restrictions to the single-family residential zones to regulate the size, scale and massing of residential development. Such restrictions are a key component of all modern bylaws and very common throughout the region. In Maple Ridge this restriction previously only applied to multi-family development. Other important changes are: a table of contents of the bylaw for ease of use; a comprehensive definition section with graphic displays and links to the related bylaw section, one consistent bylaw format; consolidated landscape requirements for all zones; consolidated General Regulations section in alphabetical order; new Waste and Energy Regulations; separate zoning sheets for each zone all reproduced in the same style and format; and reorganized bylaw schedules with the resulting updated zoning map and diagrams.

## Council Endorsed Process

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

### Next Steps:



Pursuant with the Council endorsed process, once first reading is granted to the Zoning Bylaw No. 7600-2019, referrals for comments should be made to the Urban Development Institute (UDI) and Canadian Home Builders Association of BC, the School District, the Agricultural Land Commission and the Ministry of Transportation and Infrastructure (MOTI). A public open house with newspaper notification will occur before second reading. Any comments received may require revisions to the bylaw. Once completed, second reading will be considered by Council and a Public Hearing date set. Third reading and final adoption could then occur at Council's discretion. Staff would then engage in some updating of documents and staff training sessions to bring employees of the various departments up to speed on the changes within Zoning Bylaw 7600-2019.

As with all zoning bylaw changes the normal notification process required by provincial legislation should be followed to adopt this new bylaw. The normal notification process of newspaper notification and a public hearing will occur. This will permit all interested parties an opportunity to review the new bylaw and to understand any possible impacts.

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

## **Transition Process from Old to New Zoning Bylaw**

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

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

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

Eventually the existing amending bylaws currently in the approval process will either complete or expire and the old Zoning Bylaw (3510-1985) will be repealed. Thus, leaving the City again with only one Zoning Bylaw (7600–2019).

## **CONCLUSION:**

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

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

“Original signed by Ann Edwards” for

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*Prepared by:* **Charles R. Goddard BA MA**  
**Manager of Development and Environmental Services**

“Original signed by Christine Carter”

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*Reviewed by:* **Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

“Original signed by Frank Quinn”

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*Approved by:* **Frank Quinn, MBA, P. Eng.**  
**GM: Public Works & Development Services**

“Original signed by Frank Quinn” for

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*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Draft Zoning Bylaw (separate document)
- Appendix B – List of Stakeholders
- Appendix C – List of properties to be rezoned



**CITY OF MAPLE RIDGE**

**ZONING BYLAW NO. 7600-2019**

**A Bylaw to Regulate Zoning in the City of Maple Ridge**

DRAFT

**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.

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## 2 PART 2 – INTERPRETATIONS AND DEFINITIONS

### 201 INTERPRETATIONS

- 201.1** Under the headings “Principal Uses” and “Accessory Uses”, the *uses* specified in this Bylaw may be conducted in the *Zone* in respect of which the *uses* are listed, and all other *uses* are prohibited in that *zone*.
- 201.2** Under the heading “Lot Area and Dimensions”, the *net lot areas*, *lot widths* and *lot depths* specified in this Bylaw are the minimum areas, widths and depths respectively of *lots* that may be created by subdivision in the *zone*, in respect of which the areas, widths and depths are specified under the *British Columbia Land Title Act* or the *British Columbia Bare Land Strata Regulations*.
- 201.3** Under the heading “Density”, the *floor space ratio* specified in this Bylaw is the maximum amount of floor area that may be constructed and *used* on a *lot* in the *zone* for which the *floor space ratio* is specified.
- 201.4** Under the heading “Lot coverage”, the *lot coverage* specified in this Bylaw, in percentage terms or in terms of area, is the maximum proportion or area, respectively, of a *lot* that may be covered by *buildings* in the *zone* in respect of which the *lot coverage* is specified.
- 201.5** Under the heading entitled “Setbacks”, no portion of a *building* or *structure* may be constructed within the specified distance from the front, rear, interior side or *exterior side lot lines* specified in this Bylaw, as the case may be.
- 201.6** Under the heading entitled “Height”, no *building* or *structure* may be constructed for which the dimension is specified, such that its *height* exceeds the specified *height* or *building height* specified in this Bylaw.
- 201.7** Words and phrases in italics are defined in Part 202 (Definitions) of this Bylaw and no other definition may be *used*.
- 201.8** 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 are included in this Bylaw for the convenience of the reader and do not form a part of this Bylaw.

## 202 DEFINITIONS

202.1 In this Bylaw, unless the context otherwise requires:

**ACCESSORY** means a *use* customarily incidental, subordinate and exclusively devoted to a *principal use or uses of land, buildings and structures*.

**ACCESSORY BUILDING AND/OR STRUCTURE** means any permanent or temporary *building and/or structure* customarily associated with, incidental, subordinate and exclusively devoted to a *principal building and/or structure* located on the same *lot*.

**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. *Adult entertainment shall* include, but not be limited to: *adult video stores; body rub studios; and escort services*.

**ADULT VIDEO STORE** means any premise that is licensed as an “adult film distributor or retailer” or an “adult film retailer” under the *British Columbia Motion Picture Act*. A video store is not defined as an *adult video store* if the portion of the store requiring licensing under the *British Columbia Motion Picture Act* represents less than 25% of the area dedicated to the sale and rental of videos.

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

**AGRICULTURAL EMPLOYEE RESIDENTIAL** - See “RESIDENTIAL, AGRICULTURAL EMPLOYEE” of this Bylaw.

**AGRICULTURAL, URBAN** means a *use* providing for the growing of food in a ground, wall, or roof garden by a business or non-profit organization, with the garden being managed and maintained by the business or non-profit organization.

**AMENITY AREA, INDOOR** means an indoor space specifically designed for *use* by all its residents for cultural, social, and recreation activities and excluding all commercial activity. Such spaces may include, but are not limited to meeting space, guest rooms, sports and fitness facilities, art studios, workshops, pools or hot tubs, and children’s play equipment.

**AMENITY AREA, OUTDOOR** means a developed area(s) or roof deck area on a *lot* that is specifically designed to be a common amenity for *use* by all residents of the *lot*.

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

**ANIMAL BOARDING** - See “BOARDING, ANIMAL” of this Bylaw.

**ANIMAL SERVICES** means a use providing individualized services to an animal recipient. Typical services include, but are not limited to, walking, grooming, *dog daycare*, aqua or physical therapy, and training. Does not include *commercial kennels*, *breeding*, and *dog boarding*.

**ANIMAL SHELTER** means a facility operated by the City of Maple Ridge, or a society or *person designated* to act as pound keeper by the City of Maple Ridge, for the impoundment of *dogs*, *cats* and other animals who are either unlawfully at large, lost, abandoned, surrendered, or removed from their owners premises due to mistreatment. The use includes a non-profit animal rescue society operating on a *lot* owned by the City of Maple Ridge.

**APARTMENT RESIDENTIAL** - See “RESIDENTIAL, APARTMENT” of this Bylaw.

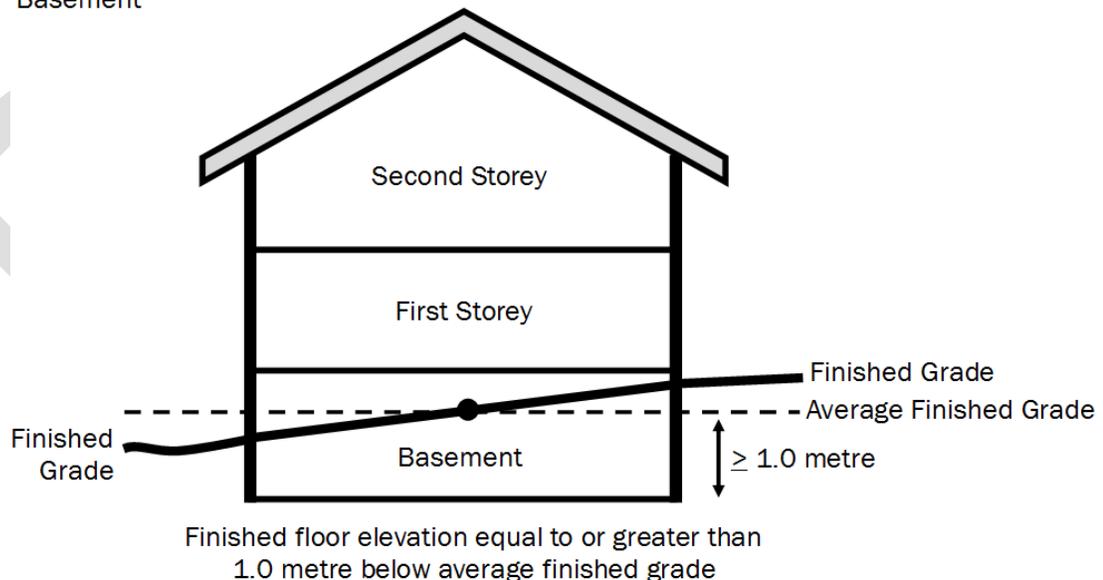
**ASSEMBLY** means a use providing for the *assembly* of *persons* for charitable, philanthropic, cultural or entertainment uses, public transportation depots, or private *education* purposes. Includes, but is not limited to auditoriums, youth centres, social halls, community centres, group camps, theatres, private *schools*, *pre-schools*, food banks, community kitchens, and *Child Care Centres*.

**AVERAGE FINISHED GRADE** - See ‘GRADE, AVERAGE FINISHED’ of this Bylaw.

**AVERAGE NATURAL GRADE** - See ‘GRADE, AVERAGE NATURAL’ of this Bylaw.

**BASEMENT** means a portion of a *building* located below the *first storey* in which the finished floor system is equal to or greater than 1.0 metre below the *average finished grade*.

Basement



**BED AND BREAKFAST** means a use providing a maximum of three (3) *sleeping units* in the same *building* as the *principal residential use* that exclude cooking facilities but may have access to a common *cooking facility*, for tourists or *persons* who only briefly occupy a *sleeping unit*, and where the room rate includes breakfast provided on the premises. Refer to Section 402 (Bed and Breakfast) of this Bylaw.

**BICYCLE END-OF-TRIP FACILITIES** means the *infrastructure used* to accommodate cyclists and may include, but is not limited, to storage lockers, change rooms and showers.

**BIG BOX RETAIL** means a use providing for the receiving; storing; *retailing* to the general public; and wholesaling to businesses, including *retailers*, of a range of goods from within an enclosed *building* where the size and nature of the *principal goods* being sold requires a minimum floor area of 2,000.0 square metres. Includes, but is not limited to: groceries; *household* items; furniture; electronics; appliances; home and garden centres; *building* supplies; sporting goods; and recreational equipment; but excludes *recreational vehicles*.

**BIOMASS** means organic matter, including but not limited to:

- (a) wood or wood products;
- (b) uncontaminated wood waste, such as mill ends, wood chips, shavings, sawdust, sander dust, clean construction waste, and hog fuel;
- (c) manufactured wood fuel; and
- (d) vegetative or *agricultural* products.

But, unless otherwise authorized by the City of Maple Ridge, *shall* not include substances that contain any of the following:

- (a) glue, paint or preservative, or foreign substances harmful to humans, animals or plants when combusted;
- (b) wood or wood products with chloride content greater than 0.05% dry basis;
- (c) wood or wood products with moisture content greater than 60% dry basis;
- (d) manure;
- (e) recyclable post-consumer waste;
- (f) paper and paper products; and
- (g) demolition waste or other municipal solid waste containing materials other than uncontaminated wood waste.

**BOARDER** means a *person* who is provided with a *sleeping unit* in the same *building* as the *principal residential use* for payment of rent for an unrestricted period of time. Meals may be provided.

**BOARDING** means a *use* contained within the same *building* as a *principal residential use* for not more than two (2) *sleeping units*, either with common cooking facilities or where regular meals are provided, for the accommodation of not more than two (2) *boarders*, who pay rent and who *shall* reside for an unrestricted period of time. Refer to Section 402 (Boarding) of this Bylaw.

**BOARDING, ANIMAL** means to feed, house, and care for an animal for a fee. This includes *dog* and horse *boarding*.

**BODY MODIFICATION** means altering a person's body for non-medical purposes, and includes but is not limited to piercing, tattooing and micro-pigmentation services.

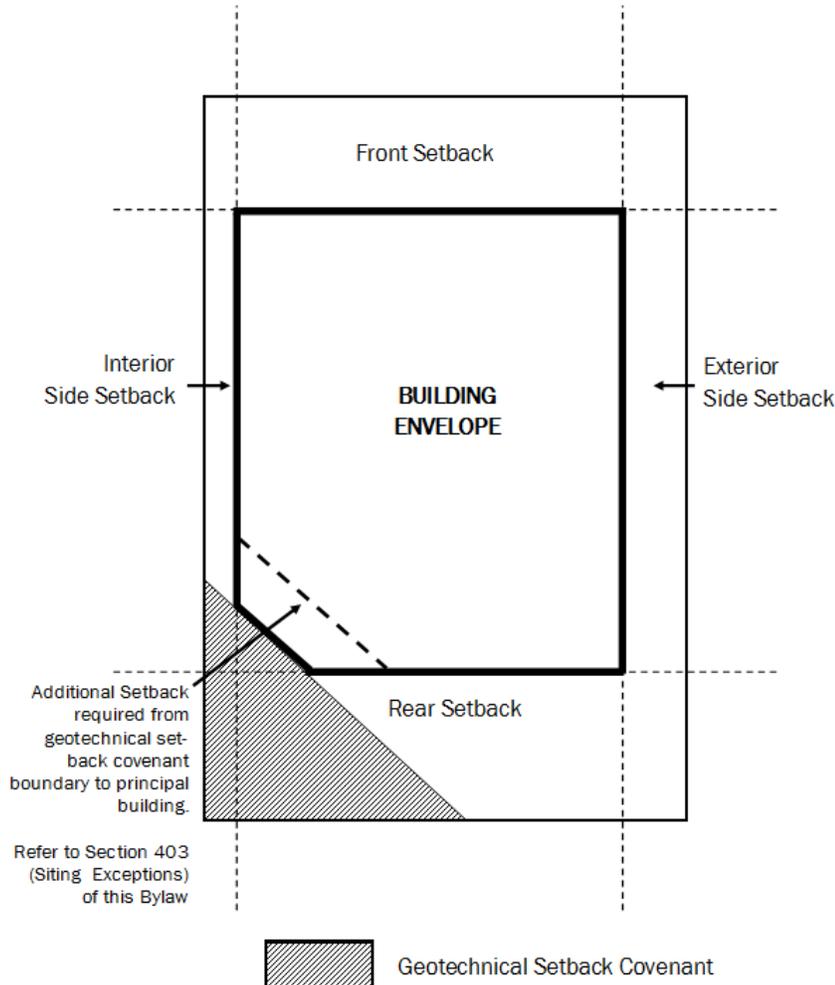
**BODY RUB STUDIO** means a business where the manipulating, touching or stimulating by any means, of a person's body or part thereof, is performed, offered, or solicited. This does not include a business where a *person* is duly licensed or registered under any statute of the British Columbia governing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

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

**BREEZEWAY** means an unenclosed covered space that connects *buildings* and is not heated or insulated, as measured between the face of the foundation of the adjoined *buildings* and the fascia line of the *breezeway*. Two (2) or more *buildings and structures* connected by a *breezeway shall* not constitute a single *building or structure*.

**BUILDING** means a *structure* wholly or partly enclosed by a roof or roofs; supported by walls or columns; and *used for* the shelter or accommodation of *persons, animals, chattels or things*.

**BUILDING ENVELOPE** means that portion of a *lot* available for locating a *building* in accordance with the *lot* area, dimensions, *setbacks* and slope requirements for each *zone* of this Bylaw, and *shall* exclude areas subject to restrictive covenants, easements, or rights-of-way, as applicable. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures), Section 403 (Visual Clearance at Intersections), and Section 407 (Building Envelope) of this Bylaw.



**BUILDING FACE** means the vertical plane formed by the extreme outer surface of the building's exterior walls but does not include projections exempted under Section 403 (Siting Exceptions) of this Bylaw. The *building face* includes the outer face of posts used to support roofs over patios, decks, porches, balconies and other exterior platforms.

**BUILDING HEIGHT** – See **HEIGHT, BUILDING** of this Bylaw.

**BUSINESS SERVICES** means a *use* providing services to a business including, but not limited to, information technology and support, desktop publishing, data processing, bookkeeping, internet access, copying and printing services, mailing services, telephone reception and *consulting services*.

**CAMPGROUND** means a *use* for the temporary accommodation of the travelling public in tents and *recreational vehicles* but not *manufactured homes*. Refer to Section 402 (Campground) of this Bylaw.

**CANNABIS** means dried flowers, leaves, stems and seeds of the *cannabis Cannabis sativa* plant, cultivated for the purpose of inhaling or ingesting.

**CANNABIS RETAIL** means a *retail use* devoted to sales of non-medical *cannabis* products in accordance with Federal and Provincial Regulations.

**CARETAKER RESIDENTIAL** - See “**RESIDENTIAL, CARETAKER**” of this Bylaw.

**CHEQUE CASHING CENTRE** means any premises where 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 is carried on.

**CHILD CARE CENTRE** means a facility licensed in accordance with the *British Columbia Community Care and Assisted Living Act* that provides care for children including: Group Daycare; Out Of School Care; Pre-School; Emergency Care; and Child Minding as defined under the *British Columbia Child Care Licensing Regulation*. This includes play schools; day nurseries; and *daycare schools*.

**CHILDREN’S INSTITUTIONAL** means the *boarding* of children in a *building or buildings* that are *used for* accommodation of more than six (6) children and supplying *sleeping units* with meals and supervision.

**CIVIC** means a *use* providing for federal, provincial and municipal government *offices*, government works yards, fire halls, golf courses, public colleges and universities, public hospitals, public museums, libraries, cemeteries, public community centres, stadiums, arenas, *parks*, and *recreational facilities*.

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

**COMMERCIAL KENNEL** - See “**KENNEL, COMMERCIAL**” of this Bylaw.

**COMMERCIAL, HIGHWAY** means a *use* providing sales, rentals, servicing or repair of: motor *vehicles*; *trailers*; *recreational vehicles*; *manufactured homes*; boats; farm and light non-*industrial* machinery; non-*industrial* equipment; lumber and *building* supply yards, paint stores, nurseries and garden supply centres; car washes; *warehouses*; and wholesale *uses* catering to the motoring public. Shall not include the storage of motor *vehicles*, *trailers*, *recreational vehicles*, *manufactured homes*, or boats as a *principal use*.

**COMMON OPEN AREA** means an accessible and unobstructed area or areas available for use by all the *building’s* inhabitants; having no slope greater than 5%; providing for greenery, gardens, recreational space and other leisure activities normally carried on outdoors. *Common Open Areas shall exclude areas used for off-street parking, off-street loading, service driveways and any areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw.*

**COMMUNITY GAMING FACILITY** means a *use* for the purpose of playing games of chance, included and limited to bingo, *slots*, and race book/betting, in combination with entertainment and community *use facilities*.

**COMMUNITY GAMING POSITION** means a seat or station intended to be occupied by a *person* engaging in a game of chance at a *Community Gaming Facility*.

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

**COMMUNITY WATER SYSTEM** means a municipally owned and operated water system or a water utility incorporated and operated under the *British Columbia Water Utility Act*.

**COMPREHENSIVE LOT GRADING PLAN** means a detailed *lot* grading plan prepared by a *Professional Engineer* for an entire *development site* and as required as part of the servicing design drawing requirements for the site. Some exemptions may apply, including subdivisions of less than three (3) *lots* and *infill developments* which are not required by the 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 an *off-street parking use* or an *accessory off-street parking use* wholly within a *building* or *structure* or underground, except at driveway and stairwell entrances.

**CONGREGATE CARE/ASSISTED LIVING** means the provision of common facilities intended for the care of a group of residents, typically seniors, as defined by the *British Columbia Community Care and Assisted Living Act*. Facilities may include provision of common meal areas, *recreational facilities* and may include provision of *personal services* for residents.

**CONSULTING SERVICES** means provision of services or advice on professional matters.

**CONTRACTOR'S EQUIPMENT** means heavy *vehicles*; machinery; or mechanical equipment typically *used* in construction, and includes parts, frames or bodies of such equipment.

**CONVENIENCE STORE** means a *use* devoted to the *retail* sale of groceries; perishable items such as meat, milk, vegetables, fruit, and flowers; 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, and including butcher shops.

**COOKING FACILITY** 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 parole and rehabilitation centres; corrections institutions; community corrections centres; aftercare; and halfway houses wherein care, food and lodging are furnished with or without charge

**COUNCIL** means the Municipal *Council* of the City of Maple Ridge.

**COURTYARD** means an open area of ground which is surrounded by *buildings* or walls.

**COURTYARD RESIDENTIAL** – see “RESIDENTIAL, COURTYARD” of this Bylaw.

**CREMATORIUM** means facilities for the cremation of human or animal remains and includes *buildings, structures, and lands for associated ceremonial and funeral services and functions.*

**DAYCARE, FAMILY** means the provision of care of children in a *dwelling unit*, licensed for this use in accordance with the *British Columbia Community Care and Assisted Living Act*, and includes Group *Daycare*, Out of *School Care*, Pre-School, Emergency Care and Child Minding, as defined under the *British Columbia Child Care Licensing Regulation*, not to exceed a maximum of 8 children in care at any one time.

**DAYCARE, NEIGHBOURHOOD** means an establishment for the provision of care and supervision of a maximum of 15 children in a home environment, licensed for use in accordance with the *British Columbia Community Care and Assisted Living Act*, and includes Group *Daycare*, Out of *School Care*, Pre-School, Emergency Care and Child-minding, as defined under the *British Columbia Child Care Licensing Regulation*.

**DENSITY** means a measurement of *development* intensity of land and may be expressed as *floor space ratio*.

**DENSITY BONUS** means permitting a *density* on a *development site*, greater than that shown in the corresponding Land Use Designation in the *Maple Ridge Official Community Plan Bylaw No. 7060-2014*, in exchange for an *Amenity Contribution*.

**DESIGNATE or DESIGNATED** means the future land *use*, as shown on Schedule “B” of the *Maple Ridge Official Community Plan Bylaw No. 7060-2014*.

**DESIGNATED FLOOD LEVEL** – See “**FLOOD LEVEL, DESIGNATED**” of this Bylaw.

**DETACHED GARDEN SUITE RESIDENTIAL** - See “**RESIDENTIAL, DETACHED GARDEN SUITE**” of this Bylaw.

**DEVELOPER BUILT RETAINING WALL** – See “**RETAINING WALL, DEVELOPER BUILT**” of this Bylaw.

**DEVELOPMENT** means the construction, placing, addition, replacement, repair or change of use of a *building or structure* on, over or under land.

**DEVELOPMENT SITE** means a contiguous area of land consisting of one or more *lots*, used or intended to be used or improved for a purpose in an integrated manner.

**DOG** means any domesticated animal of the canine species.

**DRIVE-THROUGH** means a *commercial* establishment with facilities for attracting and servicing prospective customers travelling in motor *vehicles* which are driven onto the *lot* where the business is carried on and where the customer normally remains in the *vehicle* for service, including car washes.

**DWELLING UNIT** means one or more rooms *used for the residential* accommodation of only one *household* when such room or rooms contain or provide for the installation of only one set of cooking facilities.

**DWELLING UNIT, ELDERLY CITIZENS** means a *dwelling unit* within a *building* for an *apartment residential use* provided for elderly *persons* by a corporation wholly owned by the Province or Municipality; or by an agency of the Province or Municipality; or by a corporation constituted exclusively for charitable purposes; or by a *person* who enters into a *Housing Agreement* with the City of Maple Ridge to provide facilities for elderly citizens comparable to those provided by a charitable agency or corporation.

**DWELLING UNIT, TOWNHOUSE** means a *dwelling unit* having a separate, direct entrance from grade within a *building* for an *apartment residential use*.

**DWELLING UNIT, STUDIO** means a *dwelling unit* within a *building* where the *dwelling unit* has one *habitable room* with cooking facilities and a bathroom.

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

**ELDERLY CITIZENS DWELLING UNIT** – See “**DWELLING UNIT, ELDERLY CITIZENS**” of this Bylaw.

**ELDERLY CITIZENS RESIDENTIAL**– See “**RESIDENTIAL, ELDERLY CITIZENS**” of this Bylaw.

**ESCORT SERVICES** means any *persons* conducting the business of providing escorts or partners for social occasions.

**EXTERIOR SIDE LOT LINE** - See “**LOT LINE, EXTERIOR SIDE**” of this Bylaw

**EXTRAORDINARY ROAD ALLOWANCE** means that portion of a road allowance in excess of 20.0 metres in width or, for a controlled access highway, in excess of 30.0 metres in width.

**FAMILY** – See “**HOUSEHOLD**”

**FAMILY DAYCARE** - See “**DAYCARE, FAMILY**” of this Bylaw.

**FARM HOME PLATE** means an area allocated for all *principal* and *accessory residential buildings, structures* and *land uses* 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 regulations of the Agricultural Land Commission. Refer to Section 402 (Farm Home Plate) of this Bylaw.

**FENCE** means a *structure* constructed of materials, including wood, masonry, concrete or metal, and intended for the purpose of total or partial physical and/or visual separation or enclosure of a *lot* or portion thereof. Includes chain link *fences*, but does not include *retaining walls*.

**FINANCIAL SERVICES** means a bank, trust company, savings and loans, credit union, income tax service, bookkeeping, and similar uses providing *financial services* to the public, but excludes *cheque cashing centre* and *payday loan* uses.

**FINISHED FLOOR AREA** means the sum of the internal floor area of each *storey* (excluding *basements*) in a *dwelling unit* measured between the internal finished surface of the exterior walls, excluding balconies, sundecks, carports, and any *accessory residential structures*.

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

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

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

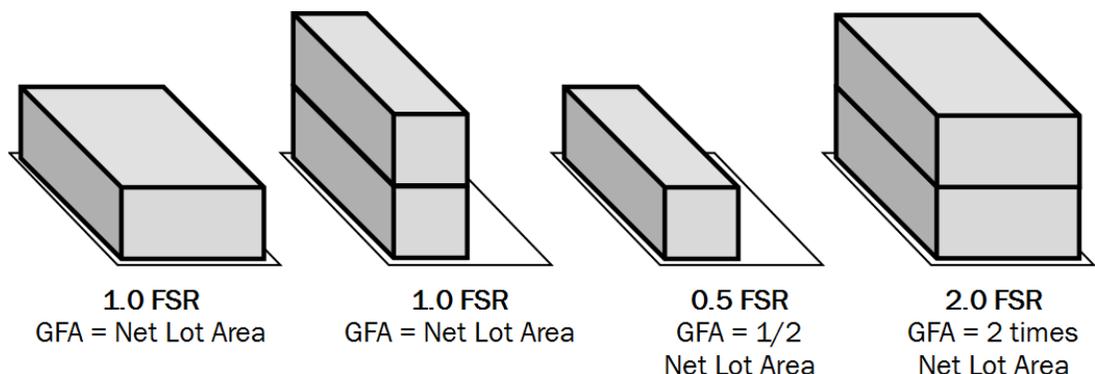
**FLOOD CONSTRUCTION LEVEL** means a *Designated Flood Level* plus *Freeboard* and is used to establish the elevation of the underside of a floor system or the top of a concrete slab of an area used for habitation, business or storage of goods damageable by flood waters. Where a *Designated Flood Level* cannot be determined, a specific *height* not less than 3.0 metres above the *natural boundary* of a *watercourse* shall be used.

**FLOOD LEVEL, DESIGNATED** means the observed or calculated elevation for the *Designated Flood*, which is used in the calculation of the *Flood Construction Level*.

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

**FLOOR SPACE RATIO** - means a ratio that is obtained by dividing the total *gross floor area* of all the *buildings* on the *lot* by the *net lot area*, excluding any areas used for parking purposes unless such parking is the *principal* use. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw.

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



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

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

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

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

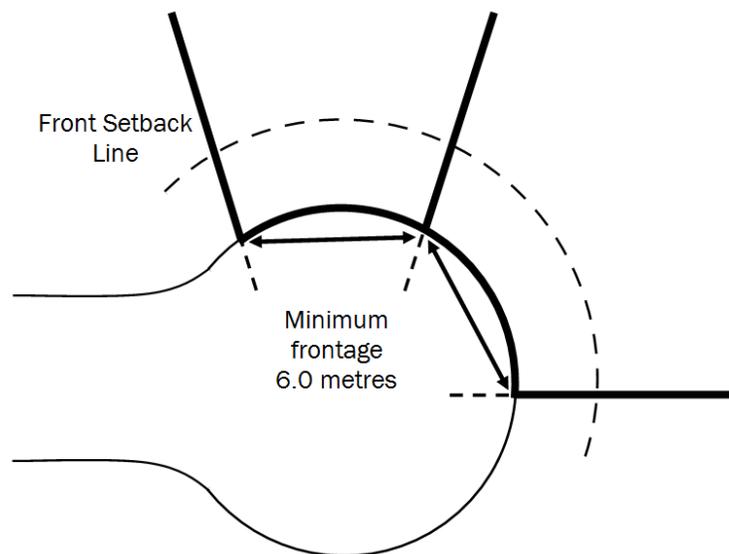
**FRONT LOT LINE** - See “LOT LINE, FRONT” of this Bylaw.

**FRONT SETBACK** - See “SETBACK, FRONT” of this Bylaw.

**FRONT YARD** - See “YARD, FRONT” of this Bylaw.

**FRONTAGE** means the common boundary shared by the front *lot line* and a *street*. On a corner *lot* the *frontage shall* be deemed to be the shorter of the *street boundaries*, regardless of which way the *principal building* on the *lot faces*. No *lot shall* have a *frontage* of not less than 6.0 metres in width.

Frontage:

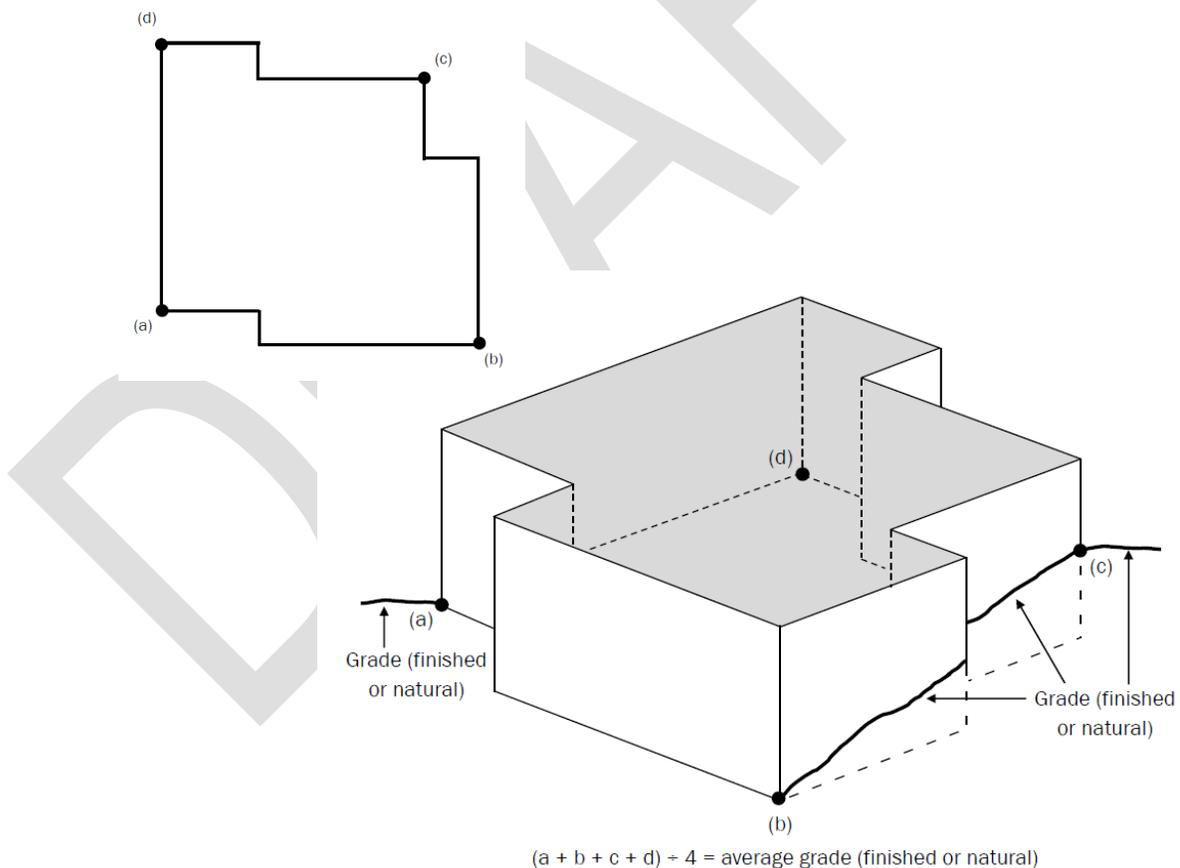


**FUNERAL SERVICES** means a premise *used for* the preparation of the dead for burial or cremation and the holding of *funeral services*, and includes *crematorium* facilities.

**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.

**GRADE, AVERAGE FINISHED** means the average of the *finished grade* around the *building's* perimeter measured at each of the outermost exterior corners of the *building*. A *Comprehensive Lot Grading Plan* may apply. In the case of a *townhouse residential* or *street townhouse residential*, the *average finished grade* shall be the average of the four outermost corners of each *dwelling unit*, located where either the outermost sidewall face or the party-wall separations intersect with the frontmost and rearmost building faces of the *principal building*.

**GRADE, AVERAGE NATURAL** means the average of the *natural grade* as measured around the perimeter of a *building* located at each of the outermost exterior corners of a *building*. In the case of a *street townhouse residential* or *townhouse residential*, the *average natural grade* shall be the average of the four outermost corners of each *dwelling unit*, located where either the outermost sidewall face or the party-wall separations intersects with the frontmost and rearmost building faces of the *principal building*.



**GRADE, FINISHED** means the topography on the *lot*, after construction, as required by an approved *Comprehensive Lot Grading Plan*, if applicable. Includes the addition of fill, topsoil amendments, or removal of soil, and excludes *localized depressions*.

**GRADE, NATURAL** means the undisturbed normally existing topography of a *lot* as determined by a registered land surveyor.

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

**GROSS FLOOR AREA** means the total area of all the floors, measured to the extreme outer limits of the *building*, but not including those areas listed in Section 403 (Gross Floor Area Exemptions) of this Bylaw.

**GROUP HOUSING RESIDENTIAL** - See “**RESIDENTIAL, GROUP HOUSING**” of this Bylaw.

**HABITABLE ROOM** means a room *used* primarily for cooking, eating, sleeping or other human occupancy; but excludes bathroom, utility room, mechanical or furnace room, crawl space, *garage*, storage area or spaces, subject to the definition of *residential* occupancy as provided in the *British Columbia Building Code*.

**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, and includes, but is not limited to, audiologists, chiropractors, dentists, nurses, massage therapists, optometrists, physicians and traditional Chinese medicine practitioners.

**HEIGHT** means the vertical dimension from the *finished grade*.

**HEIGHT, BUILDING** means the greatest vertical distance between either the *average natural grade* or the *average finished grade*. Refer to Section 403 (Building Height) of this Bylaw.

**HIGHWAY** means any public *street*, road, *lane*, trail, bridge, viaduct, and any other way open to the *use* of the public, but does not include a private right-of-way on private property.

**HIGHWAY COMMERCIAL**– See “**COMMERCIAL, HIGHWAY**” of this Bylaw.

**HOBBY BEEKEEPING** means the keeping, owning, or maintaining of up to two (2) bee hives on a *residential lot* occupied by the beekeeper, or as an *education use* in an institutional setting. Refer to Section 402 (Hobby Beekeeping) of this Bylaw.

**HOME OCCUPATION** means a business that is *accessory* to a *residential use* and that is entirely enclosed within a *residential dwelling unit* or an *accessory building*. Refer to Section 402 (Home Occupation) of this Bylaw.

**HEMOCRAFT** means providing for the small scale production of goods intended for sale, consumption or *use* by another. Typical *uses* include, but are not limited to, art, photography, jewelry, food, bath and beauty products, *clothing* and toys.

**HOUSEHOLD** means either a person, two (2) or more *persons* related by blood, marriage, common-law relationship, adoption or foster parenthood, or a group of not more than five (5) unrelated *persons*, including *boarders*, all of which reside together in one *dwelling unit* using common cooking facilities.

**HOUSING AGREEMENT** means an agreement under Section 483 of the *British Columbia Local Government Act* and amendments thereto.

**INDOOR AMENITY AREA** – See “**AMENITY AREA, INDOOR**” of this Bylaw.

**INDOOR COMMERCIAL RECREATION** – See “**RECREATION, INDOOR COMMERCIAL**” of this Bylaw.

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

**INDUSTRIAL EXTRACTION** means a *use* providing for the extraction and storage of sand, gravel, minerals and peat.

**INDUSTRIAL, LIGHT** means an *industrial use* which is entirely enclosed within a *building* and is not offensive by reason of smoke, vibration, odour, electrical interference, and produces no noise which interferes with the *use* of a contiguous *lot*. Includes, but is not limited to: *U-Brew and U-Vin* establishments, *microbrewery, microwinery and microdistillery*, repair and service of *office* equipment, food preparation and/or *assembly*, contractor’s businesses, and meat cutting and processing.

**INDUSTRIAL REPAIR SERVICES** - See “**REPAIR SERVICES, INDUSTRIAL**” of this Bylaw.

**INDUSTRIAL TRADE SCHOOL** means a *use* organized by a group or company to provide trade training, apprentice *education*, and similar courses.

**INELIGIBLE GROCERY STORE** – See “**GROCERY STORE, INELIGIBLE**” of this Bylaw.

**INTERIOR SIDE LOT LINE** - See “**LOT LINE, INTERIOR SIDE**” of this Bylaw.

**KENNEL** means a *use* for the accommodation of more than 3 *dogs* in a *building, structure, compound, pen or cage, or on a lot*. Refer to *Maple Ridge Kennel Regulation Bylaw No. 6036-2002*.

**KENNEL, COMMERCIAL** means a *kennel* limited to the keeping, training, *breeding*, and *boarding* for remuneration or for the purposes of sale, of the number of *dogs* specified in the license and not to exceed a *density* of fifty (50) *dogs* per *lot*.

**LABORATORY, RESEARCH TESTING** means the *use* of premises for the provisions of analytical, research or testing services; and excludes provision of services or treatments directly to the public.

**LANDSCAPE SCREEN** means a landscape area forming a continuous visual barrier composed of a dense planting of vegetation, including evergreen hedges, planted so that no *person* is able to see through it, and which is broken only by access drives, *lanes* and walkways.

**LANDSCAPE STRIP** means a landscape area *used* to separate *uses* and activities; which is broken only by access driveways, *lanes* and walkways; and contains the planting of trees, hedges, shrubs and ground covers.

**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* in landscape architecture. Does not include non-permeable parking areas, uncleared natural vegetation, undergrowth or uncontrolled weeds.

**LANE** means a *highway* intended to provide secondary access to parcels of land.

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

**LIGHT INDUSTRIAL**– See “**INDUSTRIAL, LIGHT**” of this Bylaw.

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

**LOCALIZED DEPRESSION** means:

- (a) an existing depression in *natural grade* not exceeding 3.0 metres in length or 20% of the *building* length that it abuts, which ever is less; or
- (b) a depression below the *finished grade* providing *vehicle* or pedestrian entrances to a *building*, subject to the following conditions.

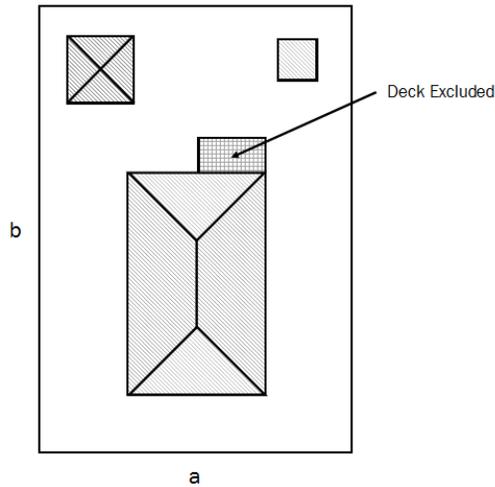
**LOT** means a parcel of land registered at the Land Title Office.

**LOT AREA** means the area of a *lot* taken in a horizontal plane within the *lot lines* of the *lot*.

**LOT AREA , NET** – See “**NET LOT AREA**” of this Bylaw.

**LOT COVERAGE** means the area covered by *principal* and *accessory buildings* and *structures* as measured from the outermost walls, expressed as a percentage of the *net lot area*. Includes a *breezeway*, but does not include unenclosed decks, porches, unenclosed balconies or patios.

Lot Coverage:



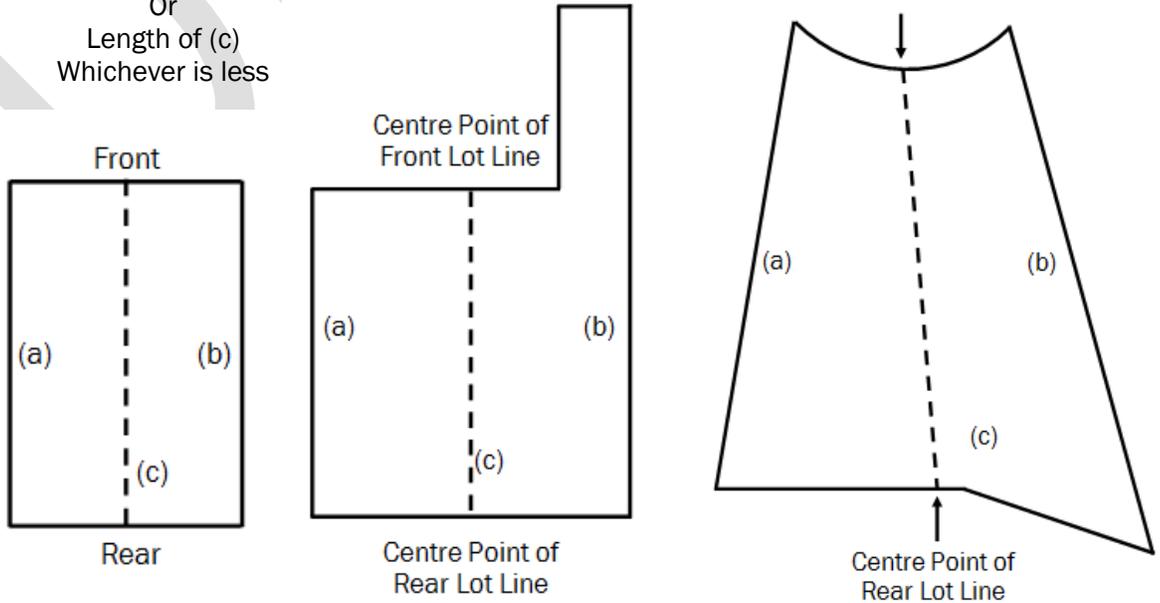
Example of Lot Coverage

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

**LOT DEPTH** means the lesser of:

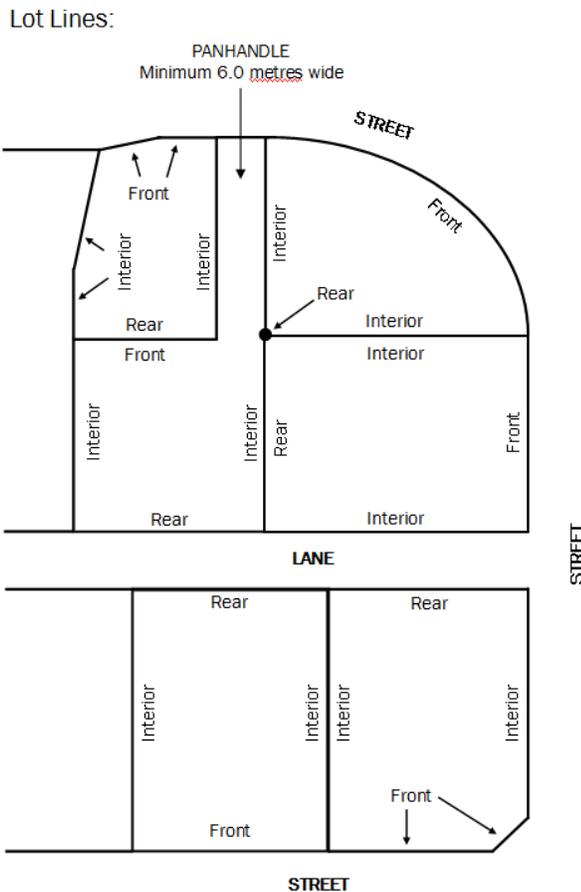
- (a) the average of the lengths of the side *lot lines*, excluding the *panhandle* portion of a *lot*; or
- (b) the length of a line running through the center point of the front *lot line* to the center point of the rear *lot line*.

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



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

**LOT LINE, EXTERIOR SIDE** means the side *lot line(s)* 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, the *exterior side lot line* may be common to a *street* or to an internal private strata road on the same *lot*.

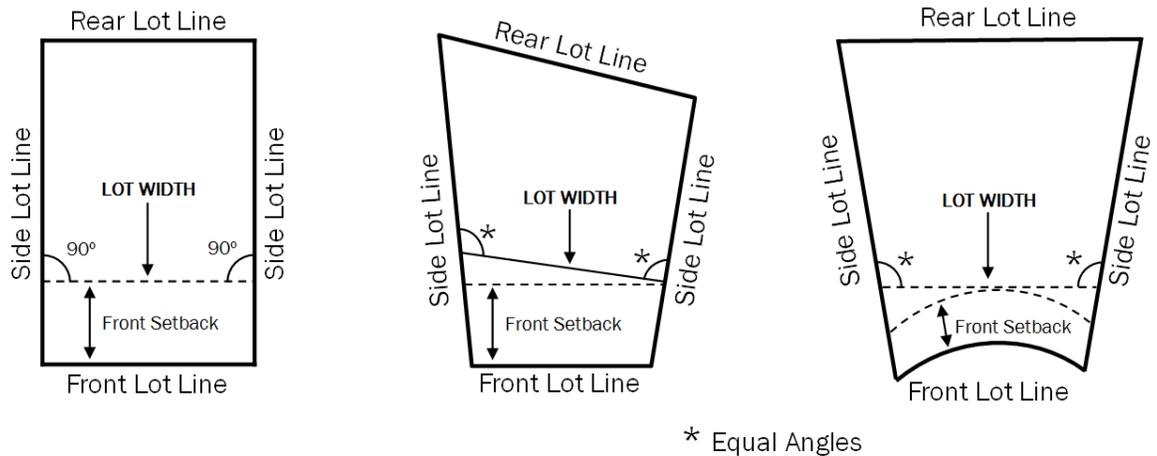


**LOT LINE, FRONT** means the *lot line(s)* common to the *lot* and a fronting *street*, or where there is more than one fronting *street*, the shortest *lot line(s)* common to the *lot* and the fronting *street*. In a bare land strata plan, the front *lot line* may be common to the *lot* or to a fronting private strata road on the same *lot*.

**LOT LINE, INTERIOR SIDE** means the *lot line(s)* common to more than one *lot* or to the *lot* and a *lane*, but not being the front or rear *lot line*.

**LOT LINE, REAR** means the *lot line* opposite to and most distant from the front *lot line*, or where the rear portion of the *lot* is bounded by intersecting side *lot lines*, shall be deemed to be the point of such intersection.

**LOT WIDTH** means the width of a lot measured as a straight line which intersects the side lot lines at equal angles and the minimum distance required for the front setback for a principal building on the lot, under this Bylaw



**MANUFACTURED HOME** means a *single detached residential use*, constructed in a factory on a rigid steel frame (chassis) to Canadian Standards Association (CSA) Z240MH Series Manufactured Homes standards, transported on its own chassis and placed on a temporary foundation complying with the Canadian Standards Association (CSA) Z240.10.1 Site Preparation, Foundation and Installation of Manufactured Homes requirements. A *manufactured home* does not include a recreational vehicle or modular home.

**MANUFACTURED HOME PARK** means a lot on which two (2) or more *manufactured homes* are or are intended to be situated. Subject to the British Columbia Manufactured Home Park Tenancy Act and Maple Ridge Policy 6.27: Mobile Home Park Redevelopment Tenant Assistance Policy. A *modular home* is not permitted in a *manufactured home park*.

**MANUFACTURED HOME SITE** means an area of land within a *manufactured home park* that is occupied or intended to be occupied by one *manufactured home*.

**MEDIA PRODUCTION STUDIO** means the *use of land, buildings and structures* for the production of multi-media art, motion pictures, videos, television or radio programs, or sound recording.

**MEDICAL MARIHUANA, COMMERCIAL PRODUCTION** means the *use of premises* for the *commercial* cultivation, processing, testing, packaging and shipping of marihuana *used for* medical purposes as authorized under the Controlled Drugs and Substances Act (Canada) or any requirements made pursuant to that Act, and permitted as a *Farm use* under the Agricultural Land Commission Act or any requirements made pursuant to that Act, and includes the sale of marihuana *used for* medical purposes only to customers who are not present on the premises. Refer to Section 402 (Medical Marihuana, Commercial Production) of this Bylaw.

**MICROBREWERY, MICROWINERY AND MICRODISTILLERY** means 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 uses* does not exceed the manufacturing floor area.

**MINIMUM NET LOT AREA** – See “**NET LOT AREA, MINIMUM**” of this Bylaw.

**MODULAR HOME** means a *single detached residential use* built to the CSA A277 standard in a factory, transported to a *lot* and installed on a foundation compliant with the *British Columbia Building Code*. *Modular homes* are not intended for future transport and are not permitted in a *manufactured home park* or as a *Temporary residential use*.

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

**NEIGHBOURHOOD DAYCARE** – See “**DAYCARE, NEIGHBOURHOOD**” of this Bylaw.

**NATURAL GRADE** – See “**GRADE, NATURAL**” of this Bylaw.

**NET LOT AREA** means the total area of a *lot*, excluding any portions of the *lot* required for public *park*, road or conservation dedication. Restrictive covenants, easements, or right-of-way areas form part of the *net lot area*.

**NET LOT AREA, MINIMUM** means the smallest area into which a *lot shall* be subdivided.

**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* but is not a resident on the *lot*. It also includes a *person* being trained by an employer for an employer’s *home occupation*.

**OFF-STREET LOADING** means a *use* providing for the loading and unloading needs generated by a *use* on a *lot*.

**OFF-STREET PARKING** means a *use* providing parking spaces for the temporary storage of *vehicles*.

**OFFICE** means a *use* providing for administrative functions or consultative services.

**OUTDOOR AMENITY AREA** – See “**AMENITY AREA, OUTDOOR**” of this Bylaw.

**OUTDOOR COMMERCIAL RECREATION** – See “**RECREATION, OUTDOOR COMMERCIAL**” of this Bylaw.

**OUTDOOR DISPLAY** means an open, unheated area outside a *building* or *structure*, used for the display of *retail* merchandise, and *shall* not be located on required parking or loading areas.

**PANHANDLE** means a narrow, elongated portion of a *lot*, the primary purpose of which is to provide legal *frontage* on a *street* and access to the *lot*. Refer to Section 407 (Panhandle Lot Requirements) of this Bylaw.

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

**PARK** means 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 the business of offering, arranging or providing *payday loans*, as defined in the *British Columbia Business Practices and Consumer Protection Act, S.B.C. 2004 c.2*, as amended, and as regulated by the *British Columbia Payday Loans Regulation, B.C. Reg. 57/2009*, as amended to consumers.

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

**PERSONAL REPAIR SERVICES** - See “REPAIR SERVICES, PERSONAL” of this Bylaw.

**PERSONAL SERVICES** means a *use* providing individualized services to a recipient. Including, but not limited to, *animal services*, barbering, beauty salons, hairdressing, personal wellness, tailoring, shoemaking, dry-cleaning, personal trainers, nutritionists, and weight loss clinics, but excluding overnight *boarding* of *dogs*, *kennels*, *adult entertainment* and pawnshop uses.

**PLACE OF WORSHIP** means a *use* providing for the *assembly* of *persons* for religious purposes.

**PORTABLE STORAGE SHELTER** means, with reference to the display or storage of *vehicles*, goods or materials, a collapsible shelter comprised of a soft material or fabric stretched over and supported by poles or other framework.

**PRIMARY PROCESSING** means, but is not limited to, the washing, cleaning, screening, sifting, sorting, grading and crushing of raw material grown in or extracted from the earth, but excludes any manufacturing, fabricating, assembling or production of goods or other materials from or out of such raw material.

**PRINCIPAL** means the main purpose for which land, *buildings* and *structures* are ordinarily used.

**PRINCIPAL BUILDING OR 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 the sick, injured, or aged other than in a public hospital; includes *private hospitals*, convalescent homes, nursing homes, hospices, palliative care units, community care facilities, multi-level care facilities, *congregate care/assisted living* facilities, assisted living and adult *daycare* centres.

**PRIVATE OUTDOOR AREA** means a level, unobstructed outdoor area adjacent to and accessible from a *habitable room* within a *dwelling unit* and may include a deck, porch, balcony or patio; but shall exclude areas used for *off-street parking*, *off-street loading*, and service driveways.

**PROCESS HEATER** means any combustion equipment fuelled 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; but does not include:

- (a) boilers;
- (b) any process used to chemically transform ore or intermediate products into bulk metallic products; or
- (c) unfired waste heat recovery systems used to recover sensible heat from the exhaust of any combustion equipment.

**PRODUCE SALES** means the *retail* sale of *agricultural* products. Refer to Section 402 (Produce Sales) of this Bylaw.

**PROFESSIONAL ENGINEER** means a *person* who is registered or duly licensed as such under the provisions of the *British Columbia Engineers and Geoscientists Act*.

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

**PUBLIC MARKET** means the use of a *building*, *structure* or *lot* 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 traffic controls, substations and easements or rights-of-ways for wireless communications facilities, sewer, water main, power lines and telephone lines.

**REAR SETBACK** - See “**SETBACK, REAR**” of this Bylaw.

**REAR YARD** – See “YARD, REAR” of this Bylaw

**RECREATION, INDOOR COMMERCIAL** means a *use* wholly enclosed within a *building* providing for members of the public to engage in recreational activities as active participants rather than spectators. This may include, but is not limited to, *recreational facilities*, rock climbing, gym, fitness centres, yoga studios, and multi-player electronic game facilities.

**RECREATION, OUTDOOR COMMERCIAL** means an outdoor *use* providing for members of the public to engage in recreation as participants rather than spectators.

**RECREATIONAL FACILITIES** means the *use of buildings and structures* for the provision of services, activities or programs; and includes but is not limited to ice rinks, indoor or outdoor swimming pools, and indoor or outdoor tennis courts.

**RECREATIONAL VEHICLE AND EQUIPMENT** – See “VEHICLE AND EQUIPMENT, RECREATIONAL” of this Bylaw

**RECYCLING PLANT** means the *use of land, building, or structures* for the purposes of collection, sorting, temporarily storing and processing of recyclable materials. A *recycling plant shall not include wrecked vehicles*.

**REFUND CONTAINER RECYCLING DEPOT** means a collection facility and distribution point for bottles, cans, and other refundable containers to be reused or recycled; but does not include *unenclosed storage* for processing, except packaging for shipping.

**RELATIVE** means a *person* related by blood, marriage, common-law relationship, adoption, or foster parenthood, and includes one live-in caregiver.

**REMAINDER LOT** means the remainder area of a *parent parcel* that was subdivided into two (2) or more *lots*.

**RENEWABLE ENERGY DEVICE** means 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; may also include the riding, training and *boarding* of horses; but *shall not include a tourist accommodation use, dining facilities, or catering services or facilities*. Refer to Section 402 (Rental Stable) of this Bylaw.

**REPAIR SERVICES, INDUSTRIAL** means repair of *vehicles* exceeding a licensed gross *vehicle* weight of 5,500.0 kilograms, *industrial trailers*, and heavy equipment.

**REPAIR SERVICES, PERSONAL** means repair to *household goods*; electrical or electronic appliances; and personal items; and excludes *vehicle and equipment repair services*.

**REPAIR SERVICES, VEHICLE AND EQUIPMENT** means repair of motor *vehicles*; *trailers* and light equipment; and excludes *industrial repair services*.

**RESEARCH TESTING LABORATORY** – See “**LABORATORY, RESEARCH TESTING**” of this Bylaw.

**RESIDENTIAL** means a use providing for the accommodation and home life of a *person* or *persons*.

**RESIDENTIAL, AGRICULTURAL EMPLOYEE** means a *residential building* located on a *lot* where full time employee(s) are required to operate an *agricultural use*. Refer to Section 402 (Agricultural Employee Residential) of this Bylaw.

**RESIDENTIAL, APARTMENT** means a *residential use* where the *building* or *buildings* on a *lot* are each used for three or more *dwelling units*. *Apartment residential building(s)* may contain *townhouse dwelling units*, but shall not include *triplex, fourplex* or *courtyard residential dwelling units*.

**RESIDENTIAL, CARETAKER** means a *dwelling unit accessory* to, and located within the same *building* as a *principal use* as a *commercial, industrial, rural resource* or *institutional use* specifically providing for the accommodation of an employee or employees working on the same *lot*. Refer to Section 402 (Caretaker Residential) of this Bylaw.

**RESIDENTIAL, COURTYARD** means a *residential use* where a group of not more than eight (8) *dwelling units* may be separately detached or joined within two (2) or more *buildings* and arranged around a shared open space.

**RESIDENTIAL, DETACHED GARDEN SUITE** means 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*, located within the *rear yard*. Refer to Section 402 (Detached Garden Suite Residential) of this Bylaw.

**RESIDENTIAL, ELDERLY CITIZENS** means a *use* specifically providing for the *residential* accommodation of *elderly persons*, including *elderly citizens dwelling units*.

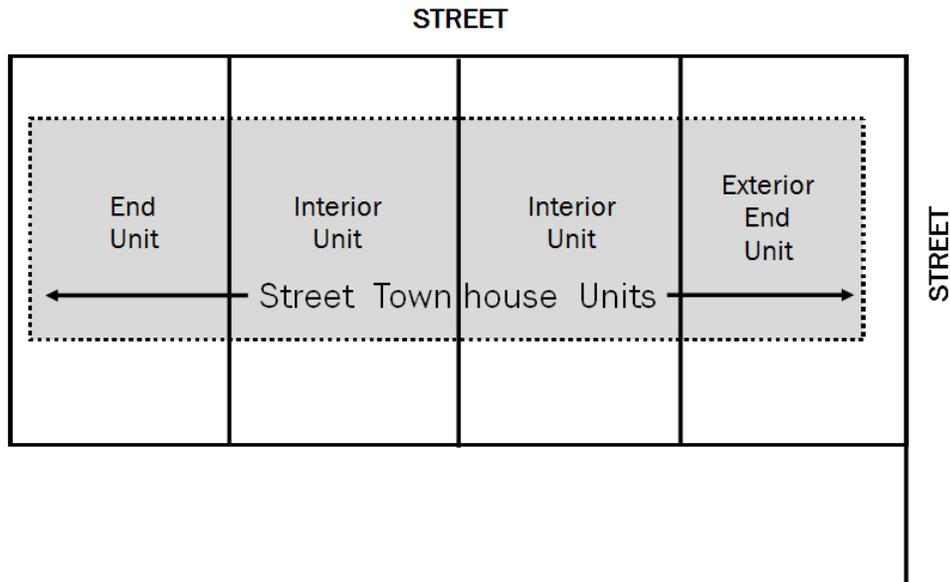
**RESIDENTIAL, FOURPLEX** means a *residential use* where one *building* contains only four (4) *dwelling units*.

**RESIDENTIAL, GROUP HOUSING** means a block of three or more individually attached *dwelling units* located on a single *lot* in the form of clusters, rows or groups. Each *dwelling unit shall* have an individual external access, share one or more party walls, and *shall* have a separate patio garden and/or share a common *courtyard*. The *dwelling units* may be attached side-by-side or separated by a floor.

**RESIDENTIAL, SECONDARY SUITE** means a *residential use accessory* to a *single detached residential use*, and is limited to one *dwelling unit* contained within the same *building* as the *single detached residential use*. Refer to Section 402 (Secondary Suite Residential) of this Bylaw.

**RESIDENTIAL, SINGLE DETACHED** means a *residential use* where the *building* on a *lot* is used for one *dwelling unit*, and may include a *modular home*.

**RESIDENTIAL, STREET TOWNHOUSE** means a residential use consisting of one dwelling unit attached side-by-side to one or more dwelling units with each dwelling unit located on a fee simple lot fronting on a street, and a minimum of two (2) dwelling units shall be attached. An end unit is attached to another dwelling unit only on one side. An interior unit is attached to another dwelling unit on both sides. An exterior end unit is attached to another dwelling unit only on one side and is located at the intersection of two (2) streets.



**RESIDENTIAL, TEMPORARY** means a temporary dwelling unit for the accommodation of a relative of the registered owner, and excludes a modular home. Refer to Section 402 (Temporary Residential) of this Bylaw.

**RESIDENTIAL, TRIPLEX** means a residential use where one building contains only three (3) dwelling units.

**RESIDENTIAL, TOWNHOUSE** means a residential use with a minimum of three (3) dwelling units on a lot. The dwelling units shall be contained within one or more buildings and each building shall contain a minimum of two (2) dwelling units. Each dwelling unit shall be separated one from another by a party-wall extending from foundation to roof and shall have a separate, direct entrance from grade. Triplex residential, fourplex residential or courtyard residential dwelling units are excluded.

**RESIDENTIAL, TWO-UNIT** means a residential use where two (2) dwelling units shall be contained within one structure sharing a common roof and separated one from another by a party-wall.

**RESTAURANT** means an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises.

**RETAIL** means a use providing for the sale for final consumption, in contrast to a sale for further sale or processing. Includes, but is not limited to, grocery stores, accessory manufacturing or assembly of the articles for sale, and rental of goods; and excludes adult entertainment and pawnshop uses

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

**RETAINING WALL, DEVELOPER BUILT** means a permanent *retaining wall* system that crosses multiple *lot lines* in a subdivision, is built by the developer as part of the subdivision servicing process, and is a required component of a *Comprehensive Lot Grading Plan* for the site. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

**SCENERY LOFT** means a space above the stage in a theatre *used for* storing theatrical sets and equipment during and between performances.

**SCHOOL** means an institution for instruction, including elementary and secondary *schools*.

**SECONDARY SUITE RESIDENTIAL** - See “**RESIDENTIAL, SECONDARY SUITE**” of this Bylaw.

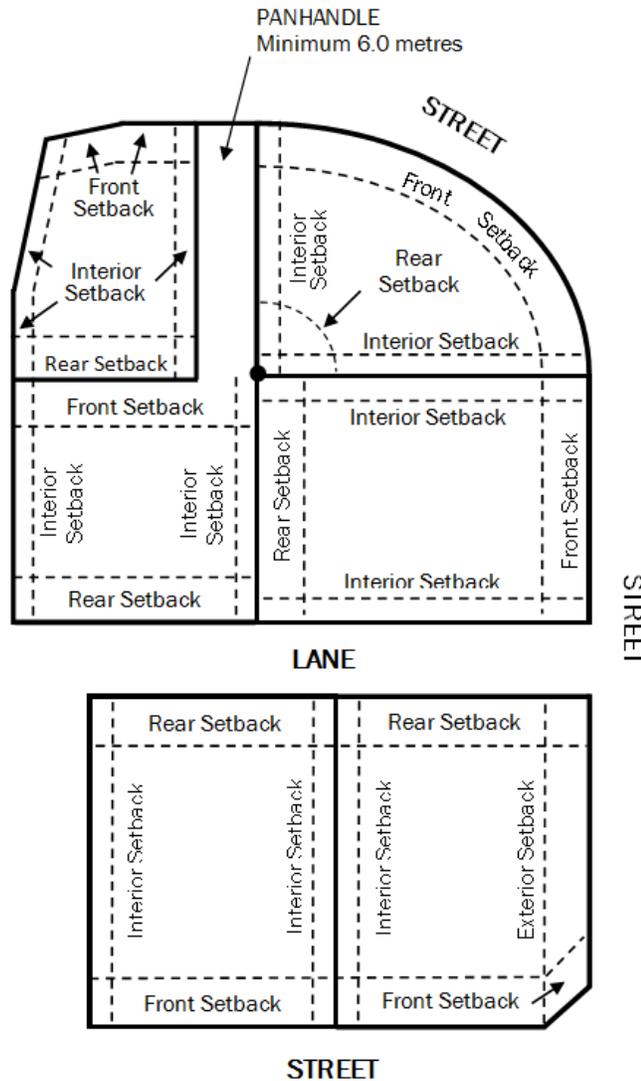
**SERVICE STATION** means a *use* providing for the *retail* sale of motor fuels and lubricants.

**SETBACK** means the horizontal distance from a *designated lot* boundary or other feature to a *building, structure* or other feature on the *lot*.

**SETBACK, FRONT** means the distance as *designated* elsewhere in this Bylaw between the front *lot line* and a parallel line which intersects the side *lot lines*.

**SETBACK, REAR** means the distance as *designated* elsewhere in this Bylaw between the rear *lot line* and a parallel line which intersects the side *lot lines*.

**SETBACK, SIDE** means the distance as *designated* elsewhere in this Bylaw between an exterior or *interior side lot line* and a parallel line which intersects the front and rear *lot lines*.



**SHALL** is to be construed as imperative.

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

**SIDE SETBACK** - See "SETBACK, SIDE" of this Bylaw.

**SIDE YARD** - See "YARD, SIDE" of this Bylaw.

**SINGLE DETACHED RESIDENTIAL**, - See "RESIDENTIAL, SINGLE DETACHED" of this Bylaw.

**SLEEPING UNIT** means one or more rooms *used for* the lodging of one or more *persons* when *sleeping unit* contains no cooking facilities.

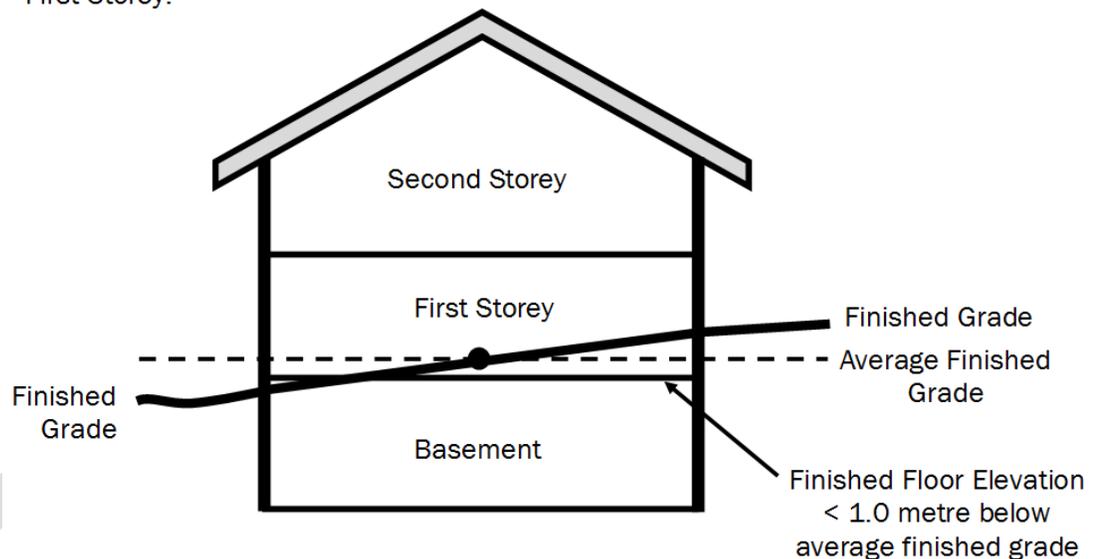
**STEEP SLOPE** means a *natural grade* where the average slope is 25% (4:1) or greater over an area in which there is a gain in elevation of 5 metres or more, as surveyed at one (1) metre contour intervals and mapped at a scale of 1:500 or greater.

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

**STOREY** means that 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 are not considered a *storey*.

**STOREY, FIRST** means the lowest portion of a *building* in which the finished floor system is less than 1.0 metre below the *average finished grade*.

First 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**- See “RESIDENTIAL, STREET TOWNHOUSE” of this Bylaw.

**STRUCTURE** means any construction fixed to, supported by, or sunk into land or water, including but not limited to, air conditioners, hot tubs, swimming pools and other similar equipment or devices.

**STUDIO DWELLING UNIT** - See “DWELLING UNIT, STUDIO of this Bylaw.

**TEMPORARY RESIDENTIAL** - See “RESIDENTIAL, TEMPORARY” of this Bylaw.

**TOURIST ACCOMMODATION** means a *commercial use* providing for the accommodation of the travelling public for no longer than thirty (30) consecutive days per annum in individual *dwelling units* or *sleeping units*. Includes hotels, motor hotels and motels; but does not include *boarding, bed and breakfast* or *campground* uses. May include dining facilities, meeting rooms, *recreational facilities* and other *uses* commonly associated with a *tourist accommodation use*.

**TOWNHOUSE RESIDENTIAL** - See “**RESIDENTIAL, TOWNHOUSE**” of this Bylaw.

**TRAILER** means a non-motorised wheeled *vehicle* that can be pulled by a car or truck.

**TRIPLEX RESIDENTIAL** – See “**RESIDENTIAL, TRIPLEX**” of this Bylaw.

**TWO-UNIT RESIDENTIAL** - See “**RESIDENTIAL, TWO-UNIT**” of this Bylaw.

**U-BREW and U-VIN** means a *use* that provides assistance and instruction in the process of making wine or beer for off-premises consumption and not resale by the customer.

**UNDERGROUND STRUCTURE** means a detached *structure* constructed below the *finished grade*. Excludes a *basement* or *underground structure* for parking.

**UNENCLOSED STORAGE** means a *use* that provides for the storage of goods or things on a *lot* where such storage is not within a *building* or *structure*.

**UNITS PER NET HECTARE** means a measurement of *development* intensity on a *lot* and is the figure obtained when the total number of *dwelling units* constructed, or to be constructed, on a *lot* is divided by the total *net lot area* of the *lot*.

**UNLICENSED VEHICLE** means a *vehicle* that is not currently licensed in accordance with the *British Columbia Motor Vehicle Act*.

**URBAN AGRICULTURAL** - See “**AGRICULTURAL, URBAN**” of this Bylaw

**USE** means the purpose or function to which land, *buildings* and *structures* are put.

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

**VEHICLE** means a device in, on or by which a *person* or thing is or may be transported or drawn on a *highway*, but does not include a device designed to be moved by human power, a device *used* exclusively on stationary rails or tracks, mobile equipment or a motor assisted cycle, as defined by the *British Columbia Motor Vehicle Act*.

**VEHICLE AND EQUIPMENT, RECREATIONAL** means any boat, boat *trailer*, cargo *trailer*, house *trailer*, motor home, camper, bus, snowmobile, and similar *vehicles* or equipment. Includes any *vehicle* or part of a *vehicle* or equipment designed for temporary living quarters for recreation, camping or travel, but excludes *manufactured homes*, motorcycles and bicycles.

**VEHICLE AND EQUIPMENT REPAIR SERVICES** - See “REPAIR SERVICES, VEHICLE AND EQUIPMENT” of this Bylaw.

**VEHICLE, COMMERCIAL** means a motor *vehicle*, used in the course of business for the transportation of *persons* or freight, including without limitation:

- (a) a limousine, taxi, livery car, or shuttle van;
- (b) a truck or truck tractor with a licensed gross *vehicle* weight greater than 5,500.0 kilograms;
- (c) an attached *trailer*, bus, motor *vehicle* whose operator is required to hold a license under the *British Columbia Passenger Transportation Act*;
- (d) a business *vehicle*, as defined in Section 237 of the *British Columbia Motor Vehicle Act*; or
- (e) a *vehicle* that transports *contractor’s equipment*.

**VEHICLE, WRECKED** means a *vehicle* which is dismantled, dilapidated, physically wrecked or disabled so it cannot be started or operated by its own mode of power; or is the parts, frames, or bodies of a *vehicle*.

**WAREHOUSE** means premises *used 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 *commercial premises used 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 of 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 retailers, rather than to consumers*.

**WRECKED VEHICLE** - See “VEHICLE, WRECKED” of this Bylaw.

**YARD, FRONT** means the area between the front *lot line* and the nearest wall of the *principal building*.

**YARD, REAR** means the area between the rear *lot line* and the nearest wall of the *principal building*.

**YARD, SIDE** means the area between the interior or *exterior side lot line* and the nearest wall of the *principal building*.

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

## **203 UNITS OF MEASUREMENT**

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

DRAFT

### 3 PART 3 – BASIC PROVISIONS

#### 301 PROVISIONS

301.1 The provisions of this Bylaw *shall* apply to the whole of the area within the boundaries of the Municipality and to the *buildings* and *structures* thereon.

#### 302 ZONES

302.1 The whole of the area within the boundaries of the Municipality is hereby divided into *zones* with the following *zone* designations and their short form equivalents:

SHORT FORM	ZONE DESIGNATION
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**Agricultural Zones**

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

**Residential Zones**

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

RT-2	Ground-Oriented Residential Infill
RM-1	Low Density Townhouse Residential
RM-2	Medium Density Apartment Residential
RM-3	Medium/High Density Apartment Residential
RM-4	Medium Density Townhouse Residential
RM-5	Low Density Apartment Residential
RM-6	Town Centre High Density Apartment Residential
RE	Elderly Citizens Residential
RG	Group Housing Residential
RG-2	Suburban Residential Strata
RMH	Manufactured Home Park Residential

**Commercial Zones**

C-1	Neighbourhood Commercial
C-2	Community Commercial
C-3	Town Centre Commercial
C-4	Neighbourhood Pub
C-5	Village Centre Commercial
C-6	Community Gaming Facility
CRM	Commercial/Residential
CS-1	Service Commercial
CS-2	Service Station Commercial
CS-3	Recreation Commercial
CS-4	Rural Commercial
CS-5	Adult Entertainment and Pawnshop Service Commercial
H-1	Heritage Commercial
H-2	Hammond Village Commercial

**Industrial Zones**

M-1	Service Industrial
M-2	General Industrial
M-3	Business Park Industrial
M-4	Industrial Extraction
M-5	High Impact Industrial

### **Institutional Zones**

P-1	Park and School
P-2	Special Institutional
P-3	Children's Institutional
P-4	Place of Worship
P-4a	Place of Worship and Educational
P-5	Corrections and Rehabilitation
P-6	Civic

### **Comprehensive Development Zones**

CD	Comprehensive Development
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**302.2** The geographic area comprising each of the said *zones* is as shown on Schedule "A" (Zoning Map), a copy of which is attached hereto and forms part of this Bylaw.

**302.3** The boundary lines of said *zones shall* be to the centre lines of road allowances or railways unless referenced to *lot lines*, Municipal boundaries, or shown otherwise on Schedule "A" (Zoning Map) of this Bylaw.

## **303 PERMITTED USES AND SERVICING OF LAND, BUILDINGS AND STRUCTURES**

**303.1** The *use* of land including the surface of water, *buildings*, and *structures*, *shall* be in accordance with the permitted *uses* specified in this Bylaw, and in conformity with the requirements for permitted *uses* specified in this Bylaw.

**303.2** No *use* of land, *buildings* and *structures shall* be authorized until all works and services have been provided to the standard of the *zone* as identified in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1933, as amended.

**303.3** For *lots* located within the Agricultural Land Reserve, the regulations of the Agricultural Land Commission shall prevail.

## **304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES**

**304.1** The construction, reconstruction, alteration, moving or extension of *buildings* and *structures* within any *zone shall* be in conformity with requirements for the size, shape, and siting of *buildings* and *structures* specified in this Bylaw.

## **305 OFF-STREET PARKING AND LOADING SPACES**

**305.1** *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, as amended, for the number of required spaces for each *building* class or use, and the design of spaces.

**305.2** Additional requirements and restrictions, such as siting, *landscaping*, *lot coverage* and use are to be found Part 4 (General Regulations) and in the respective zones in Parts 5 through 10 of this Bylaw, as amended.

## **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** No *person shall* cause, suffer or permit any land, *building* or *structure* to be used in contravention of this Bylaw and no *person shall* use any land, *building* or *structure* in contravention of this Bylaw.

**307.2** 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** Every *person* who contravenes any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw or who neglects or refrains from doing anything required to be done by this Bylaw is guilty of an offence and is liable on summary conviction to a fine of not less than one hundred (\$100.00) dollars and not more than ten thousand (\$10,000.00) dollars.

**307.4** Every *person* who commits an offence of a continuing nature against this Bylaw is liable to a fine not exceeding one hundred (\$100.00) dollars for each day such offence is continued.

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

## **309 SEVERABILITY**

**309.1** 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 or the remaining portions of this Bylaw.

## **310 EFFECTIVE**

**310.1** This Bylaw *shall* come into force and take effect on adoption.

## 4 PART 4 – GENERAL REGULATIONS

### 401 USES OF LAND, BUILDINGS, AND STRUCTURES

#### 401.1 Non-Conforming Uses

1. No *building* or *structure* shall be established so as to render an existing *building* or *structure* on the same *lot* non-conforming.

#### 401.2 Permitted Uses of Land, Buildings and Structures

1. The following *uses shall* be permitted in all zones:
  - (a) *public service*;
  - (b) *accessory off-street parking*;
  - (c) *accessory buildings and structures*;
  - (d) *park*; and
  - (e) *urban agricultural*.

#### 401.3 Prohibited Uses of Land, Buildings and Structures

1. The following *uses shall* be prohibited in all zones:
  - (a) *development* within the *building envelope* of a *lot* having a *natural grade* with a *steep slope*;
  - (b) *underground structures*;
  - (c) a *use* located in part or in total in a *trailer*, including the *unenclosed storage* or enclosed storage of *vehicles, goods, or materials*;
  - (d) a *drive-through use* within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw;
  - (e) *commercial* cultivation, processing, testing, packaging, shipping and sale of *marihuana*, except as specifically permitted on lands located within the *Agricultural Land Reserve* and zoned A-1, A-2, A-3, A-4, A-5, RS-1, RS-2 and RS-3;
  - (f) *retail* sale of *cannabis* if located within the following distance, measured in a straight line from the property lines, to one of the following *uses*:
    - (i) 200.0 metres from an elementary or secondary *school*;
    - (ii) 1,000.0 metres from a *cannabis retail use*;

- (g) an *agricultural use* that involves the keeping of mink or swine shall not be permitted on a *lot* with a *net lot area* of less than 4.0 hectares;
- (h) *cheque cashing centre* and *payday loan uses*;
- (i) parking or storing of *wrecked vehicles*, except in the M-5 zone; and
- (j) 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*.

#### 401.4 Accessory Buildings, Structures and Uses

1. All *accessory uses* shall be located on the same *lot* as the *principal* permitted use to which it is *accessory*, except as permitted in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
2. Unless otherwise permitted or restricted elsewhere in this Bylaw, *accessory buildings* and *structures* to a *principal residential use* in all zones shall:
  - (a) not exceed a total *lot coverage* of 15% or 279.0 square metres *gross floor area*, whichever is the lesser;
  - (b) be restricted to not more than two (2) per *lot* regardless of size, of which not more than one shall be a *portable storage shelter*. Solar energy devices, wind energy devices, geothermal devices and heat pumps shall not be limited in number;
  - (c) be sited in compliance with the *setbacks* for *accessory buildings* and *structures* for the zone on which it is located, but shall not be located between the front face of the *principal building* or *structure* and the *front lot line*;
  - (d) be not less than 3.0 metres from the *exterior side lot line*;
  - (e) be not less than 1.2 metres from an interior side *lot line*;
  - (f) be not less than 1.2 metres from the *building face* of a *building* for a *residential use*, excluding heat pumps and air conditioners;
  - (g) be constructed as slab on grade;
  - (h) be limited to plumbing facilities of one (1) basin and one (1) water closet; and
  - (i) when connected to a *principal residential use* by a *breezeway*, be considered an *accessory building* or *structure* and are subject to the requirements prescribed in the applicable zone for *accessory buildings* and *structures*.
3. A *portable storage shelter* used for the display or storage of *vehicles*, goods or materials shall:

- (a) be sited in compliance with the setbacks for *accessory buildings and structures* for the zone on which it is located; but *shall* not be located between the front face of the *principal building or structure* and the front lot line;
- (b) be included in the calculation of *lot coverage* for *principal and accessory buildings and structures*, or where expressly identified for *accessory buildings and structures*, for the lot on which it is located;
- (c) not exceed dimensions of:
  - (i) in width 3.0 metres
  - (ii) in depth 4.5 metres
  - (iii) in height 2.4 metres.
- (d) be restricted to not more than one (1) per lot.

## 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:

- (a) shall occupy not more than 30% of the net lot area, not to exceed 42.0 square metres per dwelling unit, or shall be concealed parking. Applies to all residential zones except R-1, R-2, R-3 and RS-1b;
- (b) shall occupy not more than 20% of the net lot area, not to exceed 37.0 square metres per dwelling unit, or shall be concealed parking in the R-1, R-2, R-3 and RS-1b zones.

### 402.2 Agricultural Employee Residential

#### 1. Agricultural employee residential use is subject to the following provisions:

- (a) shall be limited to lots designated on the Maple Ridge Official Community Plan Bylaw No. 7060-2014 for Agricultural use with a minimum net lot area of 2.0 hectares or Rural Residential use with a minimum net 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 be limited to one agricultural employee residential dwelling per lot;
- (d) shall not be strata titled or subdivided;
- (e) shall be permitted where full time employees are required to operate an agricultural use;

- (f) *shall* provide a written report prepared by a professional Agrologist to prove need due to the intensity of farming, and *shall* be approved by the Agricultural Land Commission.
- (g) *shall* require that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the Land Title Office prior to issuance of a Building Permit restricting the dwelling to an *agricultural employee residential use*;
- (h) *shall* provide proof satisfactory to the Building Official that notification has been provided to the applicable Fraser Health Authority if located on a *lot* which is not serviced by *community sanitary sewer system*;
- (i) *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability if located on a *lot* that is not serviced by the *community water system*; and
- (j) *shall* not be permitted on a *lot* situated within a *floodplain area* unless the underside of the finished floor system of the *agricultural employee residential use* is above the established minimum *Flood Construction Level*.

### 402.3 Albion Density Bonus Amenity Contribution Option

1. *Albion Density Bonus Amenity Contributions* are permitted on *lots* that are zoned RS-1b, RS-1d and RM-1 and that are located within the boundaries of the Albion Area Plan. Refer to 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 Density Bonus Amenity Contribution* is an option that is determined by the *lot* size, *lot width* and *lot depth*. Where applicable, a *Density Bonus* shall be applied in exchange for an *Amenity Contribution* in the RS-1b, RS-1d and RM-1 zones, as follows:
  - (a) in the RS-1d zone:
    - (i) zoning requirements consistent with the RS-1b zone shall apply and shall supersede the zoning 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 net 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) zoning requirements consistent with the R-1 zone shall apply and shall supersede the zoning 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 net 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) zoning 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 not more than 0.75 times the *net lot area* and more than 0.6 times the *net lot area*; and
  - (iii) an *Amenity Contribution* shall be payable upon issuance of the Building Permit.

#### 402.4 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 not exceed 3 *sleeping units*;
  - (d) shall not exceed 6 guests at any one time;
  - (e) shall not provide accommodation to same *person* or *persons* for periods longer than 30 consecutive days per annum;
  - (f) shall include the number of *boarding* rooms and *boarders* in calculating the maximum number of *sleeping units* and guests permitted when a *bed and breakfast* is operating on the same *lot* as a *boarding* use;
  - (g) shall not provide cooking facilities within the *sleeping units*, but may have access to a common *cooking facility*.

- (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*;
  - (j) 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
  - (k) shall not be permitted where there is a *two-unit residential, temporary residential, tourist accommodation, secondary suite residential, detached garden suite residential, or caretaker residential use* on the same lot.
2. For lots located within the Agricultural Land Reserve, the regulations of the Agricultural Land Commission shall prevail.

## 402.5 Boarding

1. *Boarding use* is subject to the following provisions:
- (a) shall be contained within the same *building* as the *principal residential use*;
  - (b) shall not accommodate more than two (2) *sleeping units* and no more than two (2) *boarders* who pay rent and shall reside for an unrestricted period of time;
  - (c) shall have access to a shared *cooking facility* or be provided with regular meals;
  - (d) shall not be permitted where there is a *secondary suite residential, detached garden suite residential, caretaker residential, agricultural employee residential or temporary residential use* on the lot; and
  - (e) shall not be permitted on a lot situated within a *floodplain area* unless the underside of the finished floor system of the *boarding use* is above the established minimum *Flood Construction Level*.

## 402.6 Campground

1. *Campground use* is subject to the following provisions:
- (a) shall have a *minimum net lot area* of 0.8 hectares in the A (Agricultural) and RS-3 zones, and a *minimum net 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* but not in *manufactured homes*;
  - (c) shall be limited to a maximum of 10 spaces for tents or *recreational vehicles*;

- (d) shall permit one *single detached residential* dwelling per *campground*, limited to a residence for a caretaker or manager where a *principal single detached residential* dwelling does not exist ; and
- (e) for lots within the *Agricultural Land Reserve*, the provisions of the *Agricultural Land Commission* and *Agricultural Land Commission Policy No. 5 - Agricultural Tourism Accommodation* shall prevail.

## 402.7 Caretaker Residential

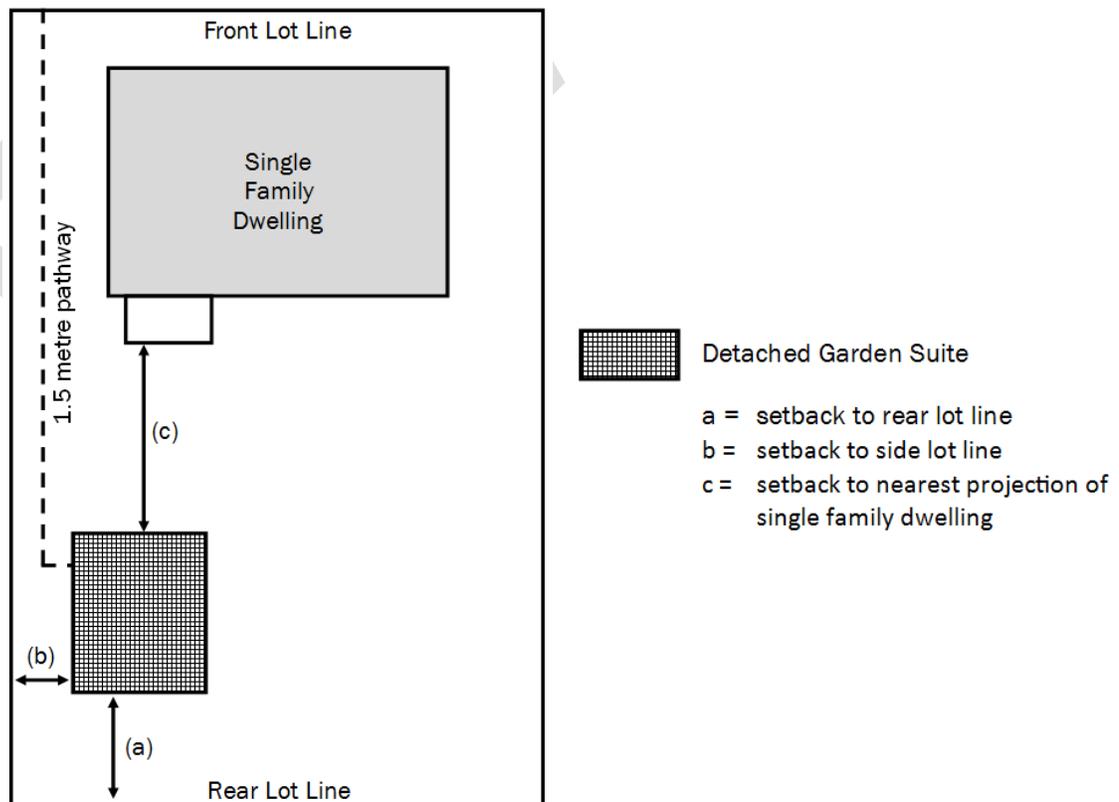
1. *Caretaker residential* use is subject to the following provisions:
  - (a) shall be limited to one *caretaker residential* use per lot;
  - (b) shall not be permitted on a lot with a *net lot area* less than 668.0 square metres;
  - (c) shall be an *accessory residential* use to a *principal non-residential* 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 Detached Garden Suite Residential

1. *Detached garden suite residential* use is subject to the following provisions:
  - (a) shall be limited to one *detached garden suite* per *Residential* or *Agricultural* zoned lot where there exists a *single detached residential* use;
  - (b) shall not be permitted on a lot with an area less than 557.0 square metres;
  - (c) shall be the only use in a *building* so used for lots with no lane access or lots less than 0.4 hectares in *net lot area*;

- (d) may be located above an *accessory residential use* for lots with lane access or lots greater than or equal to 0.4 hectares in *net lot area*;
- (e) shall be limited to one storey;
- (f) shall not have a *basement*;
- (g) shall have a *gross floor area* of:
  - (i) not less than 37.0 square metres and not more than 90.0 square metres, or 10% of the *net lot area*, whichever is less; except
  - (ii) the *gross floor area* shall not exceed 140.0 square metres specific to the following lots:
    - 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
    - Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue
- (h) shall provide one (1) parking space dedicated to the *detached garden suite residential use*. *Concealed parking* attached to the *detached garden suite residential use* shall not exceed a *gross floor area* of 19.0 square metres;
- (i) shall not exceed a *building height* of:
  - (i) 4.5 metres nor one storey for lots with no lane access or less than 0.4 hectares in *net lot area*;
  - (ii) 7.0 metres for lots with lane access and where the *detached garden suite residential use* shall be located above an *accessory residential use*;
  - (iii) 7.0 metres for lots greater than 0.4 hectares in *net lot area* and where the *detached garden suite residential use* shall be located above an *accessory residential use*;
  - (iv) 7.5 metres specific to the following lot:
    - Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue;
- (j) siting of a *detached garden suite residential use* shall comply with the following:
  - (i) shall be located within the *rear yard* of a *principal single detached residential use*, except shall be located within the *front yard* specific to the following lot:
    - Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue
  - (ii) shall be setback not less than 2.4 metres from a rear *lot line*, except;

- (1) shall be setback not less than 1.5 metres from a rear lot line for lots with lane access and where the detached garden suite residential use is located above an accessory residential use;
- (2) shall be setback not less than 7.5 metres from a rear lot line for Agricultural zoned lots and RS-3 zoned lots;
- (iii) shall be setback not less than 1.5 metres from an interior side lot line;
- (iv) shall be setback not less than 3.0 metres from an exterior side lot line; and
- (v) shall be setback not less than 2.4 metres from the nearest projection beyond the building face of the single detached residential use;
- (k) lots located within the Agricultural Land Reserve:
  - (i) the regulations of the Agricultural Land Commission shall prevail;
  - (ii) shall comply with the *Farm Home Plate* requirements;
- (l) 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;
- (m) 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;

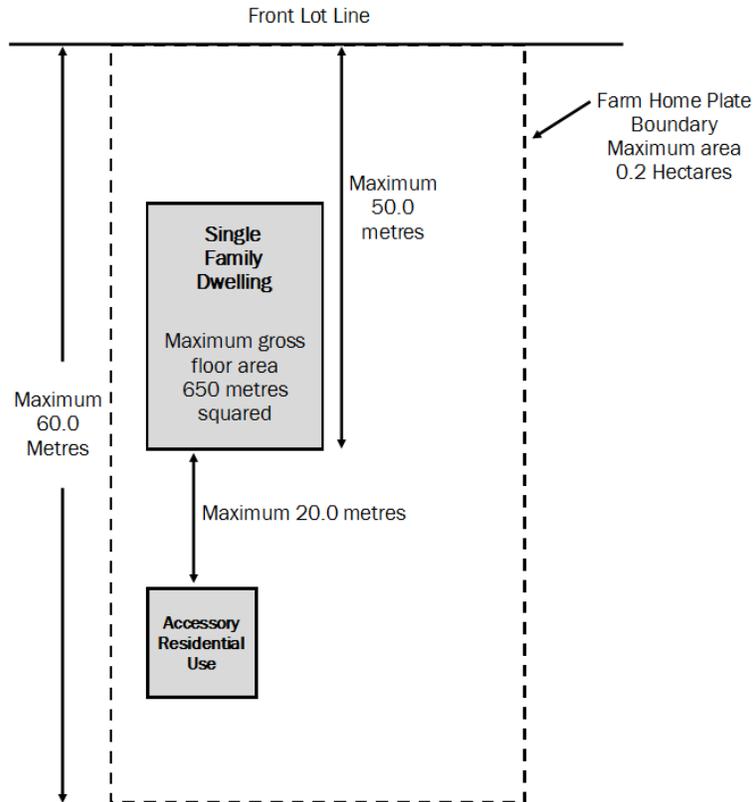


- (n) shall be permitted on the condition that the registered owner of the lot enter into a *Housing Agreement* with the City of Maple Ridge which shall be registered at the Land Title Office prior to the issuance of a Building Permit for the *detached garden suite residential use*. The *Housing Agreement* shall require that either the *single detached residential use* or the *detached garden suite residential use* be occupied by the registered owner;
- (o) 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 parking required for the *detached garden suite residential*;
- (p) shall not be permitted where there is a *two-unit residential, secondary suite residential, bed and breakfast, temporary residential, agricultural employee residential, tourist accommodation, boarding or caretaker residential use* on the same lot;
- (q) 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*;
- (r) 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*;
- (s) shall not be strata-titled or subdivided; and
- (t) shall not be permitted on a lot situated within a *floodplain area* unless the underside of the finished floor system of the *detached garden suite residential use* is above the established minimum *Flood Construction Level*.

#### 402.9 Farm Home Plate

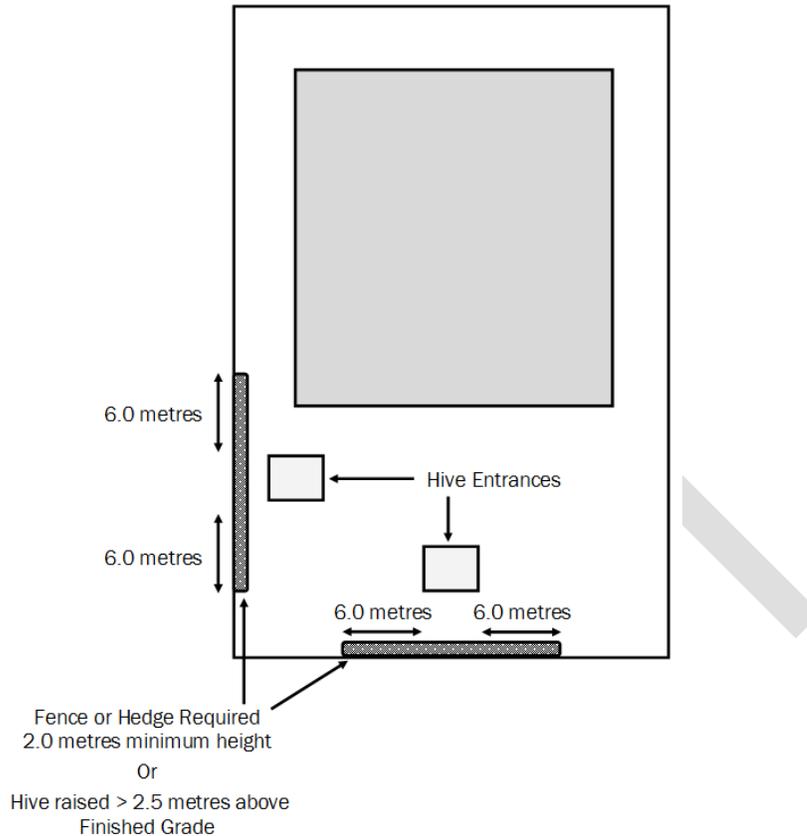
1. For lots within the Agricultural Land Reserve, the following limitations to *residential development* shall apply:
  - (a) the area of the *Farm Home Plate* shall not exceed a maximum of 0.2 hectares;
  - (b) the maximum depth of the *Farm Home Plate* shall not exceed 60.0 metres measured from the front lot line to a line parallel to the front lot line;
  - (c) all *residential and accessory residential uses* shall be sited within the *Farm Home Plate*;
  - (d) the total floor area of the *single detached residential use*, including attached parking structures, shall not exceed 500.0 square metres;
  - (e) the maximum distance from the lot line that abuts the fronting road to any portion of the *single detached residential use* shall not exceed 50.0 metres; and
  - (f) for lots within the Agricultural Land Reserve, the provisions of the Agricultural Land Commission shall prevail.

Farm Home Plate:



## 402.10 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 beekeeper 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;
    - (ii) *shall* be located behind a solid *fence* or hedge that is installed parallel to an adjacent *lot line(s)* that extends a minimum of 6.0 metres horizontally beyond the hive in each direction and is a minimum of 2.0 metres in *height*; or the hive *shall* be raised a minimum of 2.5 metres above the *finished grade*.



## 402.11 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 Agricultural, Residential and CD (Comprehensive Development) zones
  - (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 net 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 net 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 net 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:

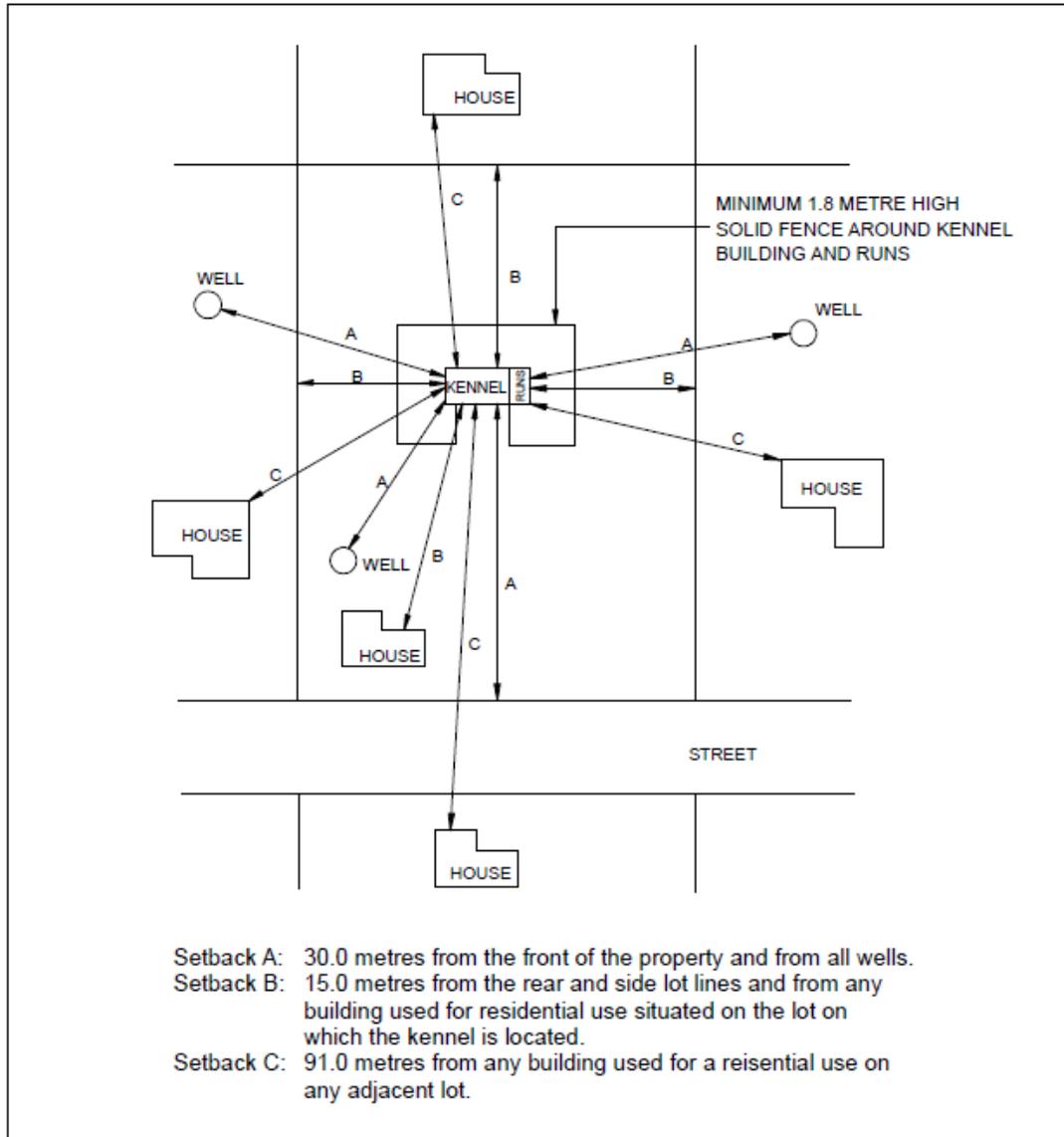
- (a) 30% of the *gross floor area* of the *dwelling unit* in which the *home occupation* is located, up to maximum of 50.0 square metres in total for *Type 1 Home Occupation*; or
  - (b) 30% of the *gross floor area* of the *dwelling unit* and *accessory building* in which the *home occupation* is located, 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* parking is accommodated on-site, be permitted to a maximum of:
- (a) one (1) *non-resident employee* per *dwelling unit* for *Type 1 Home Occupation*; or
  - (b) two (2) *non-resident employees* per *dwelling unit* for *Type 2 Home Occupation*; or
  - (c) three (3) *non-resident employees* per *dwelling unit* for *Type 3 Home Occupation*.
5. A *home occupation* shall be permitted on-site client visits, only by appointment scheduled in advance, to a maximum of:
- (a) six (6) clients per day per *dwelling unit* for *Type 1 Home Occupation*, limited to Tutoring and Lesson uses only; or
  - (b) ten (10) clients per day per *lot* for *Type 2 Home Occupation*; or
  - (c) sixteen (16) clients per day per *lot* for *Type 3 Home Occupation*.
6. A *home occupation* shall be permitted on-site client visits for group sessions to a maximum of:
- (a) two (2) group sessions per day for *Type 1 Home Occupation*, limited to Tutoring and Lessons use only, and subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above;
  - (b) six (6) clients per group session for *Type 2 Home Occupation*, subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above; and
  - (c) eight (8) clients per group session for *Type 3 Home Occupation*, subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above.
7. A *home occupation* shall be permitted for the following uses:
- (a) *animal services*, excluding *dog daycare*, except *Type 1* and *Type 2 Home Occupations* which are restricted to off-site or mobile-based services only;

- (b) *business services*;
  - (c) *office*;
  - (d) *health services*, except Type 1 *Home Occupation* which is restricted to off-site or mobile-based services only;
  - (e) *homecrafts*;
  - (f) *personal services*, excluding dry cleaning, except Type 1 *Home Occupation* which is restricted to off-site or mobile-based services only;
  - (g) *professional services*;
  - (h) tutoring and lessons;
  - (i) *family daycare*, unless otherwise expressly prohibited by this Bylaw; and
  - (j) off-site, online and mobile-based sales.
8. A *home occupation* shall be permitted the storage of not more than one *vehicle* on the *lot* provided that it is *used* in connection with the *home occupation*. Such *vehicle* shall not be in excess of 3,630.0 kilograms licenced gross *vehicle* weight and shall be subject to Section 402 (Parking and Storing of Commercial *Vehicles*) of this Bylaw.
9. A *home occupation* shall comply with the Agricultural Land Reserve Subdivision and Procedure Regulation (BC Reg. 171/2002, Section 3(1)(c) Permitted Uses for Land in an Agricultural Land Reserve) as amended and the Agricultural Land Reserve Policy L-07 Home Occupation Use in the Agricultural Land Reserve as amended.
10. A *home occupation* shall be prohibited for the following uses:
- (a) body modification;
  - (b) *assembly use*;
  - (c) orchestra and band training;
  - (d) *family daycare* within a *dwelling unit* in the RM-2, RM-3, RM-4, RM-5, RM-6, Commercial and Service Commercial zones;
  - (e) *unenclosed storage* or display of raw materials, components, or *stock-in-trade*;
  - (f) *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;
  - (g) the salvage, repair, maintenance or sales of motor *vehicles*, motor *vehicle* engines or motor *vehicle* parts;
  - (h) discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;

- (i) generation of parking shortages, traffic congestion, electrical interference, fire hazards or health hazards;
- (j) use of mechanical or electrical equipment except as is ordinarily employed in purely domestic and *household use*, or for recreational hobbies, or for *office uses*; and
- (k) external structural alterations to the *principal building*, ensuring that there *shall* be no exterior indication that the *building* is used for a purpose other than a *residential use*, except for signage permitted in accordance with Maple Ridge Sign Bylaw No.4653-1992 as amended.

## 402.12 Kennel

1. A kennel use shall meet the requirements of Maple Ridge Kennel Regulation Bylaw No. 6036-2002 as amended.
2. Where permitted in a zone, a commercial kennel:
  - (a) shall not be permitted on a lot of less than 4.0 hectares in net lot area;
  - (b) commercial kennel buildings and structures shall meet the requirements shown in the following sketch:



### 402.13 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 as amended, all new *buildings* with a *gross floor area* of 750.0 square metres or more that require long-term bicycle parking, *shall* provide bicycle end-of-trip facilities, with the exception of new *residential buildings* where residents live independently. New *residential buildings*, with a *gross floor area* of 750.0 square metres or more, that require employees (such as senior's *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
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;
- (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.

#### 402.14 Medical Marihuana, Commercial Production

1. *Medical marihuana, commercial production* is subject to the following provisions:
  - (a) shall not be permitted unless the lot is located within the Agricultural Land Reserve;
  - (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 *Medical marihuana, 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 *Medical marihuana, commercial production* use is occurring, or on which such the use has been authorized under the Controlled Drugs and Substances Act (Canada).

#### 402.15 Neighbourhood Daycare

1. *Neighbourhood daycare* use is subject to the following provisions:
  - (a) shall be limited to a maximum of 15 children at any one time;
  - (b) shall be limited to one per lot;

- (c) shall be permitted in zones pursuant to the provisions of Part 6 (Residential Zones) of this Bylaw;
- (d) shall 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*;
- (e) shall not be permitted where there is a *boarding, temporary residential, secondary suite residential, detached garden suite residential, bed and breakfast or home occupation use* on the lot;
- (f) shall 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;
- (g) shall 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*;
- (h) shall provide required outdoor recreation area within a *rear yard* that is enclosed by a *fence*; and
- (i) shall not be sited within 200.0 metres from another licensed *neighbourhood daycare*, measured from the nearest *lot line*.

#### 402.16 Parking and Storing of Agricultural Vehicles

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, *agricultural vehicles* shall not be parked or stored on any lot zoned for *residential use*, except for RS-1, RS-2 and RS-3 zoned lots where an *agricultural use* exists on the same lot.

#### 402.17 Parking and Storing of Commercial Vehicles

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, *commercial vehicles* shall not be parked or stored on any lot zoned for *Residential use*, unless the following conditions are met:
  - (a) on a lot with a *net 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 *net lot area* greater than 0.8 hectares 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;
  - (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 side and rear *lot lines*;
  - (g) an area *used for parking or storing a commercial vehicle shall* be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw; and
  - (h) no major repair to any *commercial vehicle shall* be made on any such *lot*.
2. Unless otherwise permitted or restricted elsewhere in this Bylaw, *commercial vehicles shall* not be parked or stored on any *lot zoned for Agricultural use* unless the following conditions are met:
- (a) not more than two (2) *commercial vehicles shall* be parked or stored on any such *lot* at the same time;
  - (b) *commercial vehicles shall* be parked or stored entirely on the *lot*;
  - (c) *commercial vehicles shall* be owned and operated solely by the owner of the said *lot* on which it is parked or stored;
  - (d) the owner or occupier of the *lot shall* hold a valid business license issued by the City of Maple Ridge for a business in which the subject *commercial vehicle* is used;
  - (e) any area *used for parking or storing of commercial vehicles shall* be situated not less than 7.5 metres from front, side and rear *lot lines*;
  - (f) an area *used for parking or storing a commercial vehicle shall* be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw; and
  - (g) no major repair to any *commercial vehicle shall* be made on any such *lot*.

#### **402.18 Parking or Storing of Recreational Vehicles and Equipment**

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, *recreational vehicles and equipment shall* not be parked or stored on any *lot zoned for Residential use, excluding campgrounds*, 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 vehicle or equipment shall* be parked or stored in the *front yard* and it *shall* be located on the *designated driveway*;
  - (c) *recreational vehicles and equipment shall* be licensed and registered to the owner or occupier of the *lot* or their immediate *family* members 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.
- 2. Unless otherwise permitted or restricted elsewhere in this Bylaw, recreational vehicles and equipment shall not be parked or stored on any lot zoned for Agricultural use, with the exception of campgrounds, unless:
  - (a) the vehicles are registered to the owner or occupier of the lot or their immediate family members 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 campgrounds.

#### 402.19 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment

- 1. Unless otherwise permitted or restricted elsewhere in this Bylaw and unless within concealed parking, a lot zoned for residential use shall not be used for the parking or storing of:
  - (a) more than one (1) unlicensed vehicle; and
  - (b) contractor's equipment, unless used for an active development on the same lot or that is the subject of a valid Building Permit issued by the City of Maple Ridge for the same lot.
- 2. Unless otherwise permitted or restricted elsewhere in this Bylaw and unless within concealed parking, a lot zoned for agricultural use shall not be used for the parking or storing of:
  - (a) more than two (2) unlicensed vehicles; and
  - (b) contractor's equipment, unless used for an active development on the same lot or that is the subject of a valid Building Permit issued by the City of Maple Ridge for the same lot.

#### 402.20 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, or as otherwise approved by the Agricultural Land Commission for lots within the Agricultural Land Reserve;
  - (b) a minimum of 50% of the product shall be produced by the same farm operation;
  - (c) for lots within the Agricultural Land Reserve the provisions of the Agricultural Land Commission shall prevail; and

- (d) for lots not located within the Agricultural Land Reserve, a building or structure for produce sales shall not exceed a total area of 11.0 square metres.

#### 402.21 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, as amended;
  - (c) for lots within the Agricultural Land Reserve, the provisions of the Agricultural Land Commission 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 net lot area is not less than 0.8 hectares.

#### 402.22 Secondary Suite Residential

1. *Secondary suite residential* 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 two-unit residential, boarding, detached garden suite residential, bed and breakfast, caretaker residential or temporary residential use on the lot;
  - (d) shall have a minimum gross floor area of 37.0 square metres, a maximum gross floor area of 90.0 square metres, and not exceed 40% of the total gross floor area of the building in which it is located;
  - (e) shall be permitted on the condition that the registered owner of the lot enters into a Housing Agreement with the City of Maple Ridge prior to the issuance of a Building Permit for the secondary suite residential use. The Housing Agreement shall require that either the single detached residential use or the secondary suite residential use be occupied by the registered owner;
  - (f) shall provide proof satisfactory to the Building Official that notification has been provided to the applicable Fraser Health Authority if located on a lot which is not serviced by community sanitary sewer system;

- (g) *shall* not be strata-titled;
- (h) *shall* not be permitted on a *lot* situated within a *floodplain area* unless the underside of the finished floor system of the *secondary suite residential use* is above the established minimum *Flood Construction Level*; and
- (i) *shall* meet the provisions of Part 5 (Agricultural Zones) and Part 6 (Residential Zones) of this Bylaw.

#### 402.23 Shipping Containers

1. A *Shipping container*, when not used for shipping purposes, *shall* be permitted subject to the following provisions:
  - (a) as a temporary *building or structure for office use* or equipment storage in all zones during a phase of construction in progress, subject to issuance of a current and valid *building* permit. Refer to Section 402 (Temporary Buildings and Structures) of this Bylaw;
  - (b) as an *accessory building or structure* to an *industrial use* where enclosed behind a continuous *landscape screen*. Refer to Section 405 (Landscape Screen and Landscape Strip Requirements) of this Bylaw;
  - (c) as an *accessory building or structure* to an *institutional use* where enclosed behind a continuous *landscape screen*. Refer to Section 405 (Landscape Screen and Landscape Strip Requirements) of this Bylaw; and
  - (d) as an *accessory building or structure* to an *agricultural use*. Demonstration of need is required on a *lot* classified as “Farm” under the *British Columbia Assessment Act*.
2. Where permitted, a *shipping container shall* only be used, placed, stored, repaired, cleaned, upgraded, or modified to comply with the requirements of the zone as if it were a *building or structure*.
3. The *shipping container shall* be ventilated in compliance with the *Maple Ridge Fire Department Bulletin - Intermodal Container Storage*.
4. The maximum *height shall* not exceed 4.5 metres as measured from the *natural grade*.
5. The following *shall* not be stored in any *shipping container*:
  - (a) Gasoline, propane, or any flammable, combustible liquid or compressed gas; and
  - (b) Explosives, as defined in the *Maple Ridge Fire Prevention Bylaw No. 4111-1988*.

#### 402.24 Temporary Buildings and Structures

1. Temporary *buildings and structures* in all multiple *lot* subdivisions, multiple unit *residential zones, commercial zones, industrial zones* and *institutional zones shall* be subject to the following provisions:

- (a) temporary *buildings and structures* for the purpose of providing temporary office space during construction of a new *building or structure* shall be removed within 30 days of the issuance of provisional occupancy for the *principal building or structure*.
2. In all *single detached residential* and *two-unit residential* zones temporary *buildings and structures* used for the purpose of providing temporary living accommodation during construction of a new *residential building* shall be subject to the following provisions:
    - (a) temporary occupancy of *buildings and structures*, including the use of *buildings and structures* 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* first enters into a *Housing Agreement* in a form acceptable to the City of Maple Ridge with the following conditions:
        - (1) the owner shall demolish, remove or convert to a lawful non-residential accessory *building or structure* the temporary or existing *building or structure* within 30 days of issuance of provisional occupancy of the new *building*, or within 2 years from the date of issuance of the Building Permit for the new *building*;
        - (2) the City of Maple Ridge is authorised to cause the demolition of the temporary *building or structure* if for any reason the owner neglects or refuses to do so within 30 days of being requested to do so and the owner is required to reimburse the City of Maple Ridge for all costs incurred in the demolition;
        - (3) the new *building or structure* shall not be used for any use until such time as the temporary *building or structure* has been demolished, removed or converted; and
        - (4) the owner of the *lot* provides, in an amount and form satisfactory to the City of Maple Ridge, a security to meet the reasonably anticipated costs of demolition, removal, or conversion of the temporary or existing *building or structure*. If the City of Maple Ridge causes it to be demolished, removed or converted, any security shall be forfeited.

## 402.25 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 have a minimum gross floor area of 37.0 square metres and a maximum gross floor area of 90.0 square metres, not to exceed 40% of the total gross floor area of the principal residential building;
  - (d) shall not be strata-titled or subdivided;
  - (e) shall not be permitted where there is a two-unit residential, secondary suite residential, bed and breakfast, detached garden suite residential, agricultural employee residential, tourist accommodation, boarding or caretaker residential use on the same lot;
  - (f) 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 registered at the Land Title Office prior to the issuance of a Building Permit for the temporary residential use. The Housing Agreement 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;
  - (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 Temporary residential use is above the established minimum Flood Construction Level.
2. On a lot with a net lot area of 0.4 hectares or greater, a temporary residential use shall be contained within the same building as the single detached residential use or shall be a self-contained single-wide manufactured home certified under certificate Canadian Standards Association (CSA) Z240MH Series Manufactured Homes, but shall exclude a modular home. A self-contained manufactured home shall be sited not less than:
- (a) from a front lot line 7.5 metres
  - (b) from a rear lot line 7.5 metres
  - (c) from an interior side lot line 1.5 metres
  - (d) from an exterior side lot line 4.5 metres

- (e) from a *building used for single detached residential use* 6.0 metres

3. Lots located within the Agricultural Land Reserve:

- (a) the regulations of the Agricultural Land Commission shall prevail;
- (b) are subject to the *Farm Home Plate* requirements; and
- (c) shall receive approval from the Agricultural Land Commission prior to the issuance of a Building Permit.

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

### 403.1 Non-Conforming Size, Shape or Siting

- 1. No *building* or *structure* shall be constructed, reconstructed, altered, moved or extended so as to render any existing *building* or *structure* on the same *lot* non-conforming.

### 403.2 Siting Exceptions

- 1. Where 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 0.61 metres provided that the *setback* between the projection and an adjacent *interior side lot line* shall be not less than 0.9 metres.
- 2. For bay windows, hutches, fireplaces, entertainment centres, or other architectural features that are cantilevered beyond the *face* of a *building* and are intended to be areas *used for* built-in features or features that do not extend down to floor level or add additional floor area; the minimum *setback* to an adjacent *lot line*, as permitted elsewhere in this Bylaw, shall be reduced by not more than 0.61 metres provided that:
  - (a) The *setback* between the projection and the adjacent *interior side lot line* shall be not less than 0.9 metres;
  - (b) Any single projection shall not exceed a horizontal length of 3.0 metres; and
  - (c) The total length of all projections on each *face* of a *building* shall not exceed 40% of the total horizontal length of the *face* of the *building* where the projection occurs.
- 3. Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, above grade stairs, porches or unenclosed balconies project beyond the *building* face, the minimum *setback* to:
  - (a) an adjacent front, rear or *exterior side lot line* permitted elsewhere in this Bylaw shall be reduced by not more than 1.25 metres; and

(b) an adjacent *interior side lot line* permitted elsewhere in this Bylaw *shall* be reduced by not more than 0.61 metres;

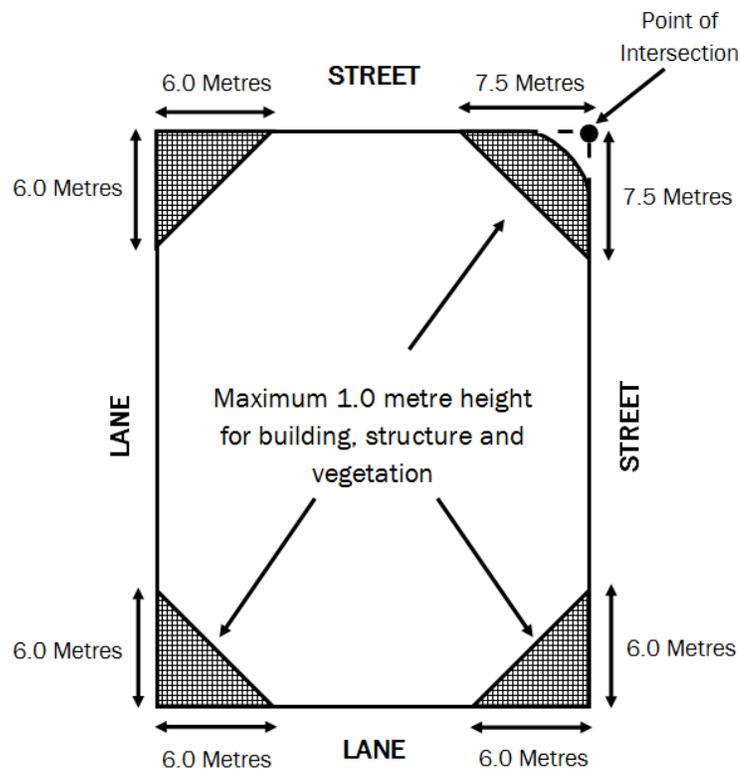
provided such reductions *shall* apply only to the projecting feature and *shall* include any support necessary for the feature.

4. Notwithstanding Section 403.2.3 of this Bylaw, in the CD-1-93 zone, where porches and unenclosed balconies are located not more than 1.5 metres above the *finished grade*, the minimum *setback* to a rear *lot line* *shall* be not less than 3.0 metres from the *lot line*.
5. Notwithstanding Section 403.2.3 of this Bylaw, where eaves for an *accessory building* in the CD-1-93, R-1, R-2, R-3, RST or RST-SV zones project beyond the *building face*, the minimum *setback* *shall* be not less than 0.45 metres.
6. Unless otherwise permitted or restricted elsewhere in this Bylaw, an *underground structure* *shall* be sited on any portion of a *lot* provided that the top surface of such *structure* *shall* at no point extend above the *average finished grade* elevation.
7. Freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign *structures*, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *lot*.
8. Where a Section 219 Restrictive Covenant for a *geotechnical setback line* is located on a *lot*, the *principal buildings* and *structures* *shall* be sited:
  - (a) in the *rear yard*, a minimum of 6.0 metres from the boundary of the covenanted area or in accordance with the *rear setback* required in the zone, whichever is less; or
  - (b) in the *front yard* or *side yard*, a minimum of the *front* or *side setback* distance required in the zone from the boundary of the covenanted area.
9. Ramps providing an accessible route for individuals with disabilities with a slope greater than 1:20 but not more than a slope of 1:12 and constructed in accordance with the British Columbia Building Code, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *lot*.
10. Arbours, trellises, or similar freestanding ornamental features *shall* be sited on any portion of a *lot*, unless otherwise limited in other Bylaws.
11. Weather protection features or similar detachable ornamental features *shall* be sited on any portion of a *lot*, unless otherwise limited in other Bylaws.
12. *Fences*, *landscape screens* and *landscape strips*, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *lot*. Refer to Section 405 (Landscaping, Screening and Fencing Regulations) of this Bylaw.

### 403.3 Visual Clearance at Intersections

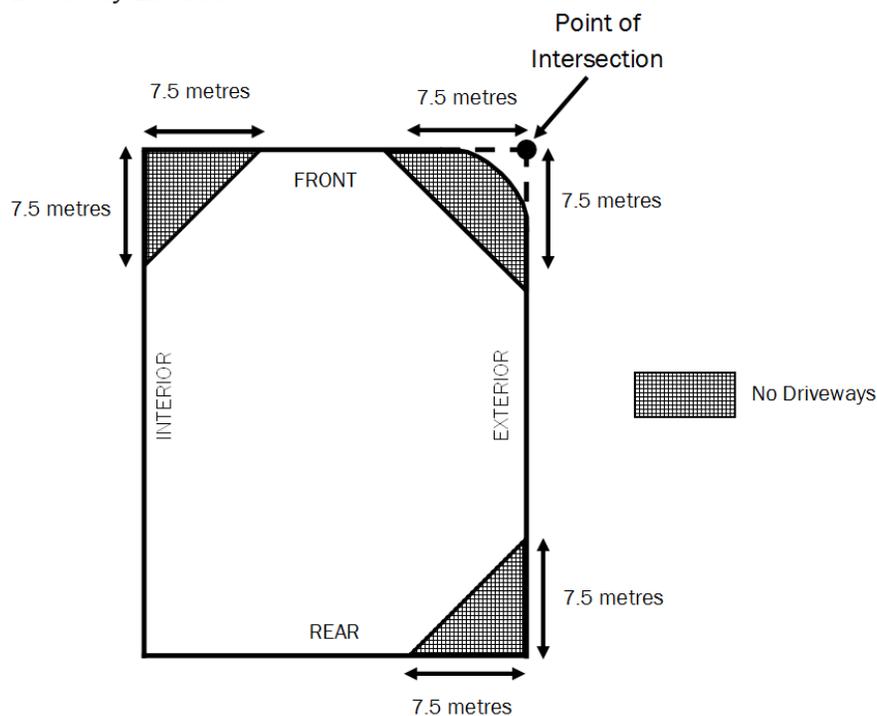
1. No fence, wall, building or structure nor any hedge, bush, shrub, tree or other growth shall be installed or allowed to grow to a height greater than 1.0 metre in the area bounded by:
  - (a) the intersection of lot lines at a street corner and a line joining points along the said lot lines 7.5 metres in both directions from their point of intersection; and
  - (b) the intersection of lot lines at a lane corner and a line joining points along the said lot lines 6.0 metres in both directions from their point of intersection. This requirement shall apply to the intersection of a lane with a street and a lane with any other lane.

Visual Clearance:



2. No access or egress driveway is permitted within 7.5 metres in either direction from the point of intersection of an exterior side lot line and a front lot line or rear lot line.

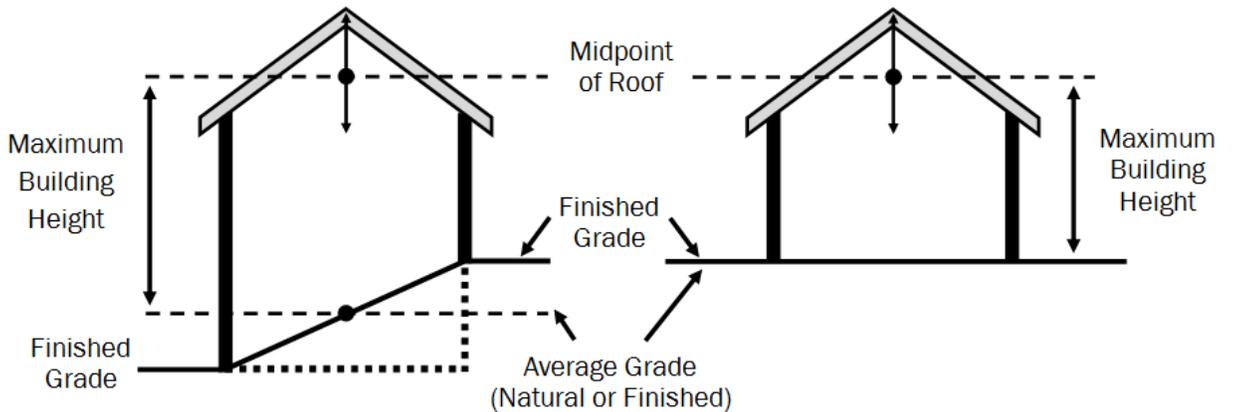
## Driveway Location



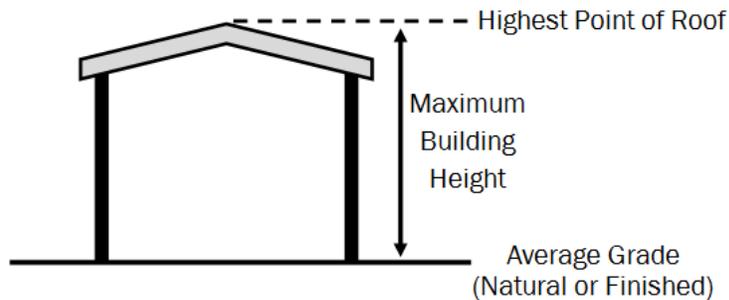
## 403.4 Building Height

1. The *building height* shall be measured as the vertical distance between either:
  - (a) the *average finished grade*, or
  - (b) the *average natural grade* for subdivisions of less than three (3) *lots* and for infill developments which are not required by the Engineering Department to provide a *Comprehensive Lot Grading Plan*,and shall be measured to either the mid-point of the roof or the highest point of the roof, as follows:
  - (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 the roof for a *building* having a flat roof or a sloping roof with a roof pitch less than 4 in 12 (4:12).

Roof Pitch  $\geq$  4:12

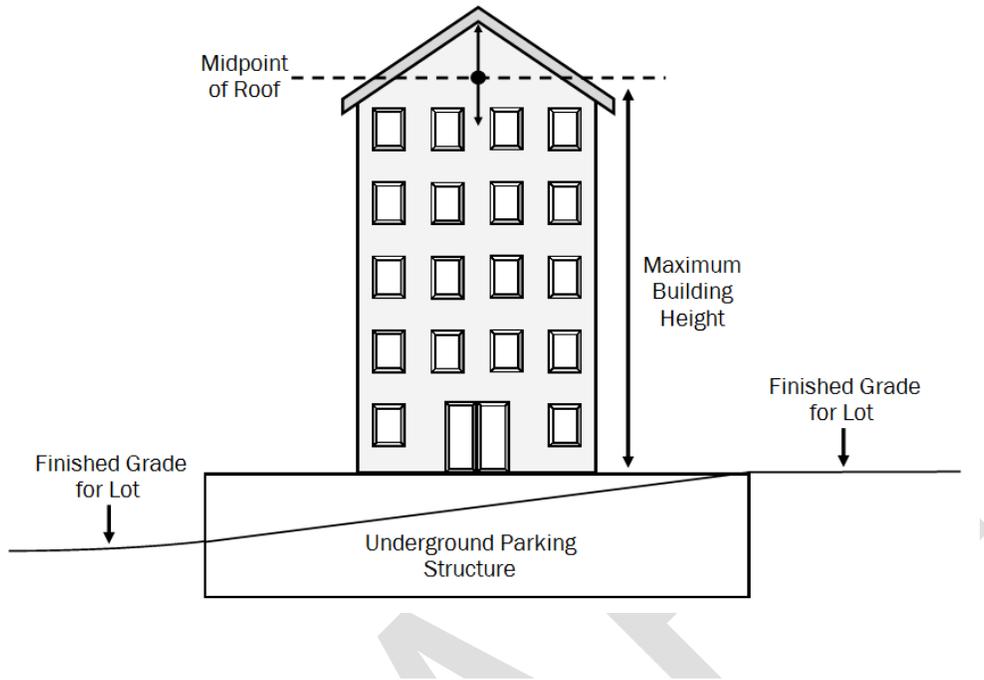


Roof Pitch  $<$  4:12

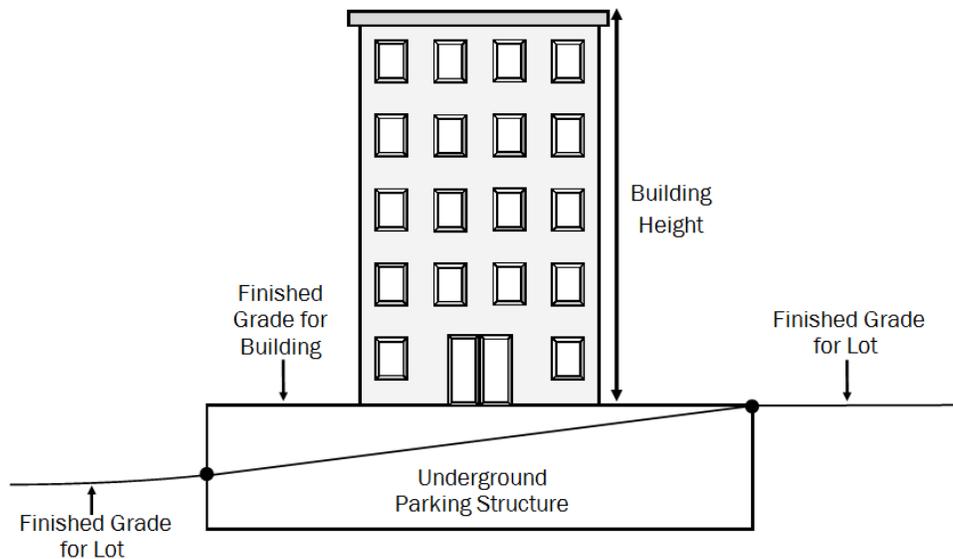


2. The *building height* of an *apartment residential* or other *building* constructed on an *underground structure* for parking shall be measured as the vertical distance between the *finished grade* at the base of the *building* and one of the following:
  - (a) the mid-point between the ridge of a 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).

Roof Pitch  $\geq$  4:12



Roof Pitch  $<$  4:12



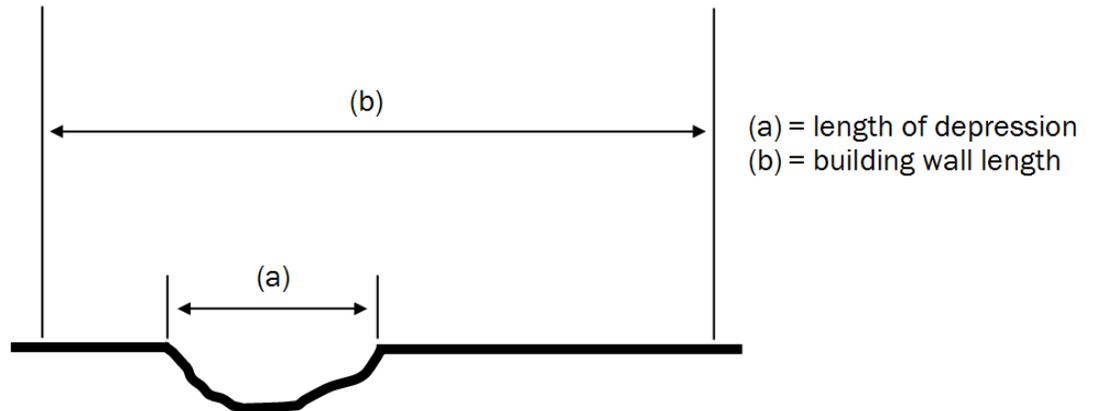
### 403.5 Localized Depression

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, which ever is less.

2. A *localized depression* below the *finished grade* providing *vehicle* or pedestrian entrances to a *building*, shall be subject to the following conditions:

(a) only one *vehicle* entrance and one pedestrian entrance shall be considered as *localized depressions* for a *single detached residential* or *two-unit residential building*;

(a) Example of a Localized Depression in natural grade



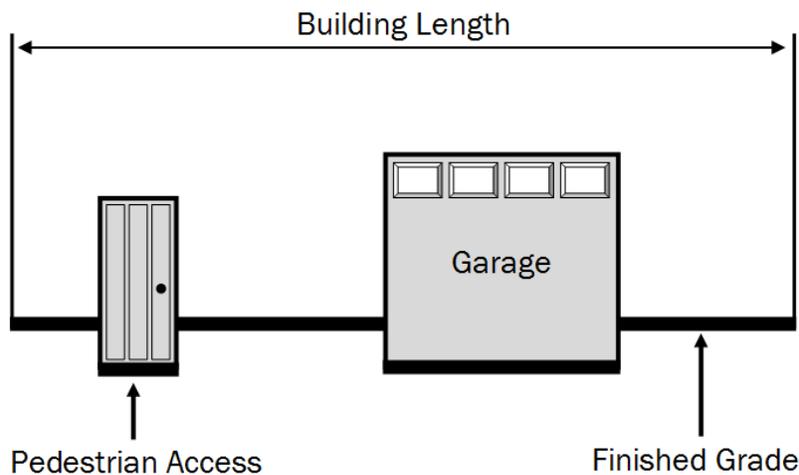
(b) on any side of a *single detached residential* or *two-unit residential building*, the *localized depression* length shall not exceed the lesser of 50% of the *building* length that it abuts or;

(i) 6.0 metres in length for *vehicle* access;

(ii) 2.44 metres in length and 3.0 square metres in area for a pedestrian entrance; and

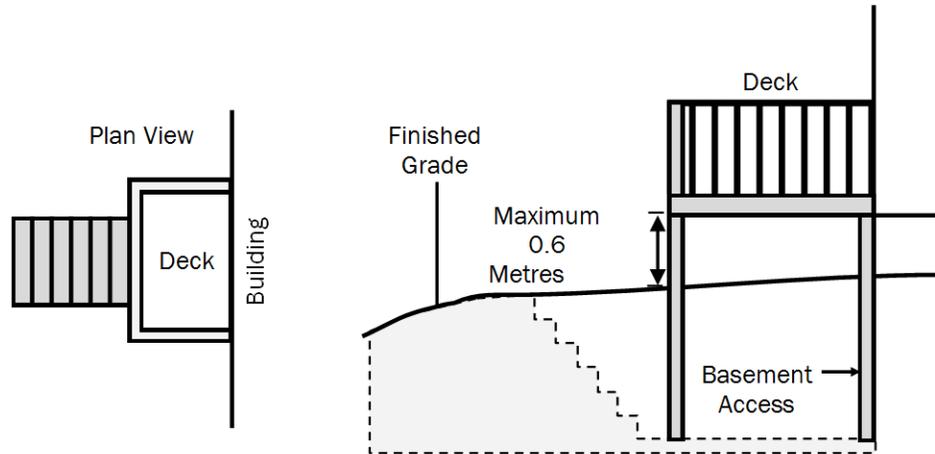
(iii) 7.3 metres in length for a combined *vehicle* and pedestrian entrances.

(b) Localized Depression in Finished Grade



3. Where a *localized depression* for a pedestrian entrance is completely covered by a deck which is not more than 0.6 metres above the *finished grade*, the *localized depression* shall be exempt.

Localized Depression for Pedestrian Entrance covered by a deck.



4. Any combination of existing *localized depressions* remaining on the *finished grade*, *vehicle* entrances and *pedestrian* entrances shall not exceed 50% of the corresponding *building* length along any side of a *building*.

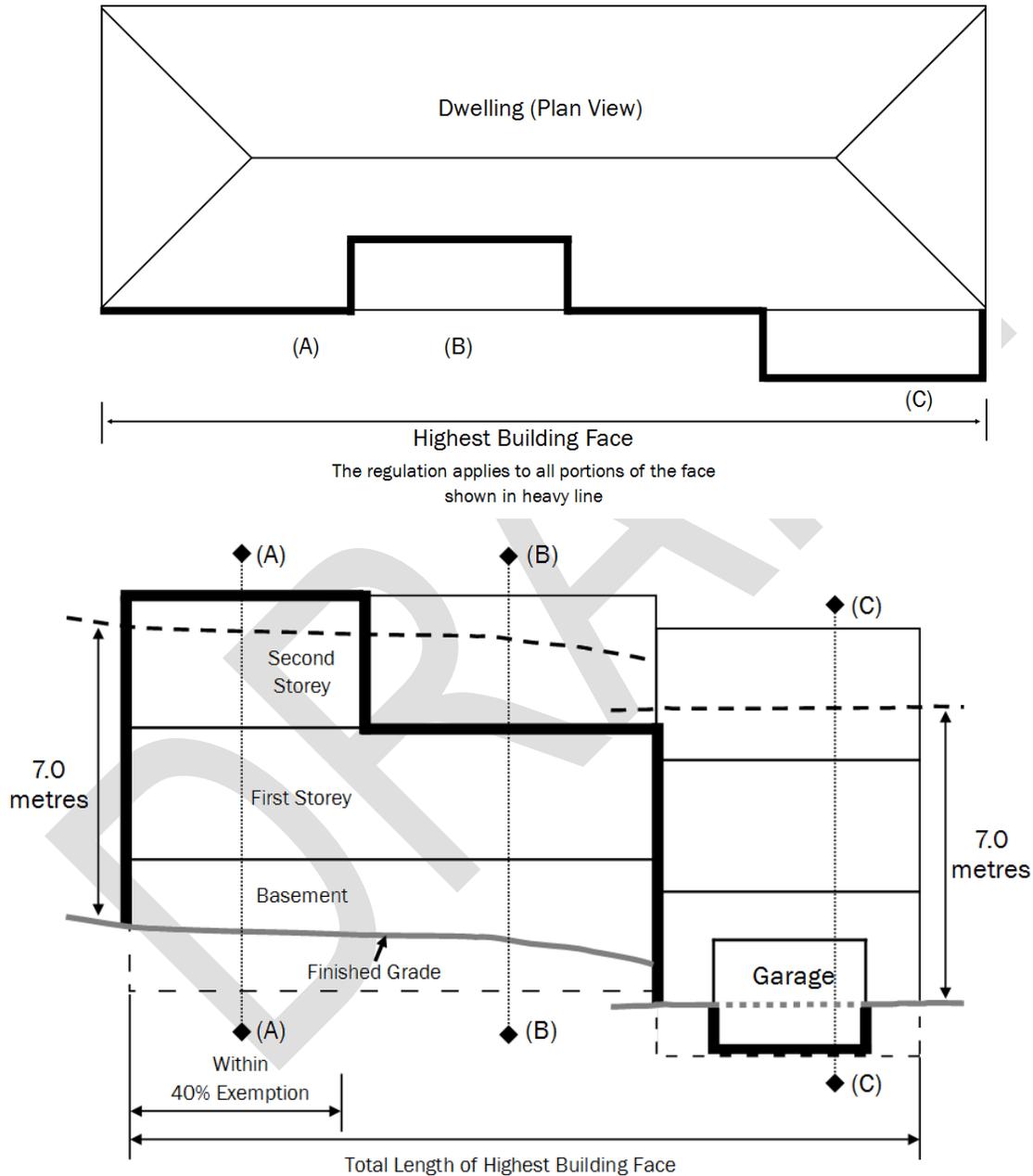
#### 403.6 Height Exceptions

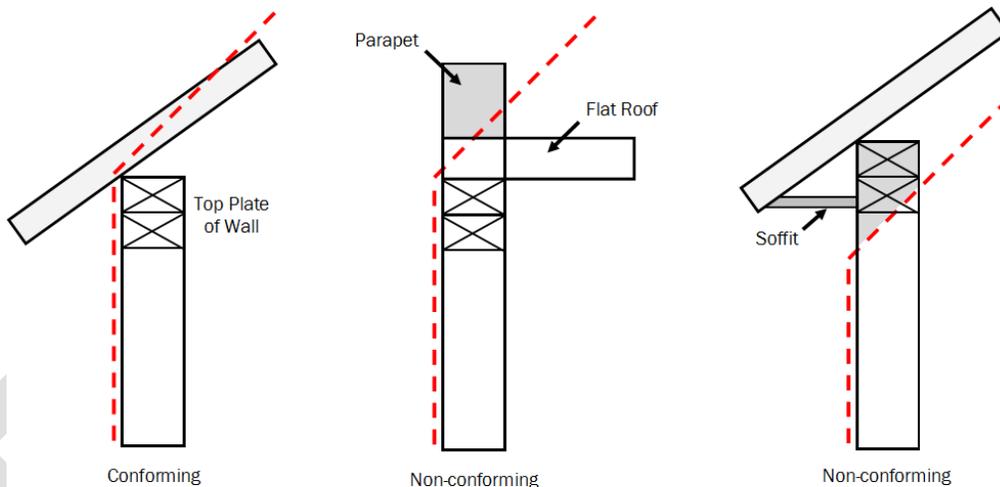
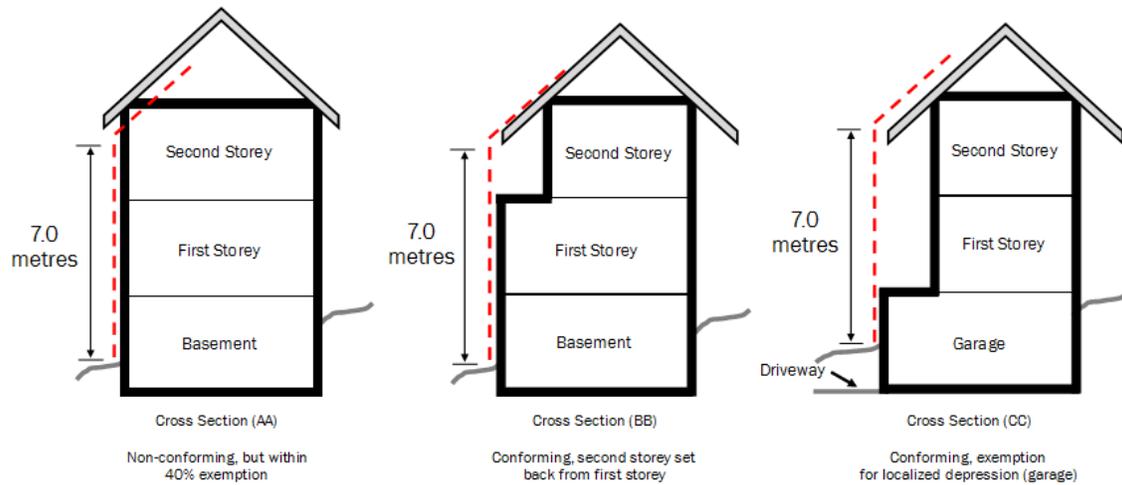
1. The *height* of *buildings* and *structures* permitted elsewhere in this Bylaw may be exceeded for: *industrial* cranes; screening for mechanical equipment; grain elevators; silos; windmills; tanks and bunkers; radio, television and telecommunications antennas; *place of worship* spires, belfries and domes; monuments; chimney and smoke stacks; flag poles; drive-in theatre screens; stadium bleachers; lighting poles; apartment elevator shafts; stair towers; clothes line poles; solar energy devices; and *scenery lofts*, except:
  - (a) in *residential* zones, the *height* exceptions shall be limited to a maximum *height* of one and a half (1.5) times the permitted maximum *building* height for *principal buildings* in the applicable zones.

#### 403.7 Highest Building Face

1. No *single detached residential* or *two-unit residential* buildings shall exceed a highest *building face* height of 7.0 metres.
2. The highest *building face*:
  - (a) shall apply only to the *building face*, excluding the interior side *building face*, which has the greatest *height* between the top plate and the *finished grade* at its base; and

(b) shall be established by applying a series of vertical lines, each 7.0 metres in height from the finished grade, along the exterior of the highest building face or face of a post that supports a roof over an exterior deck, and then continuing the vertical lines at a 45 degree angle in towards the building. Vertical lines shall be required at each change of finished grade to determine the envelope over the entire building face. The top plate of the wall shall be within the measured envelope.





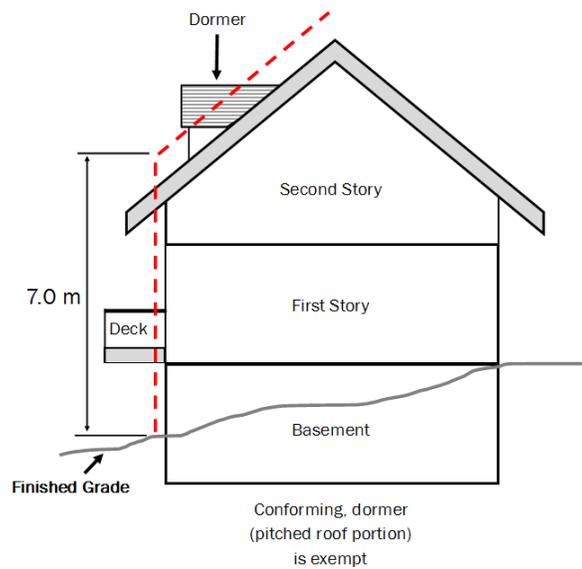
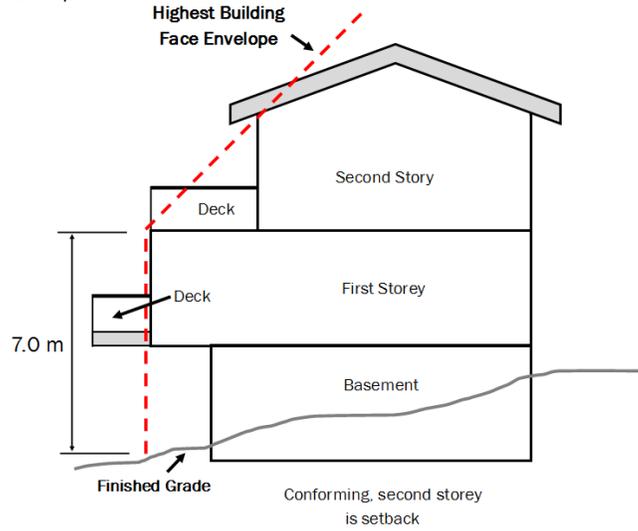
Non-conforming areas exceeding Highest Building Face Envelope are shown shaded

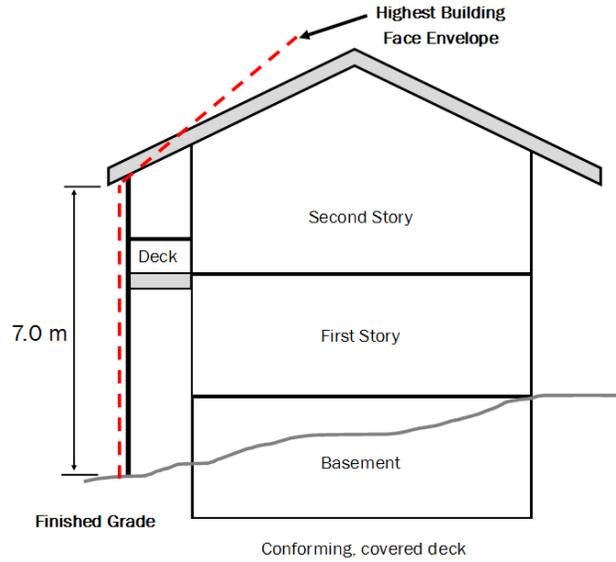
### 3. Highest *Building Face* exemptions:

- (a) a maximum of 40% of the length of the *building face* is exempt. Different portions of the *building face* can be exempted, provided the sum of their lengths does not exceed 40% of the total length of the *building face*;
- (b) roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt;
- (c) any portion of the roof *structure* above the top plate is exempt from this calculation; and

- (d) 100% of the length of the rear *building face* is exempt for lots where the entire rear *lot line* abuts land dedicated by subdivision for *park* purposes within which a *watercourse* exists, as identified on Schedule “C” – Natural Features of the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or the Streamside Setback Assessment Map of the Maple Ridge Watercourse Protection Bylaw No. 6410-2006, provided that the rear *building elevation* is identified as the highest *building face*.

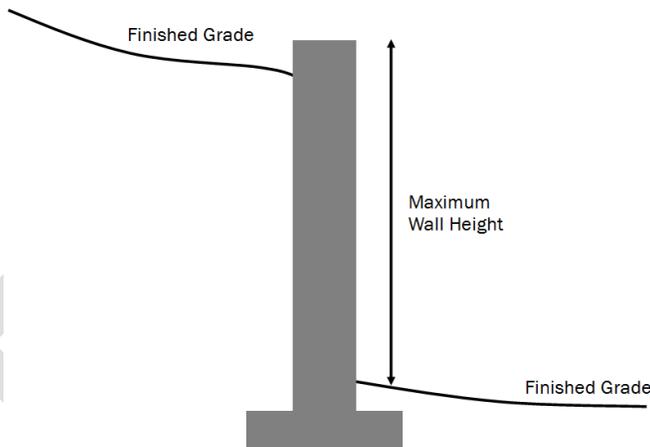
Exemptions:



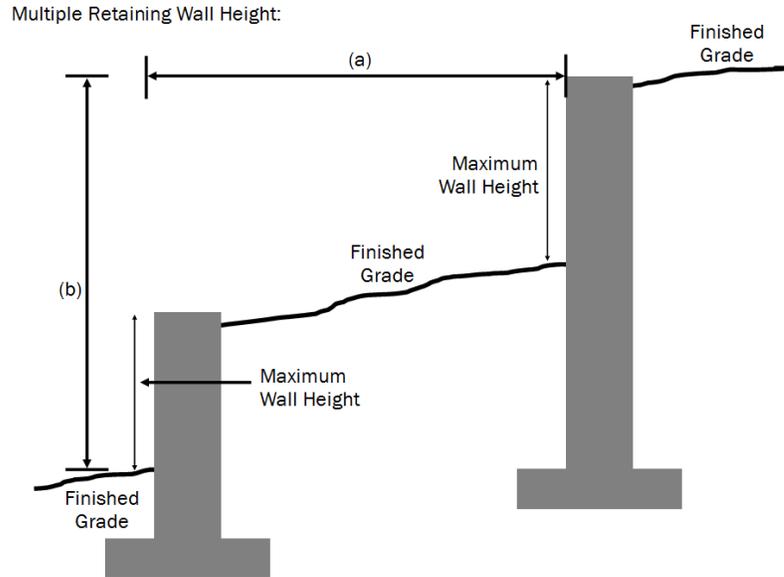


### 403.8 Retaining Walls and Developer Built Retaining Walls

1. The *height of a retaining wall*, measured from the *finished grade* at the base of the wall on the lowest side of the wall, *shall not exceed 1.2 metres*.



2. All *retaining walls* located less than 1.2 metres from an adjacent *retaining wall*, as measured from the front face of each wall, *shall be collectively considered a single retaining wall* for the purposes of determining *retaining wall height*.



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

3. 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 wall which *shall not exceed 1.2 metres*.
4. *Developer built retaining walls 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.*
5. Boulders or rocks applied to a slope of less than 1:1 *shall not be considered a retaining wall.*
6. A Section 219 Restrictive Covenant *shall be registered at the Land Title Office for maintenance of a retaining wall located adjacent to a lot line or to environmentally sensitive land.*

### 403.9 Gross Floor Area Exemptions

1. For Agricultural, Residential and CD (Comprehensive Development) zones where either a *single detached residential or two-unit residential use* is permitted, the *residential gross floor area shall be measured to the exterior surface of the exterior walls but shall exclude:*
  - (a) exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres;
  - (b) areas with a ceiling *height* of less than 1.5 metres;
  - (c) *concealed parking* areas to a maximum floor area exclusion of 46.0 square metres;

- (d) that portion of a dwelling that is dedicated for a vertical service shaft extending from the mechanical service area to the roof for the purposes of solar hot water heating; and
    - (e) *basements*.
  2. For *buildings* in the RM, RST, C and CD zones, the *residential gross floor area* shall be measured to the exterior surface of the exterior wall but *shall* exclude:
    - (a) exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres;
    - (b) all common and limited common areas;
    - (c) any portion of a *storey used for* mechanical or electrical service rooms;
    - (d) non-habitable portions of the *building* situated below the *average finished grade* that are *used* solely for parking, storage, mechanical or electrical service rooms, and cisterns for the collection of storm water.
  3. In all *Residential* and *Commercial* zones, where the vertical floor to ceiling distance of a *residential* space exceeds 4.27 metres, the resulting *gross floor area* of that space *shall* be calculated twice.

## 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 as amended, the Maple Ridge Wildlife and Vector Control Bylaw No. 7437-2018 as amended, the Maple Ridge Building Bylaw No. 6925-2012 as amended, and the British Columbia Building Code as amended.
3. In multi-family *Residential, Commercial, Industrial* and *Institutional* zones all garbage, recycling or other waste containers *shall* be located within a *structure* designed to be compatible with the architecture of the *building* and screened from public view or *shall* be within a *building* on the *lot*. Refer to Section 405 (Landscaping, Screening and Fencing Regulations) of this Bylaw and to the Maple Ridge Official Community Plan Bylaw No. 7060-2014 Development Permit Area requirements as amended.

### 404.2 Renewable Energy Systems and Infrastructure

1. There *shall* be a *principal use* on a *lot* in order to locate a *renewable energy device* on the *lot*.

2. The production of the renewable energy as well as any device *used* to produce the energy *shall* comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including, but not limited to, the Maple Ridge Building Bylaw No. 6925-2012, as amended, and the British Columbia Building Code, as amended.
3. Solar Energy Devices:
  - (a) in *Residential* and *Commercial* zones, solar energy devices *shall* be permitted provided that:
    - (i) the device *shall* be attached to either a *principal* or *accessory building*;
    - (ii) the device *shall* not extend above the ridgeline of the roof; and
    - (iii) the device *shall* not extend beyond the outermost edge of the roof.
  - (b) in *Agricultural*, *Industrial* and *Institutional* zones, solar energy devices *shall* be permitted provided that:
    - (i) the device *shall* be located on or within either the *principal* 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 and Heat Pumps:
  - (a) In all *zones* all above ground parts of geothermal energy devices and heat pumps, when not located within the *principal building*, *shall* comply with the requirements for an *accessory building or structure* in Section 401 (*Accessory Buildings, Structures and Uses*) of this Bylaw and in the applicable *zones* in Parts 5 through Part 10 of this Bylaw.
  - (b) In all *zones* the underground portion of geothermal energy devices and heat pumps *shall* be *setback* a minimum 3.0 meters from all *lot lines*.
  - (c) In *Residential* zones, no geothermal energy device or heat pump *shall* emit noise greater than 55.0 dba, as measured at the nearest *residential building face* on an adjacent *lot*.
  - (d) Geothermal energy systems or heat pumps requiring access to the Fraser River or any other *watercourses* *shall* obtain all necessary Provincial and Federal approvals and licenses.
5. Wind Energy Devices:
  - (a) In all *zones*, all above ground parts of a small scale wind energy device which generate up to 10 kilowatts *shall* comply with the requirements for an *accessory building or structure* in Section 401 (*Accessory Buildings, Structures and Uses*) of this Bylaw and *shall* comply with the following requirements:

- (i) only one wind energy device *shall* be permitted on each *lot*;
  - (ii) the *minimum net lot area* for a *lot* on which a wind energy device is located *shall* be not less than 0.4 hectares;
  - (iii) the maximum *height* of a wind energy device (including the highest projection of the blades) *shall* not exceed 10.5 metres as measured from the *finished grade*; and
  - (iv) a wind energy device tower *shall* have a minimum separation from any *residential use* on an adjacent *lot* that is a distance equal to 125% of the total *height* of the device (including support *structure* and blades).
- (b) Wind energy devices which generate not more than 20 kilowatts *shall* be permitted as an *accessory use* in the *Commercial, Industrial* and Institutional zones, and *shall* comply with the following requirements:
- (i) only one wind energy device *shall* be permitted on each *lot*;
  - (ii) *shall* not be permitted on a *lot* adjacent to a *lot* with a *residential use*;
  - (iii) the *minimum net lot area* for a *lot* on which a wind energy device is located *shall* be not less than 2,000.0 square metres; and
  - (iv) the maximum *height* of a wind energy device (including the highest projection of the blades) *shall* not exceed 21.0 metres as measured from *finished grade*.
6. *Biomass*:
- (a) *Biomass* fuelled boilers and *process heaters* *shall* be permitted only in the M-5 zone subject to obtaining all necessary regional, provincial, and municipal approvals and licenses; and
  - (b) *Biomass* fuelled boilers and *process heaters* *shall* not be permitted on a *lot* adjacent to a *residential use*.

## 405 LANDSCAPING, SCREENING AND FENCING REGULATIONS

### 405.1 Permeability and Permeable Surface Requirements

1. Not less than 40% of the *net lot area* of any *Residential zoned lot*, excluding *apartment residential zones*, *shall* be maintained as a landscaped area with a permeable surface.
2. The *front yard* of a *Residential zoned lot* *shall* be maintained as a landscaped area with a permeable surface of not less than:
  - (a) 40% for R-1;
  - (b) 30% for R-2;
  - (c) 30% for R-3;

- (d) 40% for R-4; and
  - (e) 50% for all other *Residential zoned lots*, excluding *apartment residential zones*.
3. Not less than 5% of the *net lot area* of *Commercial, Industrial* and *Institutional zoned lots* shall be maintained as landscaped areas with a permeable surface.
  4. For the purposes of this Bylaw, the following shall not be considered permeable surfaces:
    - (a) *buildings* and *structures*, with the exception of *buildings* and *structures* with green roofs that reduce storm water discharge by more than 25% (rate and quantity);
    - (b) asphalt;
    - (c) concrete;
    - (d) artificial turf; and
    - (e) grouted pavers.
  5. *Structures* designed to retain water shall be considered permeable, including swimming pools, reflecting pools and ornamental ponds.

## 405.2 Landscape Standards

1. For all *landscape strips*, *landscape screens*, or other landscaped areas required by this Bylaw, the following landscape requirements shall apply:
  - (a) existing landscape areas of healthy woody plants (trees and shrubs) identified for preservation shall be protected during construction unless demonstrated to the satisfaction of the City of Maple Ridge that removal is required to accommodate a use, *building* or *structure* on the *lot* or that the plants pose a safety hazard;
  - (b) new landscape plantings shall consist of native, water-conserving, herbaceous and/or woody plant species proven to endure in the City of Maple Ridge;
  - (c) trees shall be planted at a maximum spacing of 5.0 meters on center for *landscape screens* and *landscape strips*;
  - (d) shrubs shall be planted at a maximum spacing of 1.0 meter on center for *landscape screens* and *landscape strips* and shall be a minimum two (2) gallon pot size at time of planting;
  - (e) high-efficiency water reducing irrigation systems shall be provided with particular attention to adequate watering during the establishment period to ensure survival of the newly planted areas, excluding *single detached residential* and *two-unit residential* uses;
  - (f) all landscaped areas and installations shall meet or exceed the *British Columbia Nursery Trades Standards*;
  - (g) all landscaped areas and installations shall meet or exceed the *Metro Vancouver Regional District On-Site Stormwater Management* guidelines;
  - (h) 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 as amended.
3. *Landscaping shall* be provided in accordance with other applicable bylaws, as amended, 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 Off-Street Parking and Loading Bylaw No. 4350-1990; and
  - (d) Development Permit Area requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
4. All land areas with a *natural grade* having *steep slopes* which were disturbed during construction *shall* be restored and re-vegetated using native plant species.
5. All *unenclosed storage* areas, except where located within an *Industrial zone*, *shall* employ a dust-free surface.
6. All on-site construction *shall* include erosion and sediment control measures in accordance with Maple Ridge Watercourse Protection Bylaw No. 6410-2006 as amended.
7. All landscape buffers and *fences*, as required by the Agricultural Land Commission on non-*agricultural lots* adjacent to *lots with agricultural uses* under the jurisdiction of the Agricultural Land Commission, *shall* meet or exceed the Agricultural Land Commission Landscape Buffer Specifications as amended.

### 405.3 Landscape Screen and Landscape Strip Requirements

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

Use	Location	Landscape Screen (Minimum Height)	Landscape Strip (Minimum Width)	Fence Refer to Section 405 (Fence Requirements)
<b>Part 5 Agricultural Zones</b>				
<i>Commercial Kennel</i>	Forming a continuous visual barrier around the perimeter of <i>kennel buildings</i> and runs. Refer to Section 402 (Kennel) of this Bylaw.			1.8 metres minimum height
<b>Part 6 Residential Zones</b>				
Parking and Storing of <i>Recreational Vehicles and Equipment</i> , and <i>Commercial Vehicles</i> .	On the <i>lot</i> between a parked or stored <i>vehicle</i> and <i>equipment</i> and an adjacent <i>side lot line</i> or <i>rear lot line</i> .	2.0 metres, or the <i>height</i> of the <i>vehicle</i> , whichever is greater.		
Unenclosed <i>off-street parking</i> in R-3, RT-2 and RM zones.	Along the exterior <i>side yard</i> in the R-3 zone, or around the perimeter of unenclosed <i>off-street parking</i> in the RT-2 and RM zones.	1.0 metre		
Storage of garbage and recycling in <i>townhouse residential</i> and <i>apartment residential</i> zones, when not enclosed within a <i>building</i> .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
RST and RST-SV Zones with rear <i>lane</i> access.	To define the <i>private outdoor area</i> in the <i>rear yard</i> as a <i>Landscape Screen</i> and/or <i>Fence</i> .	1.0 metre		1.0 metre
RM-5 Zone	Around the <i>private outdoor space</i> for each unit, as a <i>Landscape Screen</i> and/or <i>Fence</i> .	1.5 metres		1.5 metres
<i>Hobby Beekeeping</i>	Parallel to an adjacent <i>lot line</i> and extending 6.0 metres beyond the hive in each direction, as a <i>Landscape Screen</i> and/or <i>Fence</i> .	2.0 metres		2.0 metres

<i>Neighbourhood Daycare</i>	Around the outdoor recreation area in the rear yard.			2.0 metres
<b>Part 7 Commercial Zones</b>				
C, CRM and H zones	Along the <i>lot line</i> where unenclosed <i>off-street parking</i> is located within 6 metres of a <i>street</i> .	1.0 metre	1.5 metres	
C-4 zone	Along the side and rear <i>lot lines</i> .	1.0 metre	1.5 metres	
CS (Service Commercial) Zones	Along the front and <i>exterior side lot lines</i> .		1.5 metres	
CS (Service Commercial) Zones adjacent to land <i>zoned</i> or <i>designated</i> for <i>Residential use</i> .	Along <i>lot lines</i> adjacent to or separated by a <i>lane</i> from land <i>zoned</i> or <i>designated</i> for <i>Residential use</i> .	2.0 metres	1.5 metres	2.0 metres minimum to 3.6 metres maximum <i>height</i>
<i>Unenclosed storage</i> in the CS (Service Commercial) Zones.	Around the perimeter of <i>unenclosed storage</i> except where it faces directly onto a <i>building</i> on the same <i>lot</i> .	1.5 metres or the <i>height</i> of the stored material, whichever is greater.		
Storage of garbage and recycling when not enclosed within a <i>building</i> .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
<b>Part 8 Industrial Zones</b>				
Adjacent to land <i>zoned</i> or <i>designated</i> for <i>residential</i> , <i>commercial</i> or <i>agricultural uses</i> .	Along <i>lot lines</i> adjacent to or separated by a <i>lane</i> 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	2.0 metres minimum to 3.6 metres maximum <i>height</i>
M-3 zone	Along front and <i>exterior side lot lines</i> .		3.0 metres	

M-3 zone	Along <i>lot lines</i> adjacent to or separated by a <i>lane</i> from land zoned or <i>designated</i> for urban <i>Residential use</i> .		5.0 metres	
<i>Unenclosed storage</i> , and wrecking and salvage.	Around the perimeter of <i>unenclosed storage</i> and wrecking and salvaging uses, except where facing onto a <i>building</i> on the same <i>lot</i> .	2.0 metres or the <i>height</i> of the stored material, whichever is greater.		
Storage of garbage and recycling when not enclosed within a <i>building</i> .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
<i>Shipping containers</i> used as an <i>accessory building</i> or <i>structure</i> .	Around the perimeter of the <i>shipping container</i> .	2.0 metres or the <i>height</i> of the <i>shipping container</i> , whichever is greater		
<b>Part 9 Institutional Zones</b>				
<i>Unenclosed off-street parking</i> .	Around the perimeter of <i>unenclosed off-street parking</i> ,	1.0 metre		
Adjacent to land zoned or <i>designated</i> for <i>Residential uses</i> .	Along <i>lot lines</i> adjacent to or separated by a <i>lane</i> 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 <i>height</i>
P-4a Zone	Along the side and rear <i>lot lines</i> and where the parking is within 6 metres of a <i>street</i> .	1.0 metre		
P-4a Zone	All playgrounds, playfields or play lots shall be enclosed by continuous fencing or screening on all sides of the lot except at access points.	1.0 metre		1.0 metre
<i>Animal Shelter use</i> .	Along the side and rear <i>lot lines</i> .	1.0 metre	1.5 metres	

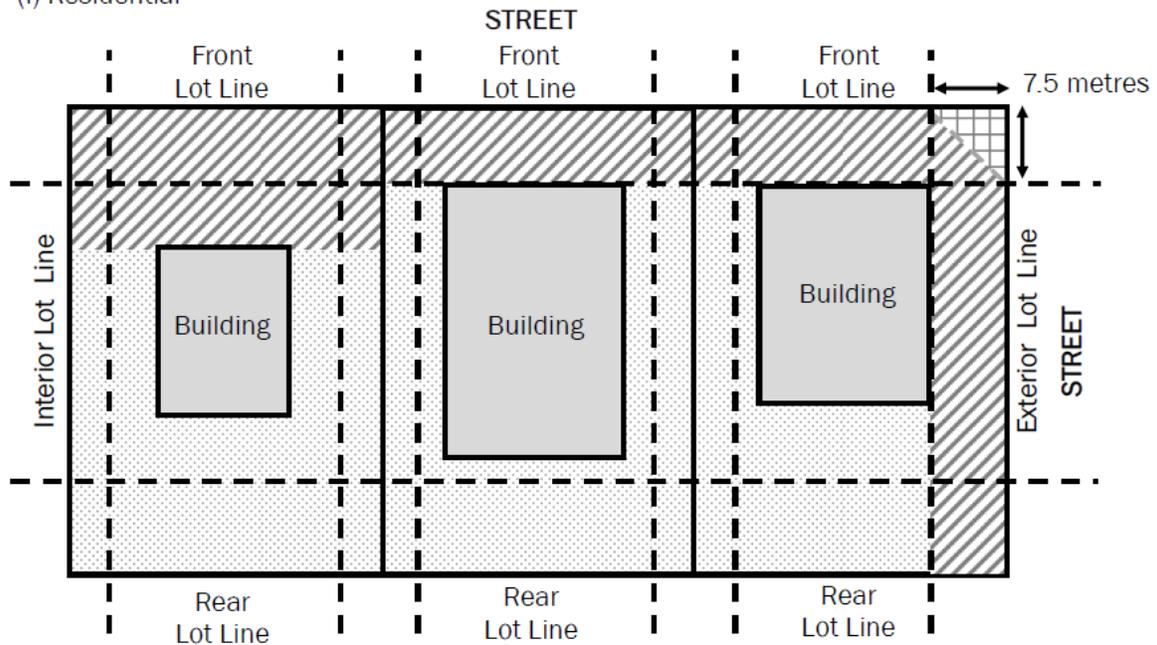
Storage of garbage and recycling when not enclosed within a <i>building</i> .	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
<i>Shipping container used as an accessory building or structure.</i>	Around the perimeter of the <i>shipping container</i> .	2.0 metres or the <i>height</i> of the <i>shipping container</i> , whichever is greater		

2. Refer to Section 403 (Visual Clearance at Intersections) of this Bylaw for *landscape and fence height* restrictions at intersections.
3. The *height* of a *landscape screen* shall be measured from the *finished grade*.
4. The *height* of any goods or materials constituting *unenclosed storage* or wrecking and salvaging *uses* shall not exceed the height of the required *fence* or screen.

#### 405.4 Fence Requirements

1. A *fence* in a *Residential zone*:
  - (a) shall not exceed 1.2 metres in *height* on any portion of a *lot*, except that a *fence* not exceeding 2.0 metres in *height*:
    - (i) shall be permitted to the rear of the front face of the *building* or the *front setback*, whichever is greater;
    - (ii) shall be permitted to the interior of the exterior side face of the *building* or the exterior *side setback*, whichever is greater; and
    - (iii) shall be permitted on any portion of a *panhandle lot*, except the *panhandle*;
  - (b) shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

(i) Residential

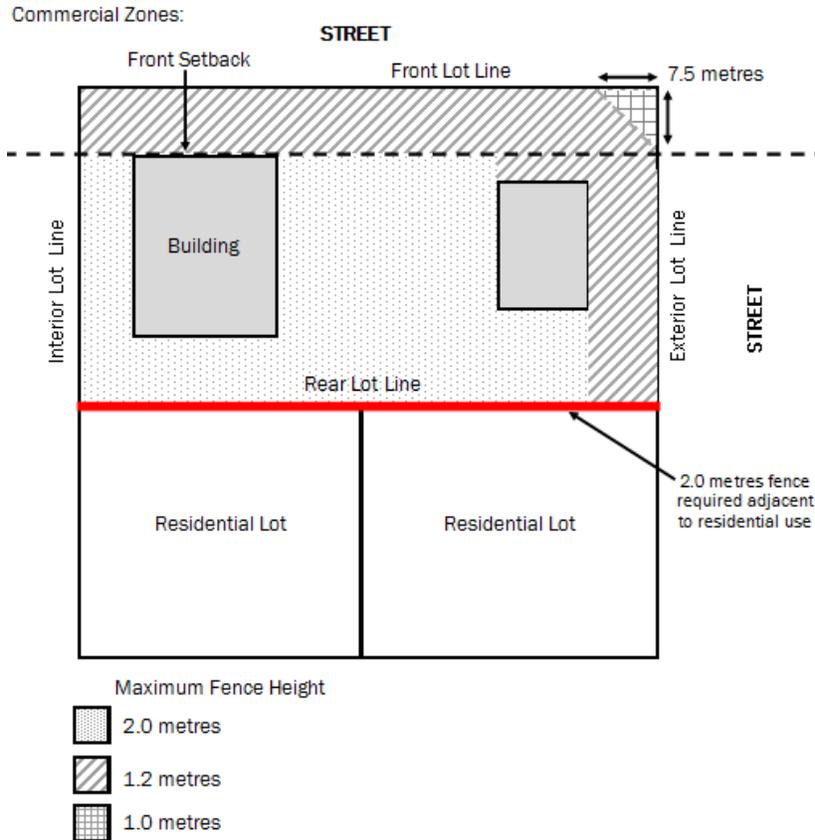


Maximum Fence Height

-  2.0 metres
-  1.2 metres
-  1.0 metre

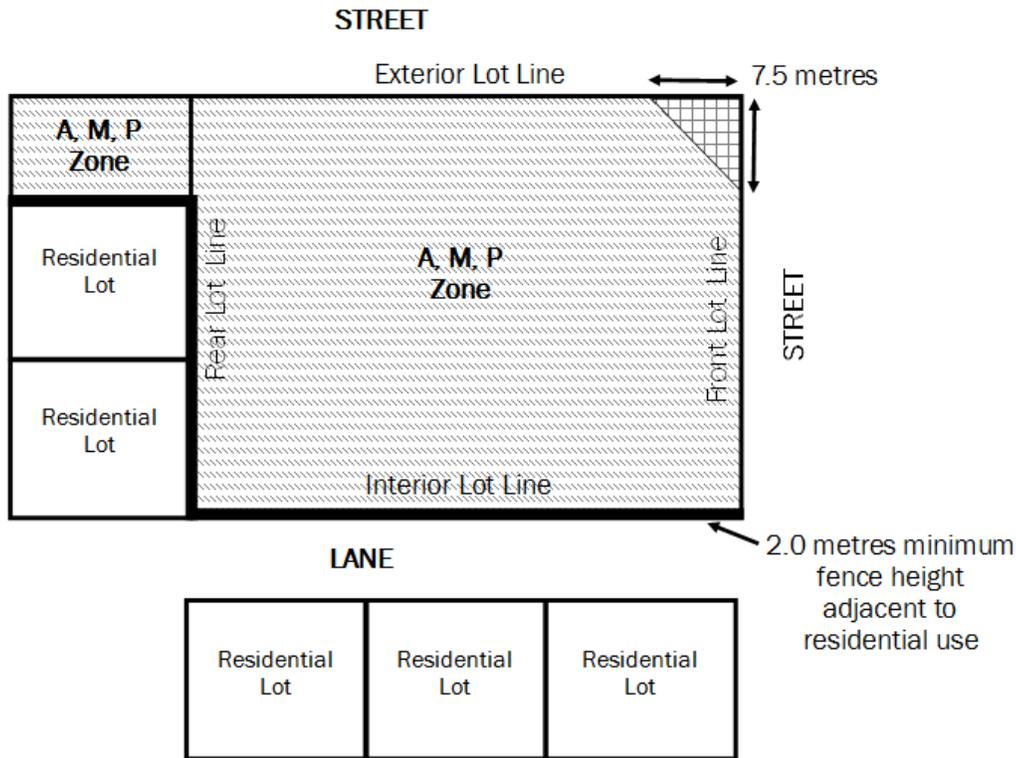
2. A fence in a Commercial zone:

- (a) shall not exceed 1.2 metres in height on any portion of a lot, except that a fence not exceeding 2.0 metres in height:
  - (i) shall be permitted to the rear of the front face of the building or the front setback, whichever is greater;
  - (ii) shall be permitted to the interior of the exterior side face of the building or the exterior side setback, whichever is greater; and
  - (iii) shall be required along any lot line adjacent to a Residential use;
- (b) shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.



3. A fence in Agricultural, Industrial or Institutional zones:
- (a) shall not exceed 3.6 metres in height on any portion of a lot;
  - (b) shall be installed along any lot line adjacent to or separated by a lane from a Residential use and shall be a minimum of 2.0 metres in height;
  - (c) in Industrial and Institutional zones, shall be constructed of materials that form a continuous visual barrier or include a landscape screen adjacent to the fence; and
  - (d) shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

(iii) Agricultural (A), Industrial (M), Institutional (P)



Maximum Fence Height

 3.6 metres

 1.0 metre

 2.0 metres

4. A fence shall be required to enclose above-ground or in-ground pools in accordance with the Maple Ridge Building Bylaw No. 6925-2012, as amended.
5. A fence for a Commercial Kennel shall be required to form a continuous visual barrier not less than 1.8 metres in height around the perimeter of kennel buildings and runs. Refer to Section 402 (Kennel) of this Bylaw.
6. A barbed or razor wire fence:
  - (a) shall not be permitted except:
    - (i) in the A (Agricultural), RS-2 and RS-3 zones on any portion of lot within the Agricultural Land Reserve;
    - (ii) in the M (Industrial), C (Commercial), CS (Service Commercial), or P (Institutional) zones where the wire is located on a fence above a height of 2.0 metres; and
  - (b) notwithstanding (a), shall not be permitted in the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw.
7. An electric security fence:

- (a) *shall* not be permitted except in the A (Agricultural), RS-2 and RS-3 zones on any portion of *lot* within the Agricultural Land Reserve;
- (b) *shall* be permitted subject to the following requirements:
  - (i) *shall* be installed within a *fenced* portion of a *lot* that has a non-electrified *fence* with a minimum *height* of 1.2 metres that forms a continuous enclosure around the electric security *fencing*, and is constructed in such a manner as to prevent unauthorized entry or contact with the electrified *fence*;
  - (ii) *shall* display unobstructed warning signage on a yellow coloured background that clearly indicates the risk of electric shock, installed at 10.0 metre intervals along the electric security *fencing*;
  - (iii) *shall* not involve the electrification of barbed or razor wire;
  - (iv) *shall* only use controllers that meet the requirements of any applicable Canadian Standards Association standards; and
  - (v) *shall* not conduct electrical current in excess of 10,000.0 volts.
- 8. *Fences for outdoor commercial recreation use shall* not be limited in *height* provided such *fences* are constructed of material that permits visibility such as wire, fabric mesh or chain link.
- 9. The *height* of a *fence shall* be measured from the *finished grade* at the base of the *fence*.

## 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, R.S.B.C. 2015 and the Maple Ridge Development Procedures Bylaw No. 5879-1999, as amended.

## 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:
  - (a) with a *building envelope* having dimensions of less than:
    - (i) 8.0 metres by 12.0 metres in the R-1 and R-4 zones;

- (ii) 12.0 metres by 12.0 metres in the RS-1b zone;
- (iii) 12.0 metres by 15.0 metres in the RS-1 and RS-2 zones;
- (iv) 5.0 metres by 9.0 metres in the R-2 and R-3 zones; and
- (v) 6.0 metres by 10.0 metres for all other zones.

(b) a *natural grade* with a *steep slope* within the *building envelope* of each *lot*.

## 407.2 Minimum Lot Area and Dimensions

1. Except as hereinafter provided, no *lot shall* be created having an area or dimensions less than those specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw.
2. Notwithstanding the foregoing, where:
  - (a) an existing *lot* does not conform to the minimum dimension requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, the Approving Officer may approve the subdivision of the *lot* so long as no additional non-conformities with Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, are created thereby and so long as the subdivision would in all other respects conform to the Maple Ridge Zoning Bylaw No. 7600-2019, as amended, and the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended, and would not, in the opinion of the Approving Officer adversely affect the established amenities of the surrounding area;
  - (b) two (2) or more existing adjacent *lots* do not conform to the minimum area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, the Approving Officer may approve a subdivision which realigns the boundaries of the existing *lots* but which does not create any additional *lots*;
  - (c) a portion of a *lot* has been dedicated as *extraordinary road allowance* and where, except for such dedication the *lot* would have been not less than 0.4 hectares in area, the portion dedicated as *extraordinary road allowance shall* be included in the *lot* area used to determine 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 or intended to be used for a *public service*, *school*, or *public park* and the title to such portion is or is intended to be in the name of the Municipality, the School District #42, the Metro Vancouver Regional District, the Provincial Government, or a public or private utility company, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such portion or to the *remainder lot*, provided that if the *remainder lot* meets the Requirements of Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw it *shall* not be further subdivided except in accordance with Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw;

- (e) the sole purpose of a subdivision is to facilitate the registration of a lease having a term of at least 3 years over a portion of a *lot* and where the lease would not entitle the lessee under any circumstances to demand or acquire the fee simple interest in such portion, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such subdivision; and
  - (f) the sole purpose of a subdivision is to dedicate a portion of a *lot* as road, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such subdivision.
3. *Lots* adjacent to a controlled access *highway* or municipal arterial road *shall* have a minimum *lot depth* of 30.0 metres, as required in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993.

### 407.3 Panhandle Lot Requirements

- 1. All *panhandles shall* have a width of not less than 6.0 metres or where, in the opinion of the Approving Officer, access to adjacent *lots* is likely to be required, not less than 18.0 metres.
- 2. *Panhandle lots shall* not be permitted in *commercial or industrial zones*.
- 3. *Panhandle lots shall* not be permitted in *residential zones* unless, in the opinion of the Approving Officer, the land is being subdivided to the highest *density* for future *development* within 20 years from the date of subdivision approval.
- 4. The area occupied by a *panhandle shall* not be included in the *net lot area used* to determine compliance with the *minimum net lot area* requirements under this Bylaw.

## 5 PART 5 – AGRICULTURAL ZONES

### 501 ZONE: A-1 SMALL HOLDING AGRICULTURAL

#### 501.1 PURPOSE

1. This zone provides for *agricultural* and *forest resource* uses on *lots* with a minimum area of 2.0 hectares.

#### 501.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this zone:
  - (a) *agricultural*;
  - (b) *forest resource*;
  - (c) *medical marihuana, commercial production*; and
  - (d) *single detached residential*.

#### 501.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *agricultural employee residential*;
  - (b) *bed and breakfast*;
  - (c) *boarding*;
  - (d) *campground*;
  - (e) *commercial kennel*;
  - (f) *detached garden suite residential*;
  - (g) *home occupation*;
  - (h) *produce sales*;
  - (i) *rental stable*;
  - (j) *secondary suite residential*; and
  - (k) *temporary residential*.
2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

#### 501.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area and dimensions shall be not less than:*
  - (a) in *net lot area* 2.0 hectares
  - (b) in *lot width* 60.0 metres
  - (c) in *lot depth* 150.0 metres
2. An *agricultural use* that involves the keeping of mink or swine shall not be permitted on a lot of less than 4.0 hectares in *net lot area*; and
3. A *commercial kennel* shall not be permitted on a lot of less than 4.0 hectares in *net lot area*.
4. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

#### 501.5 DENSITY

1. All *buildings and structures*:
  - (a) for *single detached residential use*, shall be limited to one per lot;
  - (b) for *agricultural employee residential use* shall be limited to one per lot;
  - (c) for *produce sales use* shall be limited to one per lot; and
  - (d) for *temporary residential use* shall be limited to one per lot.

#### 501.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together:
  - (a) shall not exceed a lot coverage of 60%.
2. *Buildings and structures for agricultural use or forest resource use*:
  - (a) irrespective of other provisions of this Bylaw, shall not exceed a lot coverage of 20%, except:
    - (i) greenhouse structures shall not exceed a lot coverage of 50%.
3. *Buildings and structures for single detached residential use*:
  - (a) shall not exceed a lot coverage of 10%.
4. *Buildings and structures for agricultural employee residential use, produce sales use and all other accessory buildings and structures*:

- (a) shall not exceed a lot coverage of 10% or 279.0 square metres of gross floor area, whichever is the lesser.
- 5. Buildings and structures for a commercial kennel:
  - (a) Irrespective of other provisions of this Bylaw, shall not exceed a lot coverage of 20%. Refer to Section 402 (Kennel) of this Bylaw.
- 6. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for lot coverage requirements.

## 501.7 SETBACKS

1. The minimum setbacks for buildings and structures for single detached residential use shall be not less than:
 

(a) from a front lot line	7.5 metres
(b) from a rear lot line	7.5 metres
(c) from an interior side lot line	1.5 metres, however the sum of the two interior side setbacks shall be not less than 3.5 metres
(d) from an exterior side lot line	4.5 metres
2. The minimum setbacks for buildings and structures for agricultural employee residential, produce sales, and all other accessory uses shall be not less than:
 

(a) from a front line	7.5 metres
(b) from a rear lot line	7.5 metres
(c) from an interior lot line	1.5 metres
(d) from an exterior side lot line	4.5 metres
(e) from all buildings for residential use	3.0 metres
3. The minimum setbacks for buildings and structures for agricultural use and forest resource use shall be not less than:
 

(a) from a front lot line	30.0 metres
(b) from a rear lot line	15.0 metres
(c) from an interior side lot line	15.0 metres
(d) from an exterior side lot line	30.0 metres
(e) from all wells	30.0 metres
(f) from all buildings for residential uses	3.0 metres

4. The minimum setbacks for *buildings* and *structures* that involve mushroom growing, or the keeping of swine or poultry shall be not less than:
- (a) from a front *lot line* 60.0 metres
  - (b) from a rear *lot line* 30.0 metres
  - (c) from an *interior side lot line* 30.0 metres
  - (d) from an exterior *side lot line* 60.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings* for residential uses 30.0 metres
5. The minimum setbacks for *buildings* and *structures* for greenhouse use shall be not less than:
- (a) from a front *lot line* 15.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an exterior *side lot line* 7.5 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings* for residential uses 15.0 metres
6. The minimum setbacks for *buildings* and *structures* for commercial kennel shall be not less than:
- (a) from a front *lot line* 30.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 15.0 metres
  - (d) from an exterior *side lot line* 15.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings* for residential use 15.0 metres  
on same *lot*
  - (g) from all *buildings* for residential use 91.0 metres  
on an adjacent *lot*; and
  - (h) Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *commercial kennel*.

7. The minimum setbacks for *buildings and structures for Medical marihuana, 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 all *buildings for residential use* 30.0 metres.
8. Minimum setbacks for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 501.8 HEIGHT

1. *Building height for agricultural use and medical marihuana, commercial production use* shall not exceed 12.0 metres.
2. *Building height for single detached residential use* shall not exceed 9.5 metres.
3. *Building height for agricultural employee residential use* shall not exceed 7.0 metres.
4. *Building height for commercial kennel use* shall not exceed 4.5 metres.
5. *Building height for accessory buildings and structures* shall not exceed 6.0 metres.

## 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, as amended.

## 501.11 OTHER REQUIREMENTS

1. For lots that are within the *Agricultural Land Reserve* and that are subject to the *Agricultural Land Commission Regulations*, the *Farm Home Plate* requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. *Medical marihuana, commercial production use* shall not be permitted unless the lot is within the *Agricultural Land Reserve*.

3. *Medical marihuana, commercial production* requirements shall apply in accordance with Section 402 (Medical Marihuana, Commercial Production) of this Bylaw.

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## 502 ZONE: A-2 UPLAND AGRICULTURAL

### 502.1 PURPOSE

1. This *zone* provides for *agricultural* and *forest resource* uses on *lots* with a minimum area of 4.0 hectares.

### 502.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this *zone*:
  - (a) *agricultural*;
  - (b) *forest resource*;
  - (c) *medical marihuana, commercial production*; and
  - (d) *single detached residential*.

### 502.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to one of the permitted *principal uses* in this *zone*:
  - (a) *agricultural employee residential*;
  - (b) *bed and breakfast*;
  - (c) *boarding*;
  - (d) *campground*;
  - (e) *commercial kennel*;
  - (f) *detached garden suite residential*;
  - (g) *home occupation*;
  - (h) *produce sales*;
  - (i) *rental stable*;
  - (j) *secondary suite residential*; and
  - (k) *temporary residential*.

2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

### 502.4 LOT AREA AND DIMENSIONS

1. *Minimum net lot area* and *dimensions* shall be not less than:

- (a) in *net lot area* 4.0 hectares
  - (b) in *lot width* 75.0 metres
  - (c) in *lot depth* 150.0 metres.
2. An *agricultural use* that involves the keeping of mink or swine *shall* not be permitted on a *lot* of less than 4.0 hectares in *net lot area*.
  3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

## 502.5 DENSITY

1. All *buildings and structures*:
  - (a) for *single detached residential use* *shall* be limited to one per *lot*;
  - (b) for *agricultural employee residential use* *shall* be limited to one per *lot*;
  - (c) for *produce sales use* *shall* be limited to one per *lot*; and
  - (d) for *temporary residential use* *shall* be limited to one per *lot*.

## 502.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together *shall* not exceed a *lot coverage* of 60%.
2. *Buildings and structures for agricultural or forest resource use*:
  - (a) irrespective of other provisions of this Bylaw, *shall* not exceed a *lot coverage* of 20%, except:
    - (i) *greenhouse structures* that *shall* not exceed a *lot coverage* of 50%.
3. *Buildings and structures for single detached residential use*:
  - (a) *shall* not exceed a *lot coverage* of 10%.
4. *Buildings and structures for agricultural employee residential use, produce sales use, and all other accessory buildings and structures*:
  - (a) *shall* not exceed a *lot coverage* of 10% or 279.0 square metres *gross floor area*, whichever is the lesser.
5. *Buildings and structures for a commercial kennel*:
  - (a) irrespective of other provisions of this Bylaw, *shall* not exceed a *lot coverage* of 20%.

6. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *lot coverage* requirements.

## 502.7 SETBACKS

1. The minimum *setbacks* for *buildings* and *structures* for *single detached residential use* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.5 metres, however the sum of the two *interior side setbacks* shall be not less than 3.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
2. The minimum *setbacks* for *buildings* and *structures* for *agricultural employee residential, produce sales, and all other accessory uses* shall be not less than:
  - (a) from a front line 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an interior *lot line* 1.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
  - (e) from *buildings* for single detached residential use 3.0 metres
3. Except as provided for in Section 502.7 (4) and 502.7 (5), the minimum *setbacks* for *buildings* and *structures* for *agricultural use and forest resource use* shall be not less than:
  - (a) from a front *lot line* 30.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 15.0 metres
  - (d) from an exterior *side lot line* 30.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings* for residential uses 15.0 metres
4. The minimum *setbacks* for *buildings* and *structures* that involve mushroom growing, or the keeping of swine or poultry shall be not less than:

- (a) from a front *lot line* 60.0 metres
  - (b) from a rear *lot line* 30.0 metres
  - (c) from an *interior side lot line* 30.0 metres
  - (d) from an exterior *side lot line* 60.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings for residential uses* 30.0 metres
5. The minimum setbacks for *buildings and structures for greenhouse use shall* be not less than:
- (a) from a front *lot line* 15.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an exterior *side lot line* 7.5 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings for residential uses* 15.0 metres
6. The minimum setbacks for *buildings and structures for commercial kennel shall* be not less than:
- (a) from a front *lot line* 30.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 15.0 metres
  - (d) from an exterior *side lot line* 30.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings for residential use* 15.0 metres  
on same *lot*
  - (g) from all *buildings for residential use* 91.0 metres  
on an adjacent *lot*; and
  - (h) Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *commercial kennel*.
7. The minimum setbacks for *buildings and structures for Medical marihuana, 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 all *buildings for residential use* 30.0 metres
8. Minimum *setbacks* for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 502.8 HEIGHT

- 1. *Building height for agricultural use and medical marihuana, commercial production use shall not exceed 12.0 metres.*
- 2. *Building height for single detached residential use shall not exceed 9.5 metres.*
- 3. *Building height for agricultural employee residential use shall not exceed 7.0 metres.*
- 4. *Building height for commercial kennel use shall not exceed 4.5 metres.*
- 5. *Building height for accessory buildings and structures shall not exceed 6.0 metres.*

## 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, as amended.*

## 502.11 OTHER REQUIREMENTS

- 1. For lots that are within the *Agricultural Land Reserve* and that are subject to the *Agricultural Land Commission Regulations*, the *Farm Home Plate* requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
- 2. *Medical marihuana, commercial production use shall not be permitted unless the lot is within the Agricultural Land Reserve.*
- 3. *Medical marihuana, commercial production requirements shall apply in accordance with Section 402 (Medical Marihuana, Commercial Production) of this Bylaw.*

## 503 ZONE: A-3 EXTENSIVE AGRICULTURAL

### 503.1 PURPOSE

1. This zone provides for extensive *agricultural* and *forest resource uses* on *lots* with a minimum area of 8.0 hectares.

### 503.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *agricultural*;
  - (b) *forest resource*;
  - (c) *medical marihuana, commercial production*; and
  - (d) *single detached residential*.

### 503.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *agricultural employee residential*;
  - (b) *bed and breakfast*;
  - (c) *boarding*;
  - (d) *campground*;
  - (e) *commercial kennel*;
  - (f) *detached garden suite residential*;
  - (g) *home occupation*;
  - (h) *produce sales*;
  - (i) *rental stable*;
  - (j) *secondary suite residential*; and
  - (k) *temporary residential*.

2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

### 503.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and *dimensions shall* be not less than:

- (a) in *net lot area* 8.0 hectares
  - (b) in *lot width* 100.0 metres
  - (c) in *lot depth* 150.0 metres.
2. An *agricultural use* that involves the keeping of mink or swine *shall* not be permitted on a *lot* of less than 4.0 hectares.
  3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

## 503.5 DENSITY

1. All *buildings and structures*:
  - (a) for *single detached residential use*, *shall* be limited to one per *lot*;
  - (b) for *agricultural employee residential use*, *shall* be limited to one per *lot*;
  - (c) for *produce sales*, *shall* be limited to one per *lot*; and
  - (d) for *temporary residential use* *shall* be limited to one per *lot*.

## 503.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together *shall* not exceed a *lot coverage* of 60%.
2. *Buildings and structures* for *agricultural use* or *forest resource use*:
  - (a) Irrespective of other provisions of this Bylaw, *shall* not exceed a *lot coverage* of 20%, except:
    - (i) *greenhouse structures* *shall* not exceed a *lot coverage* of 50%.
3. *Buildings and structures* for *single detached residential use*:
  - (a) *shall* not exceed a *lot coverage* of 10%.
4. *Buildings and structures* for *agricultural employee residential use*, *produce sales use*, and all other *accessory buildings and structures*:
  - (a) *shall* not exceed a *lot coverage* of 10% or 279.0 square metres *gross floor area*, whichever is the lesser.
5. *Buildings and structures* for a *commercial kennel*:
  - (a) Irrespective of other provisions of this Bylaw, *shall* not exceed a *lot coverage* of 20%.
6. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *lot coverage* requirements.

## 503.7 SETBACKS

1. The minimum setbacks for *buildings and structures for single detached residential use shall* be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.5 metres, however the sum of the two *interior side setbacks shall* be not less than 3.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
2. The minimum setbacks for *buildings and structures for agricultural employee residential, produce sales, and all other accessory uses shall* be not less than:
  - (a) from a front line 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an interior *lot line* 1.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
  - (e) from *buildings for residential use* 3.0 metres
3. Except as provided for in Section 503.7 (4) and 503.7 (5), the minimum setbacks for *buildings and structures for agricultural use and forest resource use shall* be not less than:
  - (a) from a front *lot line* 30.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 15.0 metres
  - (d) from an exterior *side lot line* 30.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings for residential use* 15.0 metres
4. The minimum setbacks for *buildings and structures that involve mushroom growing, or the keeping of swine or poultry shall* be not less than:
  - (a) from a front *lot line* 60.0 metres
  - (b) from a rear *lot line* 30.0 metres
  - (c) from an *interior side lot line* 30.0 metres
  - (d) from an exterior *side lot line* 60.0 metres

- (e) from all wells 30.0 metres
  - (f) from all *buildings for residential use* 30.0 metres
5. The minimum setbacks for *buildings and structures for greenhouse use shall* be not less than:
- (a) from a front *lot line* 15.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings for residential use* 15.0 metres
6. The minimum setbacks for *buildings and structures for commercial kennel shall* be not less than:
- (a) from a front *lot line* 30.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 15.0 metres
  - (d) from an *exterior side lot line* 30.0 metres
  - (e) from all wells 30.0 metres
  - (f) from all *buildings for residential use on same lot* 15.0 metres
  - (g) from all *buildings for residential use on an adjacent lot* 91.0 metres
  - (h) Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *commercial kennel*.
7. The minimum setbacks for *buildings and structures for Medical marihuana, 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 all *buildings for residential use* 30.0 metres
8. Minimum setbacks for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### **503.8 HEIGHT**

1. *Building height for agricultural use and medical marihuana, commercial production use* shall not exceed 12.0 metres.
2. *Building height for single detached residential use* shall not exceed 9.5 metres.
3. *Building height for an agricultural employee residential use* shall not exceed 7.0 metres.
4. *Building height for a commercial kennel use* shall not exceed 4.5 metres.
5. *Building height for accessory buildings and structures* shall not exceed 6.0 metres.

### **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, as amended.

### **503.11 OTHER REQUIREMENTS**

1. For lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Regulations, the *Farm Home Plate* requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. *Medical marihuana, commercial production use* shall not be permitted unless the lot is within the Agricultural Land Reserve.
3. *Medical marihuana, commercial production* requirements shall apply in accordance with Section 402 (Medical Marihuana, Commercial Production) of this Bylaw.

**504 ZONE: A-4 INTENSIVE GREENHOUSE**

**504.1 PURPOSE**

- 1. This zone provides for intensive cultivation of crops in greenhouse structures.

**504.2 PRINCIPAL USES**

- 1. The following principal uses shall be permitted in this zone:
  - (a) agricultural;
  - (b) medical marihuana, commercial production; and
  - (c) single detached residential.

**504.3 ACCESSORY USES**

- 1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
  - (a) agricultural employee residential;
  - (b) boarding;
  - (c) detached garden suite residential;
  - (d) home occupation;
  - (e) produce sales;
  - (f) secondary suite residential; and
  - (g) temporary residential.
- 2. Refer to Section 402 of this Bylaw for details of accessory uses.

**504.4 LOT AREA and DIMENSIONS**

- 1. Minimum net lot area and dimensions shall be not less than:
  - (a) in net lot area 1.8 hectares
  - (b) in lot width 48.0 metres
  - (c) in lot depth 150.0 metres

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

## 504.5 DENSITY

1. All *buildings* and *structures*:
  - (a) for *single detached residential use* shall be limited to one per lot;
  - (b) for *agricultural employee residential use* shall be limited to one per lot;
  - (c) for *produce sales use* shall be limited to one per lot; and
  - (d) for *temporary residential use* shall be limited to one per lot.

## 504.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 60%, except that no limit shall apply where the requirements of Section 504.6.2 are met.
2. *Greenhouse structures* shall not exceed a *lot coverage* of 50%, except that no limit shall apply where it is demonstrated to the satisfaction of the Director of Inspection Services that facilities adequate for the control of stormwater are provided.
3. *Buildings* and *structures* for *single detached residential use*:
  - (a) shall not exceed a *lot coverage* of 10%.
4. *Buildings* and *structures* for *agricultural employee residential use*, *produce sales use*, and all other *accessory buildings* and *structures*:
  - (a) shall not exceed a *lot coverage* of 10% or 279.0 square metres *gross floor area*, whichever is the lesser.
5. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *lot coverage* requirements.

## 504.7 SETBACKS

1. The minimum *setbacks* for *buildings* and *structures* for *greenhouse use* shall be not less than:
  - (a) from a front *lot line* 15.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 7.5 metres

- (d) from an *exterior side lot line* 7.5 metres
- (e) from all wells 30.0 metres
- (f) from all *buildings for residential use* 15.0 metres
2. The minimum setbacks for *buildings and structures for single detached residential use shall* be not less than:
- (a) from a front *lot line* 7.5 metres
- (b) from a rear *lot line* 7.5 metres
- (c) from an *interior side lot line* 1.5 metres
- (d) from an *exterior side lot line* 4.5 metres
3. The minimum setbacks for *buildings and structures for agricultural employee residential, produce sales, and all other accessory uses shall* be not less than:
- (a) from a front line 7.5 metres
- (b) from a rear *lot line* 7.5 metres
- (c) from an interior *lot line* 1.5 metres
- (d) from an *exterior side lot line* 4.5 metres
- (e) from *buildings for single detached residential use* 3.0 metres
4. The minimum setbacks for *buildings and structures for Medical marihuana, 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 all *buildings for residential use* 30.0 metres
5. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 504.8 HEIGHT

1. *Building height for agricultural use and medical marihuana, commercial production use shall not exceed 7.0 metres.*
1. *Building height for single detached residential use shall not exceed 9.5 metres.*
2. *Building height for an agricultural employee residential use shall not exceed 7.0 metres.*
3. *Building height for accessory buildings and structures shall not exceed 6.0 metres.*

## 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, as amended.*

## 504.11 OTHER REQUIREMENTS

1. *For lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Regulations, the *Farm Home Plate* requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.*
2. *Medical marihuana, commercial production use shall not be permitted unless the lot is within the Agricultural Land Reserve.*
3. *Medical Marihuana, Commercial Production requirements shall apply in accordance with Section 402 (Medical Marihuana, Commercial Production) of this Bylaw.*

**505 ZONE: A-5 AGRICULTURAL ONLY**

**505.1 PURPOSE**

1. This zone provides for intensive *agricultural use* with limited *buildings and structures*.

**505.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *agricultural*; and
  - (b) *forest resource*.

**505.3 ACCESSORY USES**

1. Not applicable.

**505.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area and dimensions shall* be not less than:
  - (a) in *net lot area* 8.0 hectares
  - (b) in *lot width* 100.0 metres
  - (c) in *lot depth* 150.0 metres.
- 2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope dimensions*.

**505.5 DENSITY**

1. Not applicable.

**505.6 LOT COVERAGE**

1. All *buildings and structures* together *shall* not exceed a *lot coverage* of 1%.

**505.7 SETBACKS**

- 1. The minimum *setbacks* for all *buildings and structures shall* be not less than:
  - (a) from a front *lot line* 15.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 15.0 metres

- (d) from an *exterior side lot line* 15.0 metres
  - (e) from all wells 30.0 metres
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### **505.8 HEIGHT**

- 1. *Building height* for any building or structure shall not exceed 7.0 metres.

### **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, as amended.

### **505.11 OTHER REQUIREMENTS**

- 1. Not applicable.

**6 PART 6 – RESIDENTIAL ZONES**

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

**601.1 PURPOSE**

- 1. This zone provides for *single detached residential uses* within established *residential neighbourhoods* with a *minimum net lot area* of 371.0 square metres.

**601.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential.*

**601.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast;*
  - (b) *boarding;*
  - (c) *home occupation;*
  - (d) *secondary suite residential; and*
  - (e) *temporary residential.*
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**601.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:

(a) in <i>net lot area</i>	371.0 square metres
(b) in <i>lot width</i>	12.0 metres
(c) in <i>lot width</i> for a <i>lot</i> on a <i>street corner</i>	13.5 metres
(d) in <i>lot depth</i>	24.0 metres
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 601.5 DENSITY

1. *Floor space ratio shall not exceed 0.6 times the net lot area.*

## 601.6 LOT COVERAGE

1. *Buildings and structures together shall not exceed a lot coverage of 40%;*
2. *Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for lot coverage requirements.*

## 601.7 SETBACKS

1. *Minimum setbacks for principal buildings and structures shall be not less than:*
  - (a) *from a front lot line* 5.5 metres
  - (b) *from a rear lot line* 6.0 metres
  - (c) *from an interior side lot line* 1.2 metres
  - (d) *from an exterior side lot line* 3.0 metres
  - (e) *where a high-pressure gas right-of-way is located within any portion of the required setback area from a rear lot line, the setback shall be not less than 5.0 metres from the right-of way for all lots created after October 31, 1986.*
2. *Minimum setbacks for accessory buildings and structures shall be not less than:*
  - (a) *from a front lot line* 5.5 metres
  - (b) *from a rear lot line* 1.0 metre
  - (c) *from an interior side lot line* 1.0 metre
  - (d) *from an exterior side lot line* 3.0 metres
  - (e) *from a building for a residential use* 1.5 metres.
3. *Minimum setbacks for all buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.*

## 601.8 HEIGHT

1. *Building height for a principal building or structure shall not exceed 9.5 metres.*
2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 601.11 OTHER REQUIREMENTS

1. Not applicable.

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

**602.1 PURPOSE**

- 1. This zone provides for *single detached residential uses* with a *minimum net lot area* of 315.0 square metres.

**602.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential.*

**602.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast*
  - (b) *boarding;*
  - (c) *home occupation;* and
  - (d) *temporary residential.*
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**602.4 LOT AREA AND DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 315.0 square metres
  - (b) in *lot width*:
    - (i) for a lot with *lane access*: 9.0 metres, or  
13.5 metres for a lot on a *street corner*.
    - (ii) For a lot without *lane access*: 11.0 metres, or  
13.5 metres for a lot on a *street corner*.
  - (c) in *lot depth*:
    - (i) for a lot with *lane access* 30.0 metres
    - (ii) for a lot without *lane access* 27.0 metres.
- 2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

**602.5 DENSITY**

- 1. *Floor space ratio shall* not exceed 0.65 times the *net lot area*.

**602.6 LOT COVERAGE**

- 1. All *buildings and structures* together shall not exceed a *lot coverage* of 50%.
- 2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *lot coverage* requirements.

**602.7 SETBACKS**

- 1. Minimum *setbacks* for *principal buildings and structures* located on *lots* with a rear *lane* shall be not less than:

- (a) from a front *lot line* 3.0 metres
- (b) from a rear *lot line* 13.0 metres
- (c) from an *interior side lot line* 1.2 metres
- (d) from an *exterior side lot line* 3.0 metres.

- 2. Minimum *setbacks* for *principal buildings and structures* located on *lots* with no rear *lane* shall be not less than:

- (a) from a front *lot line* 3.0 metres, and the garage shall be setback either 5.5 metres or recessed a minimum of 0.6 metres from the *principal building face*, whichever is greater
- (b) from a rear *lot line* 6.0 metres
- (c) from an *interior side lot line* 1.2 metres
- (d) from an *exterior side lot line* 3.0 metres.

- 3. Minimum *setbacks* for *accessory buildings and structures* shall be not less than:

- (a) from a front *lot line* 11.0 metres
- (b) from a rear *lot line* 1.0 metre
- (c) from an *interior side lot line* 0.5 metres, provided that a minimum *setback* of 2.0 metres is maintained for the other *side yard*
- (d) from an *exterior side lot line* 2.0 metres
- (e) from a *principal use* 4.5 metres, measured from the *face* of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.

- 4. Minimum *setbacks* for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

**602.8 HEIGHT**

- 1. *Building height* for a *principal building or structure* shall not exceed 9.5 metres.
- 2. *Building height* for an *accessory building or structure* shall not exceed 4.5 metres.

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 602.11 OTHER REQUIREMENTS:

1. Vehicular access for *lots* backing on a *lane* will be restricted to the *lane*.

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

**603.1 PURPOSE**

- 1. This zone provides for *single detached residential use* with a *minimum net lot area* of 213.0 square metres in an *intensive residential form*.

**603.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*.

**603.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast*;
  - (b) *boarding*; and
  - (c) *home occupation*.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**603.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) In *net lot area* 255.0 square metres
  - (b) In *lot width*:
    - (i) for a *lot with lane access*: 8.5 metres, or 13.5 metres for a *lot on a street corner*
    - (ii) for a *lot without lane access*: 11.0 metres, or 13.5 metres for a *lot on a street corner*
  - (c) In *lot depth*:
    - (i) for a *lot with lane access* 30.0 metres
    - (ii) for a *lot without lane access* 27.0 metres
- 2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions

**603.5 DENSITY**

- 1. *Floor space ratio shall* not exceed 0.7 times the *net lot area*.

**603.6 LOT COVERAGE**

- 1. All *buildings* and *structures* together shall not exceed a *lot coverage* of 50%.
- 2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

**603.7 SETBACKS**

- 1. Minimum *setbacks* for *principal buildings* and *structures* shall be not less than:
  - (a) from a front *lot line*: 3.0 metres, and  
the garage shall be setback either 5.5 metres or recessed a minimum of 0.6 metres from the *principal building face*, whichever is greater
  - (b) from a rear *lot line*
    - (i) for a *lot* with *lane access* 11.0 metres, or
    - (ii) for a *lot* without *lane access* 6.0 metres
  - (c) from an *interior side lot line* 1.2 metres
  - (d) from an *exterior side lot line* 2.0 metres.
- 2. Minimum *setbacks* for *accessory buildings* and *structures* shall be not less than:
  - (a) from a front *lot line* 11.0 metres
  - (b) from a rear *lot line* 0.5 metres
  - (c) from an *interior side lot line* 0.5 metres provided that a minimum *setback* of not less than 1.5 metres is maintained for the other *interior side yard*
  - (d) from an *exterior side lot line* 2.0 metres
  - (f) from a *principal use* 4.5 metres, measured from the *face* of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.
- 3. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

**603.8 HEIGHT**

- 1. *Building height* for a *principal building* or *structure* shall not exceed 9.5 metres.

2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

### **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, as amended.*
2. Refer to Section 402 of this Bylaw

### **603.11 OTHER REQUIREMENTS**

1. *All residential development with a density over 30 units per hectare (uph) shall be subject to the Maple Ridge Official Community Plan Bylaw No. 7060-2014, Intensive Residential Development Permit Area Guidelines.*
2. *Vehicular access for lots backing on a lane will 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 net lot area* of 450.0 square metres.

**604.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential.*

**604.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast;*
  - (b) *boarding;*
  - (c) *home occupation;*
  - (d) *secondary suite residential; and*
  - (e) *temporary residential.*
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**604.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 450.0 square metres
  - (b) in *lot width* 12.0 metres, or  
13.5 metres for a *lot* on a *street corner*
  - (c) in *lot depth:* 24.0 metres
- 2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

**604.5 DENSITY**

- 1. *Floor space ratio shall* not exceed 0.6 times the *net lot area*.

**604.6 LOT COVERAGE**

- 1. All *buildings and structures* together *shall* not exceed a *lot coverage* of 40%.

2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for lot coverage requirements.

## 604.7 SETBACKS

1. Minimum setbacks for *principal buildings and structures shall* be not less than:
  - (a) from a front lot line: 6.0 metres
  - (b) from a rear lot line 6.0 metres
  - (c) from an interior side lot line 1.5 metres
  - (d) from an exterior side lot line 3.0 metres.
2. Minimum setbacks for *accessory buildings and structures shall* be not less than:
  - (a) from a front lot line 6.0 metres
  - (b) from a rear lot line 1.0 metres
  - (c) from an interior side lot line 1.0 metres
  - (d) from an exterior side lot line 3.0 metres.
3. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 604.8 HEIGHT

1. *Building height for a principal building or structure shall* not exceed 8.0 metres.
2. *Building height for an accessory building or structure shall* not exceed 4.5 metres.

## 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, as amended.*
2. Refer to Section 402 of this Bylaw

## 604.11 OTHER REQUIREMENTS

1. Not applicable

**605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL**

**605.1 PURPOSE**

- 1. This zone provides for *single detached residential uses* with a *minimum net lot area* of 668.0 square metres.

**605.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*;
  - (b) *agricultural*; and
  - (c) *medical marihuana, commercial production..*

**605.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast*;
  - (b) *boarding*;
  - (c) *detached garden suite residential*;
  - (d) *hobby beekeeping*
  - (e) *home occupation*;
  - (f) *neighbourhood daycare*;
  - (g) *secondary suite residential*; and
  - (h) *temporary residential*.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**605.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 668.0 square metres
  - (b) in *lot width* 18.0 metres
  - (c) in *lot depth* 27.0 metres.
- 2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

## 605.5 DENSITY

1. The *residential floor space ratio* shall not exceed 0.5 times the *net lot area*.

## 605.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *lot coverage* requirements.

## 605.7 SETBACKS

1. Minimum *setbacks* for *principal buildings* 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) Where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a *rear lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
2. Minimum *setbacks* for *accessory buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 7.5 metres
  - (b) from a *rear lot line* 1.5 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres
  - (e) from a *building used for residential use* 1.5 metres
3. The minimum *setbacks* for *buildings* and *structures* for *Medical marihuana, 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 all *buildings for residential use* 30.0 metres
4. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 605.8 HEIGHT

1. *Building height for a principal building or structure shall not exceed 9.5 metres.*
2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*
3. *Building height for agricultural use and medical marihuana, commercial production use shall not exceed 12.0 metres.*

## 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, as amended.*
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;*
  - (b) *shall not include mushroom growing or the keeping of swine or mink; and*
  - (c) *shall not be permitted on a lot unless the lot is within the Agricultural Land Reserve or designated as Agricultural in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended.*
2. *For lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Regulations, the *Farm Home Plate* requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.*
3. *Medical marihuana, commercial production use shall not be permitted unless the lot is within the Agricultural Land Reserve.*
4. *Medical marihuana, commercial production requirements shall apply in accordance with Section 402 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 net lot area* of 668.0 square metres and a *finished floor area* of not less than 120.0 square metres.

**606.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential.*

**606.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast;*
  - (b) *boarding;*
  - (c) *detached garden suite residential;*
  - (d) *hobby beekeeping;*
  - (e) *home occupation;*
  - (f) *neighbourhood daycare;*
  - (g) *secondary suite residential;* and
  - (h) *temporary residential.*
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**606.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 668.0 square metres
  - (b) in *lot width* 18.0 metres
  - (c) in *lot depth* 27.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**606.5 DENSITY**

- 1. *Floor space ratio shall* not exceed 0.5 times the *net lot area*.

2. 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* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *lot coverage* requirements.

## 606.7 SETBACKS

1. Minimum setbacks for *principal buildings* 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) Where a high-pressure gas right-of-way is located within any portion of the required setback area from a *rear lot line*, the setback shall be not less than 5 metres from the right-of way for all lots created after October 31, 1986.
2. Minimum setbacks for *accessory buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 7.5 metres
  - (b) from a *rear lot line* 1.5 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres
  - (e) from a *building used for residential use* 1.5 metres
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 606.8 HEIGHT

1. *Building height* for a *principal building* or *structure* shall not exceed 9.5 metres.
2. *Building height* for an *accessory building* or *structure* shall not exceed 4.5 metres.

## 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, as amended.*
2. Refer to Section 402 of this Bylaw.

## 606.11 OTHER REQUIREMENTS

1. Not applicable.

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

**607.1 PURPOSE**

- 1. This zone provides for medium density *single detached residential uses* with a *minimum net lot area* of 557.0 square metres.
- 2. This zone is subject to the *Albion Density Bonus Amenity Contribution* option which provides for a *density* that is consistent with the *R-1 zone* for *lots* located within the *Albion Area Plan*. Refer to Section 402 (*Albion Density Bonus Amenity Contribution Option*) of this Bylaw.

**607.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*.

**607.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast*;
  - (b) *boarding*;
  - (c) *detached garden suite residential*
  - (d) *hobby beekeeping*;
  - (e) *home occupation*;
  - (f) *neighbourhood daycare*;
  - (g) *secondary suite residential*; and
  - (h) *temporary residential*.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**607.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 557.0 square metres
  - (b) in *lot width* 15.0 metres

- (c) in *lot depth* 27.0 metres.
- 2. *Minimum net lot area* and dimensions, subject to the *Albion Density Bonus Amenity Contribution* option shall be not less than:
  - (a) in *net lot area* 371.0 square metres
  - (b) in *lot width* 12.0 metres
  - (c) in *lot depth* 24.0 metres.
- 3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

### 607.5 DENSITY

- 1. *Floor space ratio* shall not exceed 0.6 times the *net lot area*.

### 607.6 LOT COVERAGE

- 1. All *principal* and *accessory buildings and structures* together shall not exceed a *lot coverage* of 40%.
- 2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

### 607.7 SETBACKS

- 1. Minimum *setbacks* for *principal buildings and structures* shall be not less than:
  - (a) from a *front lot line* 6.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres.
  - (e) where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a *rear lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
- 2. Minimum *setbacks* for *accessory buildings and structures* shall be not less than:
  - (a) from a *front lot line* 6.0 metres
  - (b) from a *rear lot line* 1.5 metres
  - (c) from an *interior lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres

- (e) from a *building used for residential use* 1.5 metres
- 3. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 607.8 HEIGHT

- 1. *Building height for a principal building or structure shall not exceed 9.5 metres.*
- 2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## 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, as amended.
- 2. Refer to Section 402 of this Bylaw.

## 607.11 OTHER REQUIREMENTS

- 1. This *zone* is subject to the *Albion Density Bonus Amenity Contribution* option which provides for a *density bonus* that is consistent with the R-1 *zone* for *lots* located within the Albion Area Plan:
  - (a) the zoning requirements consistent with the R-1 *zone* will apply and will supersede the zoning requirements of the RS-1b *zone* for each *lot* that is less than 557.0 square metres in *net lot area*; and
  - (b) refer to Section 402 (Albion Density Bonus Amenity Contribution Option) of this Bylaw.

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

**608.1 PURPOSE**

- 1. This zone provides for low-density single detached and two-unit residential uses with a minimum net lot area of 1,200.00 square metres.

**608.2 PRINCIPAL USES**

- 1. The following principal uses shall be permitted in this zone:
  - (a) single detached residential; and
  - (b) two-unit residential.

**608.3 ACCESSORY USES**

- 1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
  - (a) bed and breakfast;
  - (b) boarding;
  - (c) detached garden suite residential;
  - (d) hobby beekeeping;
  - (e) home occupation;
  - (f) neighbourhood daycare;
  - (g) secondary suite residential; and
  - (h) temporary residential.
- 2. Refer to Section 402 of this Bylaw for details of accessory uses.

**608.4 LOT AREA and DIMENSIONS**

- 1. Minimum net lot area and dimensions shall be not less than:
  - (a) in net lot area 1,200.0 square metres
  - (b) in lot width 24.0 metres
  - (c) in lot depth 36.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum building envelope dimensions.

**608.5 DENSITY**

- 1. Where the *principal use* is *single detached residential*, *floor space ratio* shall not exceed 0.4 times the *net lot area*.
- 2. Where the *principal use* is *two-unit residential*, *floor space ratio* shall not exceed 0.5 times the *net lot area*.

**608.6 LOT COVERAGE**

- 1. All *principal and accessory buildings and structures* together for *single detached residential use* shall not exceed a *lot coverage* of 25%.
- 2. All *principal and accessory buildings and structures* together for *two-unit residential use* shall not exceed a *lot coverage* of 35%.
- 3. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

**608.7 SETBACKS**

- 1. Minimum setbacks for *principal buildings and structures* shall be not less than:
  - (a) from a *front lot line* 9.0 metres
  - (b) from a *rear lot line* 9.0 metres
  - (c) from an *interior side lot line* 2.5 metres
  - (d) from an *exterior side lot line* 9.0 metres
  - (e) Where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a *rear lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
- 2. Minimum setbacks for *accessory buildings and structures* shall be not less than:
  - (a) from a *front lot line* 9.0 metres
  - (b) from a *rear lot line* 1.5 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres
  - (e) from a *building used for residential use* 1.5 metres
- 3. Minimum setbacks for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## **608.8 HEIGHT**

1. *Building height for a principal building or structure shall not exceed 9.5 metres.*
2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## **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, as amended.*
2. Refer to Section 402 of this Bylaw.

## **608.11 OTHER REQUIREMENTS**

1. Not applicable.

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

**609.1 PURPOSE**

- 1. This zone provides for single detached and *two-unit residential uses* on lots with a *minimum net 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 Density Bonus Amenity Contribution* option which provides for a *density* that is consistent with the RS-1b zone for lots located within the Albion Area Plan. Refer to Section 402 (*Albion Density Bonus Amenity Contribution Option*) of this Bylaw.

**609.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*; and
  - (b) *two-unit residential*.

**609.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast* in *single detached residential* only;
  - (b) *boarding*;
  - (c) *detached garden suite residential*;
  - (d) *hobby beekeeping*;
  - (e) *home occupation*;
  - (f) *neighbourhood daycare*;
  - (g) *secondary suite residential*; and
  - (h) *temporary residential*.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**609.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 2000.0 square metres

- (b) in *lot width* 30.0 metres
  - (c) in *lot depth* 40.0 metres.
2. *Minimum net lot area* and dimensions, subject to the *Albion Density Bonus Amenity Contribution* option shall be not less than:
- (a) in *net lot area* 557.0 square metres
  - (b) in *lot width* 15.0 metres
  - (c) in *lot depth* 27.0 metres.
3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions

## 609.5 DENSITY

1. Where the *principal use* is *single detached residential*, *floor space ratio* shall not exceed 0.25 times the *net lot area*.
2. Where the *principal use* is *two-unit residential*, the *floor space ratio* shall not exceed 0.3 times the *net lot area*.

## 609.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together for *single detached residential uses* shall not exceed a *lot coverage* 15%.
2. All *principal and accessory buildings and structures* together for *two-unit residential uses* shall not exceed a *lot coverage* 25%.
3. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 609.7 SETBACKS

1. Minimum setbacks for *principal buildings and structures* shall be not less than:
  - (a) from a *front lot line* 9.0 metres
  - (b) from a *rear lot line* 9.0 metres
  - (c) from an *interior side lot line* 2.5 metres
  - (d) from an *exterior side lot line* 9.0 metres
- (e) Where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a *rear lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.

2. Minimum setbacks for accessory buildings and structures shall be not less than:
  - (a) from a front lot line 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 a building for a residential use 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.

## 609.8 HEIGHT

1. Building height for a principal building or structure shall not exceed 9.5 metres.
2. Building height for an accessory building or structure shall not exceed 4.5 metres.

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 609.11 OTHER REQUIREMENTS

1. This zone is subject to the Albion Density Bonus Amenity Contribution option which provides for a density bonus that is consistent with the RS-1b zone for lots located within the Albion Area Plan:
  - (a) the zoning requirements consistent with the RS-1b zone will apply and will supersede the zoning requirements of the RS-1d zone for each lot that is less than 2,000.00 square metres in net lot area.
  - (b) refer to Section 402 (Albion Density Bonus Amenity Contribution Option) of this Bylaw.

**610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL**

**610.1 PURPOSE**

- 1. This zone provides for *agricultural* and *suburban single detached residential uses* with a *minimum net lot area* of 0.4 hectares in areas located outside of the urban area boundary that may be connected to the *community water system* but which may not be connected to the *community sanitary sewer system*.

**610.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*;
  - (b) *agricultural*, subject to Section 609.11 of this Bylaw; and
  - (c) *medical marihuana, commercial production*, subject to Section 609.11 of this Bylaw.

**610.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *bed and breakfast*;
  - (b) *boarding*;
  - (c) *detached garden suite residential*;
  - (d) *hobby beekeeping*;
  - (e) *home occupation*;
  - (f) *neighbourhood daycare*;
  - (g) *produce sales*;
  - (h) *secondary suite residential*; and
  - (i) *temporary residential*.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**610.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 0.4 hectares
  - (b) in *lot width* 36.0 metres
  - (c) in *lot depth* 60.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 610.5 DENSITY

1. *Floor space ratio shall not exceed 0.2 times the net lot area for the single detached residential use.*

## 610.6 LOT COVERAGE

1. All *principal and accessory buildings and structures together shall not exceed a lot coverage of 40%.*
2. All *buildings and structures for Agricultural use shall not exceed a lot coverage of 10%, except for greenhouse structures that shall not exceed a lot coverage of 20%.*
3. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage requirements.*

## 610.7 SETBACKS

1. Minimum setbacks for *single detached residential 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, and the sum of both *interior side setbacks shall be not less than 3.5 metres*
  - (d) from an *exterior side lot line* 4.5 metres
  - (e) Where a high-pressure gas right-of-way is located within any portion of the required *setback area from a rear lot line, the setback shall be not less than 5.0 metres from the right-of way for all lots created after October 31, 1986.*
2. *Buildings and structures for agricultural use shall be not less than:*
  - (a) from a front *lot line* 30.0 metres
  - (b) from a rear *lot line* 30.0 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 30.0 metres
  - (e) from all wells 30.0 metres
  - (f) from a *building for residential use* 15.0 metres
3. Greenhouse *buildings and structures shall be not less than:*
  - (a) from front *lot lines* 15.0 metres

- (b) from rear *lot lines* 15.0 metres
  - (c) from *interior side lot lines* 7.5 metres
  - (d) from *exterior side lot lines* 7.5 metres
  - (e) from all wells 30.0 metres
  - (f) from a *building for residential use* 15.0 metres
4. The minimum *setbacks for buildings and structures for Medical marihuana, 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 all *buildings for residential use* 30.0 metres
5. Minimum *setbacks for accessory buildings and structures shall be not less than:*
- (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 1.5 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres
  - (e) from a *building used for residential use* 1.5 metres
  - (f) Minimum *setbacks for all buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.*

## 610.8 HEIGHT

- 2. *Building height for a principal building or structure shall not exceed 9.5 metres.*
- 3. *Building height for an accessory building or structure shall not exceed 6.0 metres.*
- 4. *Building height for agricultural use and medical marihuana, commercial production use shall not exceed 7.0 metres.*

## 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](#), as amended.
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;
  - (b) shall not include mushroom growing or the keeping of swine or mink; and
  - (c) shall not be permitted unless the *lot* is within the [Agricultural Land Reserve](#) or designated as “Agricultural” in the [Maple Ridge Official Community Plan Bylaw No. 7060-2014](#), as amended.
2. For *lots* that are within the [Agricultural Land Reserve](#) and that are subject to the [Agricultural Land Commission Regulations](#), the *Farm Home Plate* requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
3. *Medical marihuana, commercial production use* shall not be permitted unless the *lot* is within the [Agricultural Land Reserve](#).
4. *Medical marihuana, commercial production* requirements shall apply in accordance with Section 402 (Medical Marihuana, Commercial Production) of this Bylaw.
5. A *Density Bonus* is permitted on the *lots* or tracts of land and premises known and described as:

*Lot 1* Except: Firstly: Part on Plan 7806, Secondly: Part subdivided by Plan 38973 Section 28 Township 12 New Westminster District Plan 1105; 23598 Dogwood Avenue; and  
Parcel One (Exp. Plan 8154) of Parcel “B” (Reference Plan 8155) of the Southeast Quarter of Section 28 Township 12 New Westminster District; 23627 Dogwood Avenue,  
provided that:

  - (a) the owner shall dedicate *park* land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and *park* dedication required by [British Columbia Local Government Act Section 941- Provision of Park Land](#);
  - (b) the owner shall dedicate as *park* land at least 7,759.0 square metres in any subdivision containing one or more *lots* with an area of less than 0.4 hectares, as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the *parent parcel*.
  - (c) the maximum *density bonus* is:

- (i) *Minimum net 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
- (d) Zoning requirements for the RS-1c zone *shall* apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved for the above described *lots* or tracts of land.

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## **611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL**

### **611.1 PURPOSE**

1. This zone provides for *agricultural* and *rural single detached residential uses* on lots with a *minimum net lot area* of 0.8 hectares located outside of the urban area boundary that may not be connected to the *community water system* or the *community sanitary sewer system*.

### **611.2 PRINCIPAL USES**

1. The following *principal uses* shall be permitted in this zone:
  - (a) *single detached residential*;
  - (b) *agricultural*, subject to Section 610.11 of this Bylaw; and
  - (c) *medical marihuana, commercial production*, subject to Section 610.11 of this Bylaw.

### **611.3 ACCESSORY USES**

1. The following *uses* shall be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *agricultural employee residential*;
  - (b) *bed and breakfast*;
  - (c) *boarding*;
  - (d) *campground*;
  - (e) *detached garden suite residential*;
  - (f) *hobby beekeeping*;
  - (g) *home occupation*;
  - (h) *neighbourhood daycare*;
  - (i) *produce sales*;
  - (j) *rental stable*;
  - (k) *secondary suite residential*; and
  - (l) *temporary residential*.

2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

#### 611.4 LOT AREA and DIMENSIONS

1. Where a *community water system* is available the *minimum net lot area* and dimensions shall be not less than:
  - (a) in *net 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 net lot area* and dimensions shall be not less than:
  - (a) in *net lot area* 2.0 hectares
  - (b) in *lot width* 60.0 metres
  - (c) in *lot depth* 75.0 metres.
3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

#### 611.5 DENSITY

1. *Floor space ratio* shall not exceed 0.1 times the *net lot area* for the *single detached residential use*.

#### 611.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 40%.
2. All *buildings and structures for Agricultural use* shall not exceed a *lot coverage* of 10%, except for *greenhouse structures* that shall not exceed a *lot coverage* of 20%.
3. All *buildings and structures for agricultural employee residential use* shall not exceed a *lot coverage* of 10% or 279.0 square metres *gross floor area*, whichever is the lesser.
4. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

#### 611.7 SETBACKS

1. The minimum *setbacks* for *single detached residential 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, and the sum of the both  
interior side setbacks shall be not less than 3.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
  - (e) Where a high-pressure gas right-of-way is located within any portion of the required setback area from a rear *lot line*, the setback shall be not less than 5.0 metres from the right-of way for all lots created after October 31, 1986.
2. *Buildings and structures for agricultural use shall be not less than:*
- (a) From a front *lot line* 30.0 metres
  - (b) From a rear *lot line* 30.0 metres
  - (c) From an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 30.0 metres
  - (e) from all wells 30.0 metres
  - (f) from a *building for residential use* 15.0 metres
3. *Greenhouse buildings and structures shall be not less than:*
- (a) From a front *lot line* 15.0 metres
  - (b) from a rear *lot line* 15.0 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres
  - (e) from all wells 30.0 metres
  - (f) from a *building for residential use* 15.0 metres
4. The minimum setbacks for *buildings and structures for Medical marihuana, 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 all *buildings* for residential use 30.0 metres
5. Minimum setbacks for accessory buildings and structures shall be not less than:
- (a) from a front lot line 7.5 metres
  - (b) from a rear lot line 1.5 metres
  - (c) from an interior side lot line 1.5 metres
  - (d) from an exterior side lot line 3.0 metres.
  - (e) from a building for residential use 1.5 metres
6. Minimum setbacks for all buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 611.8 HEIGHT

1. Building height for a principal building or structure shall not exceed 9.5 metres.
2. Building height for an accessory building or structure shall not exceed 6.0 metres.
3. Building height for agricultural use and medical marihuana, commercial production use shall not exceed 7.0 metres.

## 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, as amended.
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;
  - (b) shall not include mushroom growing or the keeping of swine or mink; and
  - (c) shall not be permitted unless the lot is within the Agricultural Land Reserve or designated as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended.

2. For lots that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Regulations, the *Farm Home Plate* requirements shall apply in accordance with Section 402 of this Bylaw.
3. *Medical marihuana, commercial production use* shall not be permitted unless the lot is within the Agricultural Land Reserve
4. *Medical marihuana, commercial production requirements* shall apply in accordance with Section 402 of this Bylaw.

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**612 ZONE: RST STREET TOWNHOUSE RESIDENTIAL**

**612.1 PURPOSE**

- 1. This zone provides for an attached *street townhouse residential use* on individual fee simple lots which are *designated* as Eco-Cluster within the Silver Valley Area Plan of Maple Ridge Official Community Plan Bylaw No. 7060-2014.

**612.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *street townhouse residential*, with a maximum of four (4) *street townhouse residential* units attached.

**612.3 ACCESSORY USES**

- 1. The following *uses 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 402 of this Bylaw for details of *accessory uses*.

**612.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area*:
 

(i) on an end unit lot	234.0 square metres
(ii) on an exterior end unit lot	273.0 square metres
(iii) on an interior unit lot	195.0 square metres.
  - (b) in *lot width*:
 

(i) on an end unit lot	9.0 metres
(ii) on an exterior end unit lot	10.5 metres
(iii) on an interior unit lot	7.5 metres.
  - (c) in *lot depth*:
 

(i) for lots with lane access	30.0 metres
(ii) for lots without lane access	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 612.5 DENSITY

1. The *gross floor area* of a *dwelling unit* shall not exceed 223.0 square metres, excluding *basement* and *garage* floor areas.

## 612.6 LOT COVERAGE

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

## 612.7 SETBACKS

1. Minimum *setbacks* for *principal buildings* and *structures* shall be not less than:
  - (a) from a front *lot line*
    - (i) 4.0 metres; and
    - (ii) The *setback* to a *garage* shall be not less than 5.5 metres and a *garage* shall be recessed a minimum of 0.6 metres from the *principal building* façade.
  - (b) From a rear *lot line*
    - (i) 14.0 metres where the *lot* has *lane* access;
    - (ii) 8.0 metres where the *lot* has no *lane* access;
    - (iii) On a *lot* with no *lane* access the *rear setback* may be reduced to 6.0 metres if the rear *lot line* abuts a greenbelt that is dedicated as Conservation or *Park*.
  - (c) from an *interior side lot line*
    - (i) 1.5 metres; or

- (ii) 0.0 metres and the full length of the interior side wall of the *principal building* shall be adjoined to the full length of the interior side wall of a neighbouring *principal building*. The *lot line* shall run equally distant through the attached interior walls.
  - (d) from an *exterior side lot line*
    - (i) 3.0 metres.
2. Minimum setbacks for *accessory buildings* and *structures* shall be not less than:
- (a) from a rear *lot line*
    - (i) 0.5 metres; or
    - (ii) 1.5 metres for a garage.
  - (b) from an *interior side lot line*
    - (i) 1.5 metres; or
    - (ii) 0.0 metres for a garage, and the full length of the interior side wall of the garage shall be adjoined to the full length of the interior side wall of a neighbouring garage. The *lot line* shall run equally distant through the attached interior walls.
  - (c) from an *exterior side lot line*
    - (i) 3.0 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 612.8 HEIGHT

- 1. *Building height* for a *principal building* or *structure* shall not exceed 9.5 metres.
- 2. *Building height* for an *accessory building* or *structure* shall not exceed 4.5 metres.

## 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*, as amended.
- 2. Refer to Section 402 of this Bylaw.

## 612.11 OTHER REQUIREMENTS

1. Not more than four (4) *townhouse residential* units shall be attached.
2. Vehicular access for lots backing on a lane shall be restricted to the lane.
3. All required *off-street parking* areas shall be *concealed parking*.
4. No *dwelling unit* shall be located above any other *dwelling unit*.
5. On a lot with rear lane access:
  - (a) Each lot shall have useable rear yard Private outdoor area with minimum dimensions of 6.5 metres by 7.5 metres that is defined by fences and landscaping.
  - (b) Accessory buildings larger than 5.0 square metres are not 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, into the rear laneway. This walkway does not make up any part of the Private outdoor area regulation.
6. All accessory buildings and structures shall be located in the rear yard.

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

**613.1 PURPOSE**

- 1. This zone provides for an attached *street townhouse residential use* on individual fee simple lots which are not *designated* as Eco-Cluster within the Silver Valley Area Plan of Maple Ridge Official Community Plan Bylaw No. 7060-2014.

**613.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *street townhouse residential*, with a maximum of six (6) *street townhouse residential* units attached.

**613.3 ACCESSORY USES**

- 1. The following *uses 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 402 of this Bylaw for details of *accessory uses*.

**613.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area*:
    - (i) for lots with *lane access*:

(1) on an end unit lot	252.0 square metres
(2) on an exterior end unit lot	315.0 square metres
(3) on an interior unit lot	225.0 square metres.
    - (ii) for lots without *lane access*:

(1) on an end unit lot	235.0 square metres
(2) on an exterior end unit lot	283.0 square metres
(3) on an interior unit lot	202.0 square metres.
  - (b) in *lot width*:

(i) on an end unit lot	8.7 metres
(ii) on an exterior end unit lot	10.5 metres
(iii) on an interior unit lot	7.5 metres.
  - (c) in *lot depth*:

(i) for lots with <i>lane access</i>	30.0 metres
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(ii) for lots without lane access 27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 613.5 DENSITY

1. The *gross floor area* of a *dwelling unit* shall not exceed 223.0 square metres *gross floor area*, excluding *basement* and *garage floor area*.

### 613.6 LOT COVERAGE

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

### 613.7 SETBACKS

1. Minimum *setbacks* for *principal buildings* and *structures* shall be not less than:
  - (a) from a front *lot line*
    - (i) 4.0 metres; and
    - (ii) The *setback* to a *garage* shall be not less than 5.5 metres and a *garage* shall be recessed a minimum of 0.6 metres from the *principal building* façade.
  - (b) From a rear *lot line*
    - (i) 14.0 metres where the *lot* has *lane access*;
    - (ii) 6.0 metres where the *lot* has no *lane access*;
  - (c) from an *interior side lot line*
    - (i) 1.2 metres; or
    - (ii) 0.0 metres, and the full length of the interior side wall of the *principal building* shall be adjoined to the full length of the interior side wall of a neighbouring *principal building* where the *lot line* shall run equally distant through the attached interior walls.

- (d) from an *exterior side lot line*
  - (i) 3.0 metres.
- 2. Minimum setbacks for *accessory buildings and structures shall* be not less than:
  - (a) from a rear *lot line*
    - (i) 0.5 metres; or
    - (ii) 1.5 metres for a garage.
  - (b) from an *interior side lot line*
    - (i) 1.2 metres; or
    - (ii) 0.0 metres for a garage, and the full length of the interior side wall of the garage shall be adjoined to the full length of the interior side wall of a neighbouring garage. The *lot line shall* run equally distant through the attached interior walls.
  - (c) from an *exterior side lot line*
    - (i) 3.0 metres.
- 3. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### **613.8 HEIGHT**

- 1. *Building height for a principal building or structure shall not exceed 9.5 metres.*
- 2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

### **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*, as amended.
- 2. Refer to Section 402 of this Bylaw.

### **613.11 OTHER REQUIREMENTS**

- 1. Not more than six (6) *townhouse residential units shall* be attached.
- 2. Vehicular access for *lots backing on a lane* will be restricted to the *lane*.
- 3. All required *off-street parking areas shall* be *concealed parking*.
- 4. No *dwelling unit shall* be located above any other *dwelling unit*.

5. On a *lot* with rear *lane* access:
  - (a) Each *lot* shall have useable rear yard *Private outdoor area* with minimum dimensions of 6.0 metres by 7.5 metres that is defined by *fences* and *landscaping*.
  - (b) *Accessory buildings* larger than 5.0 square metres are not 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, into the rear *laneway*. This walkway does not make up any part of the *Private outdoor area* regulation.
6. All *accessory buildings* and *structures* shall be located in the rear yard.

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**614 ZONE: SRS SPECIAL URBAN RESIDENTIAL**

**614.1 PURPOSE**

- 1. This zone provides for *single detached residential uses* with a *minimum net lot area* of 837.0 square metres.

**614.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential.*

**614.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to the permitted *principal use* in this zone:
  - (a) *bed and breakfast;*
  - (b) *boarding;*
  - (c) *detached garden suite residential*
  - (d) *hobby beekeeping;*
  - (e) *home occupation;*
  - (f) *secondary suite residential;* and
  - (g) *temporary residential.*
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**614.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 837.0 square metres
  - (b) in *lot width* 18.0 metres
  - (c) in *lot depth* 27.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**614.5 DENSITY**

- 1. *Floor space ratio shall* not exceed 0.5 times the *net lot area*.

## 614.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 614.7 SETBACKS

1. Minimum setbacks for *principal buildings* and *structure* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 10.0 metres
  - (c) from an *interior side lot line* 2.0 metres
  - (d) from *exterior side lot line* 4.5 metres
  - (e) where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a rear *lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
2. Minimum setbacks for *accessory buildings* and *structures* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 1.5 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
  - (e) from a *building for residential use* 1.5 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 614.8 HEIGHT

1. *Building height* for a *principal building* or *structure* shall not exceed 9.5 metres.
2. *Building height* for an *accessory building* or *structure* shall not exceed 4.5 metres.

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 614.11 OTHER REQUIREMENTS

1. Not applicable.

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**615 ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL**

**615.1 PURPOSE**

- 1. This zone provides for *single detached residential* and *two-unit residential* uses with a *minimum net lot area* of 750.0 square metres, or 557.0 square metres within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.

**615.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*; and
  - (b) *two-unit residential*.

**615.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *boarding*;
  - (b) *hobby beekeeping*;
  - (c) *home occupation*;
  - (d) *neighbourhood daycare*; and
  - (e) *temporary residential*.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**615.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
 

(a) in <i>net lot area</i>	750.0 square metres
(b) in <i>lot width</i>	20.0 metres
(c) in <i>lot depth</i>	27.0 metres.
- 2. For *lots* located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, which are either a corner *lot* or provided with *lane* access, the *minimum net lot area* and dimensions *shall* be not less than:
 

(a) in <i>net lot area</i>	557.0 square metres
(b) in <i>lot width</i>	20.0 metres

(c) in lot depth 27.0 metres.

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 615.5 DENSITY

1. Where the *principal use* is *single detached residential*, floor space ratio shall not exceed 0.5 times the *net lot area*.
2. Where the *principal use* is *two-unit residential*, floor space ratio shall not exceed 0.7 times the *net lot area*.

## 615.6 LOT COVERAGE

1. All *principal buildings* and *structures* together shall not exceed a lot coverage of 40%.
2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 615.7 SETBACKS

1. Minimum *setbacks* for *principal buildings* and *structures* located on *lots* within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, shall be not less than:
  - (a) from a front *lot line* 5.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.5 metres, and the sum of the two *interior side setbacks* shall be not less than 3.5 metres
  - (d) from an *exterior side lot line* 4.5 metres
  - (e) where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a rear *lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
2. Minimum *setbacks* for *principal buildings* and *structures* located on *lots* outside the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.5 metres, and the sum of the two *interior side setbacks* shall be not less than 3.5 metres

- (d) from an *exterior side lot line* 4.5 metres
  - (e) where a high-pressure gas right-of-way is located within any portion of the required *setback area* from a rear *lot line*, the *setback shall* be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
3. Minimum *setbacks* for *accessory buildings* and *structures shall* be not less than:
- (a) from a front *lot line* 7.5 metres
  - (b) from a front *lot line* in the Town Centre Area 5.5 metres
  - (c) from a rear *lot line* 1.5 metres
  - (d) from an *interior side lot line* 1.5 metres
  - (e) from an *exterior side lot line* 3.0 metres
  - (f) from a *building for residential use* 1.5 metres.
4. Minimum *setbacks* for all *buildings* and *structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 615.8 HEIGHT

1. *Building height* for a *principal building* or *structure shall* not exceed 9.5 metres.
2. *Building height* for an *accessory building* or *structure shall* not exceed 4.5 metres.

## 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*, as amended.
2. Refer to Section 402 of this Bylaw.

## 615.11 OTHER REQUIREMENTS

1. A *two-unit residential building shall* be contained within one *structure* sharing a common roof and the *dwelling units shall* either:
  - (a) share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the *structure*; or
  - (b) be situated one above the other.

**616 ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL**

**616.1 PURPOSE**

- 1. This *zone* provides for the infill of ground-oriented residential buildings that appear as a single family house in terms of character, and respect the neighbourhood context in terms of size, scale and massing. These housing forms should emphasize pedestrian connections and open space.

**616.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *triplex residential*;
  - (b) *fourplex residential*; and
  - (c) *courtyard residential*.

**616.3 ACCESSORY USES**

- 1. The following *uses 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 402 of this Bylaw for details of *accessory uses*.

**616.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions for *triplex residential shall* be not less than:
 

(a) in <i>net lot area</i>	800.0 square metres
(b) in <i>lot width</i>	20.0 metres
(c) in <i>lot depth</i>	27.0 metres.
- 2. *Minimum net 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 <i>net lot area</i>	700.0 square metres
(b) in <i>lot width</i>	20.0 metres
(c) in <i>lot depth</i>	27.0 metres.
- 3. *Minimum net lot area* and dimensions for *fourplex residential shall* be not less than:

- (a) in net *lot area* 850.0 square metres
  - (b) in *lot width* 22.0 metres
  - (c) in *lot depth* 30.0 metres.
4. *Minimum net 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 net *lot area* 800.0 square metres
  - (b) in *lot width* 22.0 metres
  - (c) in *lot depth* 30.0 metres.
5. *Minimum net lot area and dimensions for courtyard residential shall be not less than:*
- (a) in net *lot area* 950.0 square metres
  - (b) in *lot width* 25.0 metres
  - (c) in *lot depth* 35.0 metres.
6. *Minimum net lot area and dimensions for courtyard residential for lots within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, shall be not less than:*
- (a) in net *lot area* 900.0 square metres
  - (b) in *lot width* 25.0 metres
  - (c) in *lot depth* 35.0 metres.
7. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 616.5 DENSITY

- 1. *Floor space ratio shall not exceed 0.75 times the net lot area.*

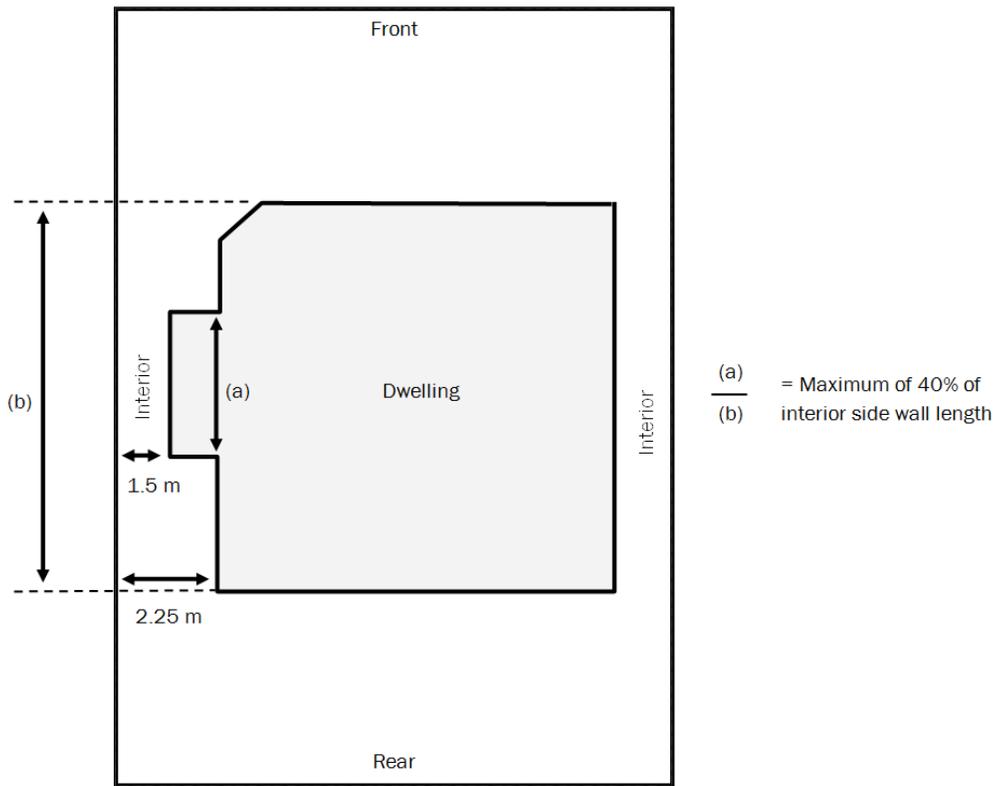
## 616.6 LOT COVERAGE

- 1. All *principal buildings and structures* together shall not exceed a *lot coverage* of 45%.
- 2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 616.7 SETBACKS

- 1. Minimum *setbacks for principal buildings and 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 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



2. Minimum setbacks for principal buildings and structures located on lots within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall be not less than:

- (a) from a front lot line 5.5 metres
- (b) from a rear lot line 7.5 metres
- (c) from an interior side lot line 2.25 metres, except up to 40% of the total horizontal length of the wall shall be not less than 1.5 metres
- (d) from an exterior side lot line 4.5 metres

3. Minimum setbacks for accessory buildings and structures shall be not less than:
  - (a) from a front lot line 3.0 metres
  - (b) from a rear lot line 1.5 metres
  - (c) from an interior side lot line 1.5 metres
  - (d) from an exterior side lot line 3.0 metres
  - (e) from a building for residential use 1.5 metres.
4. Minimum setbacks for all buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 616.8 HEIGHT

1. Building height for a principal building or structure shall not exceed 8.0 metres.
2. Building height for an accessory building or structure shall not exceed 4.5 metres.

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 616.11 OTHER REQUIREMENTS

1. Private outdoor areas shall be provided for each dwelling unit based on the following ratio:
  - (a) 45.0 square metres for each dwelling unit with 3 or more bedrooms; and
  - (b) 30.0 square metres for each dwelling unit with less than 3 bedrooms.
2. For courtyard residential, the courtyard space shall be common to all dwelling units and:
  - (a) shall be not less than 7.0 metres in width;
  - (b) shall be landscaped, including:
    - (i) a variation in type and scale of areas with large perennials, shrubs and trees, and not only lawn areas; and

- (ii) be designed to create filtering and screening of views;
- (c) *shall* not include off-street parking, but may include driveway access to the *dwelling units*; and
- (d) *shall* not be included in the *private outdoor areas* requirement if the *courtyard* space provides driveway access.

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## 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 residential* units are attached.
2. This zone is subject to the *Albion Density Bonus Amenity Contribution* option which provides for *apartment residential use* and a *density* that is consistent with the RM-4 zone for *lots* located within the Albion Area Plan. Refer to Section 402 (*Albion Density Bonus Amenity Contribution Option*) of this Bylaw.

### 617.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *townhouse residential*;
  - (b) *townhouse residential*, subject to the *Albion Density Bonus Amenity Contribution* option. Refer to Section 402 (*Albion Density Bonus Amenity Contribution Option*) of this Bylaw; and
  - (c) *single detached residential*, only permitted in the following locations:
    - (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 *uses 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 402 of this Bylaw for details of *accessory uses*.

## 617.4 LOT AREA AND DIMENSIONS

1. *Minimum net lot area* and dimensions for a *townhouse residential use* shall be not less than:
- (a) in *net lot area* 1,000.0 square metres
  - (b) in *lot width* 27.0 metres
  - (c) in *lot depth* 30.0 metre
2. *Minimum net lot area* and dimensions for a *residential use*, subject to the *Albion Density Bonus Amenity Contribution* option (refer to Section 402 (Albion Density Bonus Amenity Contribution Option) shall be not less than:
- (a) in *net lot area* 1,115.0 square metres
  - (b) in *lot width* 18.0 metres
  - (c) in *lot depth* not applicable
3. Refer to Section 407 (*Building Envelope*) of this Bylaw for required minimum *building envelope* dimensions.

## 617.5 DENSITY

1. *Floor space ratio* shall not exceed 0.6 times the *net lot area*.
2. Additional *density* up to a maximum of 0.75 times the *net lot area* may be obtained with the following provision:
- (a) for *lots* with the Albion Area, subject to the *Albion Density Bonus Amenity Contribution* option. Refer to Section 402 (Albion Density Bonus Amenity Contribution Option) of this Bylaw;
3. Additional *density* up to a maximum of 0.75 times the *net lot area* may be obtained for *townhouse residential uses* with the following provision:
- (a) for *lots* located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.15 times the *net lot area* may be added to the *floor space ratio* for providing 15% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type or a cash in-lieu contribution at a rate of \$215.28 per square metre.

4. *Floor space ratio shall not exceed 0.64 times the net lot area specific to the following lot, 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:*

Lot 21 Section 28 Township 12 New Westminster District Plan 47603. PID 001-166-085. 13260 236 Street.

## 617.6 LOT COVERAGE

1. Not applicable.

## 617.7 SETBACKS

1. Minimum setbacks for all *principal buildings* located on *lots* inside the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall be not less than:
  - (a) from a front *lot line* 5.0 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 6.0 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *principal buildings* located on *lots* outside of the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, shall be not less than:
  - (a) from a front *lot line* 6.0 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.
3. Minimum setbacks for *buildings and structures for apartment residential* and subject to the *Albion Density Bonus Amenity Contribution* option, refer to Section 402 (Albion Density Bonus Amenity Contribution) of this Bylaw, shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.

4. Minimum setbacks for *accessory off-street parking*, subject to the *Albion Density Bonus Amenity Contribution* option (refer to Section 402 (Albion Density Bonus Amenity Contribution) of this Bylaw), which is provided in an *underground structure* for parking that extends not more than 0.8 metres above *average finished grade*, and which is landscaped and integrated to become a useable part of the yard area *shall* be not less than:
  - (a) from a front *lot line* 3.0 metres
  - (b) from a rear *lot line* 1.5 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres.
5. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 617.8 HEIGHT

1. *Building height for a principal building or structure shall not exceed 9.5 metres.*
2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## 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, as amended.
2. *Unenclosed off-street parking shall not exceed a maximum lot coverage of 2% for lots subject to the Albion Density Bonus Amenity Contribution option. Refer to Section 402 (Albion Density Bonus Amenity Contribution) of this Bylaw.*
3. *Accessory off-street parking, except for that provided as visitor parking, for lots subject to the Albion Density Bonus Amenity Contribution option shall* be located within an *underground structure* for parking all parts of which are 0.8 metres or less above the *average finished grade* of the *lot* and which are landscaped and integrated to become a useable part of the yard area. Refer to Section 402 (Albion Density Bonus Amenity Contribution) of this Bylaw.

## 617.11 OTHER REQUIREMENTS

1. *Private outdoor areas shall* be provided for each *dwelling unit* based on the following ratio:
  - (a) 45.0 square metres for each *dwelling unit* with 3 or more bedrooms; and
  - (b) 30.0 square metres for each *dwelling unit* with less than 3 bedrooms.

2. A minimum of 20% of the *net lot area* shall be provided as *Common Open Area*.
3. *Outdoor amenity area(s)* shall be provided on the *lot* in the amount of 5.0 square metres per unit. This area may form part of the *Common Open Area* requirement.
4. Where thirty (30) or more *townhouse residential* units are proposed, *Indoor Amenity Area(s)* shall be provided on the *lot* in the amount of 3.0 square metres per unit.
5. This *zone* is subject to the *Albion Density Bonus Amenity Contribution* option which provides for a *density bonus* that is consistent with the *RM-4 zone* for *lots* located within the *Albion Area Plan*. Refer to Section 402 (*Albion Density Bonus Amenity Contribution*) of this Bylaw.
6. The zoning requirements consistent with the *RM-4 zone* will apply and will supersede the zoning requirements of the *RM-1 zone* for each unit when the *density* exceeds 6.0 times the *net lot area*.

**618 ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL**

**618.1 PURPOSE**

- 1. This zone provides for a medium *density apartment residential* with a maximum *height* of four (4) to six (6) storeys.

**618.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *apartment residential*.

**618.3 ACCESSORY USES**

- 1. The following *uses 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 402 of this Bylaw for details of *accessory uses*.

**618.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 1,300.0 square metres
  - (b) in *lot width* 30.0 metres
  - (c) In *lot depth* not applicable
- 2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

**618.5 DENSITY**

- 1. *Floor space ratio shall* not exceed a base *density* of 1.8 times the *net lot area*.
- 2. Additional *density*, up to a maximum of 2.3 times the *net lot area*, may be obtained with the following provisions:
  - (a) an amount equal to 0.1 times the *net lot area* may be added to the *floor space ratio* for providing all parking spaces in an *underground structure* for parking.

- (b) for lots located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.4 times the *net lot area* may be added to the *floor space ratio* for providing 10% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type or a cash in-lieu contribution at a rate of \$96.88 per square metres (\$9.00 per square foot).
3. The total *floor space ratio* shall not exceed 1.89 times the *net lot area* specific to the following *lot*:
- Lot 1 District Lot 401 New Westminster District Plan EPP43749.  
PID 029-634-091. 22577 Royal Crescent.

## 618.6 LOT COVERAGE

- 1. Not applicable.

## 618.7 SETBACKS

- 1. Minimum setbacks for all *principal buildings and structures* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.
- 2. Minimum setbacks for 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 landscaped and integrated to become a useable part of the yard area shall be not less than:
  - (a) from a front *lot line* 1.5 metres
  - (b) from a rear *lot line* 0.0 metres
  - (c) from an *interior side lot line* 0.0 metres
  - (d) from an *exterior side lot line* 1.5 metres.
- 3. Minimum setbacks for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 618.8 HEIGHT

1. *Building height for a principal building or structure within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, shall not exceed 22.0 metres nor 6 storeys, and shall be not less than 11.0 metres.*
2. *Building height for a principal building or structure within the Port Haney and Fraser River Waterfront Area or outside the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, shall not exceed 15.0 metres nor 4 storeys, and shall be not less than 11.0 metres.*
3. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## 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, as amended.*
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 landscaped and integrated to become a useable part of the yard area.*
3. Refer to Section 402 of this Bylaw.

## 618.11 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 *net 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.*

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

### 619.1 PURPOSE

1. This *zone* provides for *medium-density apartment residential use* in the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, with a minimum of five (5) *storeys* to a maximum of twelve (12) *storeys*.

### 619.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this *zone*:
  - (a) *apartment residential*.

### 619.3 ACCESSORY USES

1. The following *uses 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 402 of this Bylaw for details of *accessory uses*.

### 619.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions *shall* be not less than:

(a) in <i>net lot area</i>	1,300.0 square metres
(b) in <i>lot width</i>	30.0 metres
(c) in <i>lot depth</i>	not applicable
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 619.5 DENSITY

1. *Floor space ratio shall* not exceed a base *density* of 1.2 times the *net lot area* with a minimum of 5 *storeys* to a maximum of 12 *storeys*.
2. Additional *density*, up to a maximum of 3.4 times the *net lot area* may be obtained with the following provisions:
  - (a) an amount equal to 0.1 times the *net 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 *net 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 *net 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 *net lot area*. This addition to the *floor space ratio shall* not be applied in the Port Haney and Fraser River Waterfront Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw;
  - (d) for *lots* located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.4 times the *net lot area* may be added to the *floor space ratio* for providing 10% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type or a cash in-lieu contribution at a rate of \$96.88 per square metres (\$9.00 per square foot).
3. A *floor space ratio* not to exceed 1.543 times the *net lot area shall* be permitted specific to the following *lot*:
- (a) Lot A Section 20 Township 12 New Westminster District Plan EPP57087. PID 029-757-452. 22562 121 Avenue.

## 619.6 LOT COVERAGE

- 1. Not applicable.

## 619.7 SETBACKS

- 1. Minimum *setbacks* for all *principal buildings* and *structures shall* be not less than:
 

(a) from a front <i>lot line</i>	7.5 metres
(b) from a rear <i>lot line</i>	7.5 metres
(c) from an <i>interior side lot line</i>	7.5 metres
(d) from an <i>exterior side lot line</i>	7.5 metres.
- 2. Minimum *setbacks* for *accessory off-street parking* provided in an *underground structure* for parking that extends not more than 0.8 metres above *average finished grade* and which is landscaped and integrated to become a useable part of the yard area *shall* be not less than:
 

(a) from a front <i>lot line</i>	1.5 metres
(b) from a rear <i>lot line</i>	0.0 metres
(c) from an <i>interior side lot line</i>	0.0 metres

- (d) from an *exterior side lot line* 1.5 metres.
3. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 619.8 HEIGHT

1. *Building height* for a *principal building* or *structure* within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, shall not exceed 43.0 metres, and shall be not less than 18.0 metres nor five (5) *storeys*.
2. *Building height* for an *accessory building* or *structure* shall not exceed 4.5 metres.

## 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, as amended.
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 landscaped and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

## 619.11 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 *net 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*.

**620 ZONE: RM-4 MEDIUM DENSITY TOWNHOUSE RESIDENTIAL**

**620.1 PURPOSE**

- 1. This zone provides for higher *density townhouse residential* and *apartment residential* in the vicinity of the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.

**620.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *apartment residential*; and
  - (b) *townhouse residential*.

**620.3 ACCESSORY USES**

- 1. The following *uses 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 402 of this Bylaw for details of *accessory uses*.

**620.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions *shall* be not less than:

(a) in <i>net lot area</i>	1,115.0 square metres
(b) in <i>lot width</i>	18.0 metres.
(c) in <i>lot depth</i>	not applicable
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**620.5 DENSITY**

- 1. *Floor space ratio shall* not exceed 0.75 times the *net lot area*.
- 2. Additional *density* up to a maximum of 0.90 times the *net lot area* may be obtained for *townhouse residential uses* with the following provision:

- (a) for lots located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.15 times the *net lot area* may be added to the *floor space ratio* for providing 15% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type or a cash in-lieu contribution at a rate of \$215.28 per square metre.

## 620.6 LOT COVERAGE

1. Not applicable.

## 620.7 SETBACKS

1. Minimum setbacks for *principal buildings* and *structures* for *apartment residential use*, *townhouse residential use*, and *accessory buildings* and *structures* shall be not less than:
  - (a) from a front lot line 7.5 metres
  - (b) from a rear lot line 7.5 metres
  - (c) from an interior side lot line 7.5 metres
  - (d) from an exterior side lot line 7.5 metres.
2. Minimum setbacks for *accessory off-street parking* provided in an *underground structure* for parking that extends not more than 0.8 metres above the *average finished grade* and which is landscaped and integrated to become a useable part of the yard area shall be not less than:
  - (a) from a front lot line 1.5 metres
  - (b) from a rear lot line 0 metres
  - (c) from an interior side lot line 0 metres
  - (d) from an exterior side lot line 1.5 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 620.8 HEIGHT

1. *Building height* for a *principal building* or *structure* shall not exceed 11.0 metres.
2. *Building height* for a *principal building* or *structure* within the Port Haney and Fraser River Waterfront Area, as identified in Schedule “C” (Town Centre Area Plan) of this Bylaw, shall not exceed 15.0 metres and shall be not less than 11.0 metres.

3. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## **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, as amended.*
2. *Unenclosed off-street parking shall not occupy more than 2% of the area of the lot.*
3. *Accessory off-street parking, except for that provided as visitor parking, shall be located within an underground structure for parking all parts of which are 0.8 metres or less above the average finished grade of the lot and which are landscaped and integrated to become a useable part of the yard area.*
4. Refer to Section 402 of this Bylaw.

## **620.11 OTHER REQUIREMENTS**

1. *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 net lot area shall be provided as Common Open Area.*
3. *Outdoor amenity area(s) shall be provided on the lot in the amount of 5.0 square metres per townhouse dwelling unit and 1.0 square metres per apartment dwelling unit. These areas may form part of the Common Open Area requirement.*
4. *Where 30 or more townhouse dwelling units are proposed, Indoor Amenity Area(s) shall be provided in the amount of 3.0 square metres per townhouse unit. Indoor Amenity Area(s) shall be provided in the amount of 1.0 square metre per apartment dwelling unit.*

**621 ZONE: RM-5 LOW DENSITY APARTMENT RESIDENTIAL**

**621.1 PURPOSE**

- 1. This zone provides for low-density *apartment residential* and *townhouse residential* uses with *Private outdoor area* for each *dwelling unit* adjacent to and accessible from each *dwelling unit*.

**621.2 PRINCIPAL USES**

- 1. The following *principal uses* shall be permitted in this zone:
  - (a) *apartment residential*; and
  - (b) *townhouse residential*.

**621.3 ACCESSORY USES**

- 1. The following *uses* 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 402 of this Bylaw for details of *accessory uses*.

**621.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions shall be not less than:
 

(a) in <i>net lot area</i>	1,115.0 square metres
(b) in <i>lot width</i>	30.0 metres
(c) in <i>lot depth</i>	not applicable
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**621.5 DENSITY**

- 1. *Floor space ratio* shall not exceed 0.8 times the *net lot area*.
- 2. Additional *density* up to a maximum of 0.95 times the *net lot area* may be obtained for *townhouse residential* uses with the following provisions:

- (a) for lots located within the Town Centre Area as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.15 times the *net lot area* may be added to the *floor space ratio* for providing 15% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type or a cash in-lieu contribution at a rate of \$215.28 per square metre.

## 621.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 45%.
2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 621.7 SETBACKS

1. Minimum *setbacks* for all *buildings* and *structures* shall be not less than:

(a) from a front <i>lot line</i>	7.5 metres
(b) from a rear <i>lot line</i>	6.0 metres
(c) from an <i>interior side lot line</i>	6.0 metres
(d) from an <i>exterior side lot line</i>	7.5 metres.
2. Minimum *setbacks* for *accessory off-street parking* provided in an *underground structure* for parking that extends not more than 0.8 metres above *average finished grade* and which is landscaped and integrated to become a useable part of the yard area shall be not less than:

(a) from a front <i>lot line</i>	1.5 metres
(b) from a rear <i>lot line</i>	0.0 metres
(c) from an <i>interior side lot line</i>	0.0 metres
(d) from an <i>exterior side lot line</i>	1.5 metres.
3. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 621.8 HEIGHT

1. *Building height* for a *principal building* or *structure* shall not exceed 11.0 metres.
2. *Building height* for an *accessory building* or *structure* shall not exceed 4.5 metres.

## 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, as amended.*
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 landscaped 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 shall be provided for each unit in the development based on the following ratio:*
  - (a) 45.0 square metres for each unit with 3 or more bedrooms; and
  - (b) 30.0 square metres for each unit with less than 3 bedrooms.
2. *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.*
3. *Private outdoor area:*
  - (a) *shall be provided for each dwelling unit and shall be located adjacent to and accessible from a habitable room within each dwelling unit.*
  - (b) All horizontal dimensions of each *Private outdoor area shall be not less than 2.5 metres and each private outdoor area shall have an area of not less than:*
    - (i) 10.0 square metres for each studio dwelling unit or one bedroom dwelling unit;
    - (ii) 15.0 square metres for each dwelling unit with two (2) or more bedrooms.
  - (c) *Landscaping and screening shall be provided to define a Private outdoor area for each dwelling unit.*

**622 ZONE: RM-6 TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL**

**622.1 PURPOSE**

- 1. This zone provides for high density apartment residential use in the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, with a minimum building height of ten (10) storeys.

**622.2 PRINCIPAL USES**

- 1. The following principal uses shall be permitted in this zone:
  - (a) apartment residential.

**622.3 ACCESSORY USES**

- 1. The following uses shall be permitted as accessory uses to the permitted principal use in this zone:
  - (a) boarding; and
  - (b) home occupation.
- 2. Refer to Section 402 of this Bylaw for details of accessory uses.

**622.4 LOT AREA and DIMENSIONS**

- 1. Minimum net lot area and dimensions shall be not less than:
  - (a) in net lot area 2,000.0 square metres
  - (b) in lot width 30.0 metres.
  - (c) in lot depth not applicable
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum building envelope dimensions.

**622.5 DENSITY**

- 1. Floor space ratio shall not exceed a base density of 1.6 times the net lot area, with a minimum of 10 storeys.
- 2. Additional density, up to a maximum of 4.0 times the net lot area, may be obtained with the following provisions:
  - (a) an amount equal to 0.2 times the net 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 *net 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 *net 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 *net lot area*;
- (d) for *lots* located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.5 times the *net lot area* may be added to the *floor space ratio* for providing 5% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type or a cash-in-lieu contribution at a rate of \$96.88 per square metres (\$9.00 per square foot).

## 622.6 LOT COVERAGE

1. Not applicable.

## 622.7 SETBACKS

1. Minimum setbacks for all *principal buildings* and *structures* shall be not less than:
 

(a) from a front <i>lot line</i>	4.5 metres
(b) from a rear <i>lot line</i>	7.5 metres
(c) from an <i>interior side lot line</i>	7.5 metres
(d) from an <i>exterior side lot line</i>	4.5 metres.
2. Minimum setbacks for *accessory off-street parking* provided in an *underground structure* for parking that extends not more than 0.8 metres above *average finished grade* and which is landscaped and integrated to become a useable part of the yard area shall be not less than:
 

(a) from a front <i>lot line</i>	1.5 metres
(b) from a rear <i>lot line</i>	0.0 metres
(c) from an <i>interior side lot line</i>	0.0 metres
(d) from an <i>exterior side lot line</i>	1.5 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 622.8 HEIGHT

1. *Building height for a principal building or structure shall not exceed 73.0 metres and shall be not less than 37.0 metres.*
2. *Building height for an accessory building or structure shall not exceed 4.5 metres.*

## 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, as amended.*
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 landscaped and integrated to become a useable part of the net lot area.*
3. Refer to Section 402 of this Bylaw.

## 622.11 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 30 % of the net lot area shall be provided as Common Open Area. Up to 15% of this required open space may be provided on a roof.*
3. *Outdoor amenity area(s) shall be provided on the lot in the amount of 1.0 square metre for each dwelling unit. This area may form part of the Common Open Area requirement.*
4. *Indoor Amenity Area shall be provided in the amount of 1.0 square metre per unit.*

**623 ZONE: RE ELDERLY CITIZENS RESIDENTIAL**

**623.1 PURPOSE**

- 1. This zone provides for elderly citizen *residential use*.

**623.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *elderly citizens residential*.

**623.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal use* in this zone:
  - (a) not applicable.

**623.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area and dimensions shall* be not less than:
  - (a) in *net lot area* 2.0 hectares
  - (b) in *lot width* 60.0 metres
  - (c) in *lot depth* not applicable
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**623.5 DENSITY**

- 1. *Floor space ratio shall* not exceed a base *density* of 1.4 times the *net lot area* to a maximum of 5 storeys.
- 2. Additional *density*, up to a maximum of 2.2 times the *net lot area* may be obtained with the following provisions:
  - (a) An amount equal to 0.15 times the *net 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 *net lot area* may be added for providing all parking spaces in an *underground structure* for parking .
  - (b) An amount equal to 0.3 times the *net lot area* may be added if the *principal building* is five storeys in *height*.

- (c) An amount equal to 0.2 times the *net 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.

## 623.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 623.7 SETBACKS

1. Minimum *setbacks* for all *buildings and structures* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 9.0 metres
  - (c) from an interior *lot line* 4.5 metres
  - (d) from an exterior *side lot line* 7.5 metres.
  - (e) Where a high pressure gas right-of-way is located within any portion of the required *setback area* from a rear *lot line*, the *setback* shall be not less than 5.0 metres from the right-of way for all *lots* created after October 31, 1986.
2. Minimum *setbacks* for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 623.8 HEIGHT

1. *Building height* for a *principal building or structure* shall not exceed 15.0 metres.
2. *Building height* for an *accessory building or structure* shall not exceed 4.5 metres.

## 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, as amended.
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 landscaped 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 *net lot area shall be provided as Common Open Area*.
3. *Outdoor amenity area(s) shall be provided on the lot in the amount of 1.0 square metre per dwelling unit. This area may form part of the Common Open Area requirement.*
4. *Indoor Amenity Area(s) shall be provided in the amount of 1.0 square metre per dwelling unit.*

**624 ZONE: RG GROUP HOUSING RESIDENTIAL**

**624.1 PURPOSE**

- 1. This zone provides for low-density urban strata development with groups, rows or clusters of dwelling units as single detached residential, or blocks of three (3) or more attached dwelling units.

**624.2 PRINCIPAL USES**

- 1. The following principal uses shall be permitted in this zone:
  - (a) group housing residential; and
  - (b) single detached residential.

**624.3 ACCESSORY USES**

- 1. The following uses are to be permitted as accessory uses to the single detached residential use in this zone:
  - (a) boarding;
  - (b) home occupation;
  - (c) temporary residential; and
  - (d) secondary suite residential
- 2. The following uses shall be permitted as accessory uses to the group housing residential use in this zone:
  - (a) boarding; and
  - (b) home occupation.
- 3. Refer to Section 402 of this Bylaw for details of accessory uses.

**624.4 LOT AREA and DIMENSIONS**

- 1. Minimum net lot area and dimensions shall be not less than:
 

(a) in net lot area	0.8 hectares
(b) in lot width	60.0 metres
(c) in lot depth	not applicable
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum building envelope dimensions.

## 624.5 DENSITY

1. *Density shall not exceed 15 units per net hectare.*

## 624.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together shall not exceed a lot coverage of 35%.
2. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for lot coverage requirements.

## 624.7 SETBACKS

1. Minimum setbacks for all *buildings and structures* shall be not less than:
  - (a) from a front lot line 7.5 metres
  - (b) from a rear lot line 9.0 metres
  - (c) from an interior side lot line 4.5 metres
  - (d) from an exterior side lot line 7.5 metres.
2. Minimum setbacks for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 624.8 HEIGHT

1. *Building height* for a principal building or structure shall not exceed 9.5 metres.
2. *Building height* for an accessory building or structure shall not exceed 4.5 metres.

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 624.11 OTHER REQUIREMENTS

1. Not applicable.

## 625 ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA

### 625.1 PURPOSE

1. This *zone* provides for low-density suburban strata *development* with groups, rows or clusters of *dwelling units* as *single detached residential*, *two-unit residential*, or blocks of three (3) or more attached *dwelling units*.

### 625.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this zone:
  - (a) *single detached residential*;
  - (b) *two-unit residential*; and
  - (c) *group housing residential*.

### 625.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to the *single detached residential use* in this zone:
  - (a) *boarding*;
  - (b) *home occupation*;
  - (c) *secondary suite residential*; and
  - (d) *temporary residential*.
2. The following *uses* shall be permitted as *accessory uses* to the *two-unit residential* and *group housing residential uses* in this zone:
  - (a) *boarding*; and
  - (b) *home occupation*.
3. Refer to Section 402 of this Bylaw for details of *accessory uses*.

### 625.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions shall be not less than:
  - (a) in *net lot area* 4.0 hectares
  - (b) in *lot width* 75.0 metres
  - (c) In *lot depth* not applicable

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *building envelope* dimensions.

## 625.5 DENSITY

1. *Density shall not exceed 2.5 units per net hectare, except:*
2. Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234 where:
  - (a) *the density shall not exceed 3.64 units per net hectare.*

## 625.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 10%.
2. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 35% or 557.0 square metres, whichever is less, for each strata *lot* specific to the following property:

Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234.
3. Refer to Section 401 (Accessory Buildings, Structure and Uses) of this Bylaw for *lot coverage* requirements.

## 625.7 SETBACKS

1. Minimum setbacks for *principal buildings and structures* shall be not less than:

(a) from a front <i>lot line</i>	15.0 metres
(b) from a rear <i>lot line</i>	15.0 metres
(c) from an <i>interior side lot line</i>	8.0 metres
(d) from an <i>exterior side lot line</i>	15.0 metres.
2. Minimum setbacks for *accessory buildings and structures* shall be not less than:

(a) from a front <i>lot line</i>	10.0 metres
(b) from a rear <i>lot line</i>	10.0 metres
(c) from an <i>interior side lot line</i>	8.0 metres
(d) from an <i>exterior side lot line</i>	10.0 metres.
3. For Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234, the minimum setbacks for *principal buildings and structures* shall be not less than:

(a) from a front <i>lot line</i>	7.5 metres
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- (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.8 metres
  - (d) from an *exterior side lot line* 4.5 metres.
4. For Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234, the minimum setbacks for accessory buildings and structures shall be not less than:
- (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.8 metres
  - (d) from an *exterior side lot line* 4.5 metres.
5. Minimum setbacks for all buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 625.8 HEIGHT

1. *Building height* for a principal building or structure shall not exceed 9.5 metres.
2. *Building height* for a principal building or structure shall not exceed 11.0 metres, specific to the following site:  
  
Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234
3. *Building height* for an accessory building or structure shall not exceed 4.5 metres.

## 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, as amended.
2. Refer to Section 402 of this Bylaw.

## 625.11 OTHER REQUIREMENTS

1. Not applicable.

**626 ZONE: RMH MANUFACTURED HOME PARK RESIDENTIAL**

**626.1 PURPOSE**

- 1. This zone provides for *manufactured home park* use with a *minimum net lot area* of 0.4 hectares.

**626.2 PRINCIPAL USES**

- 1. The following *principal uses* shall be permitted in this zone:
  - (a) *manufactured home park*.

**626.3 ACCESSORY USES**

- 1. The following *uses* are permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *home occupation*; and
  - (b) one *single detached residential dwelling* per *manufactured home park*, limited to a residence for a caretaker or manager.
- 2. Refer to Section 402 of this Bylaw for details of *accessory uses*.

**626.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and dimensions shall be not less than:
  - (a) in *net lot area* 0.4 hectares
  - (b) in *lot width* 75.0 metres
  - (c) in *lot depth* not applicable.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**626.5 DENSITY**

- 1. *Density* shall not exceed 17 *dwelling units per net hectare*.
- 2. A *manufactured home* shall have a minimum *gross floor area* of 65.0 square metres.

**626.6 LOT COVERAGE**

- 1. Not applicable.

## 626.7 SETBACKS

1. Minimum setbacks from the *lot* boundary for all *buildings* and *structures* shall be not less than:
  - (a) from a front *lot line* 4.0 metres
  - (b) from a rear *lot line* 4.0 metres;
  - (c) from an *interior side lot line* 4.0 metres
  - (d) from an *exterior side lot line* 4.0 metres.
2. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 626.8 MANUFACTURED HOME SITE AREA

1. The minimum *manufactured home site area* shall be:
  - (a) for *manufactured homes* not exceeding 4.3 metres in width, the minimum *manufactured home site area* shall be 352.0 square metres; and
  - (b) for *manufactured homes* exceeding 4.3 metres in width, the minimum *manufactured home site area* shall be 371.0 square metres.

## 626.9 MANUFACTURED HOME SITE COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *manufactured home site coverage* of 40%.
2. All *accessory buildings* and *structures* together shall not exceed a *manufactured home site coverage* of 10%.

## 626.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum setbacks on a *manufactured home site* for all *buildings* and *structures*, as measured from the wall of a *manufactured home* or living area addition, the supports of a carport, or the outer face of a deck, shall be not less than:
  - (a) *front yard* 4.0 metres
  - (b) *rear yard* 4.0 metres
  - (c) *side yard* 1.2 metres, provided that:
    - (i) the combined total of both *side yard setbacks* shall be not less than 7.2 metres, except:

(ii) the combined total of the *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, as amended;

(d) 1.0 metre between *accessory buildings*.

2. Any *manufactured home*, permissible addition, or *accessory building* located on a *manufactured home site* abutting the *lot boundary* shall comply with the *Setback* requirements in Section 626.7 (Setbacks) of this zone.

## 626.11 HEIGHT

1. *Building height* for all buildings and structures shall not exceed 4.5 metres.

## 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, as amended.

2. Refer to Section 402 of this Bylaw.

## 626.14 OTHER REQUIREMENTS

1. *Manufactured homes* shall be fully self-contained.

2. A *manufactured home park* shall have not less than 15% of its total area developed for *Outdoor amenity area*.

3. A *manufactured home park* shall conform in all respects to the requirements contained in the Maple Ridge Mobile Home Park Bylaw No. 2315-1975, as amended.

## 7 PART 7 – COMMERCIAL ZONES

### 701 ZONE: C-1 NEIGHBOURHOOD COMMERCIAL

#### 701.1 PURPOSE

1. This *zone* provides for small scale convenience shopping and personal services to residents in surrounding neighbourhoods.

#### 701.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:

(a) *apartment residential*;

(b) *assembly*;

(c) *business services*;

(d) *child care centre* is permitted specific to the following *lots*:

Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way; and

Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place;

(e) *civic*;

(f) *convenience store*;

(g) *financial services*;

(h) *indoor commercial recreation*;

(i) *licensee retail store; financial services; professional services* limited to medical clinics, physiotherapist/chiropractors, dentists, veterinarians and hearing/eye clinics; private *schools*; fitness facilities; and pharmacies are permitted specific to the following *lot*:

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*:

Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534, except Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue;

- (l) *personal repair services*;
- (m) *personal services*;
- (n) *professional services*;
- (o) *restaurant*; and
- (p) *retail, excluding highway commercial uses*.

### 701.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *home occupation*;
  - (b) *one or two dwelling units*
  - (c) *outdoor display or sales area*;
  - (d) *refund container recycling depot*; and
  - (e) *retail*.
2. Refer to Section 402 of this Bylaw for additional information.

### 701.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area and dimensions shall* be not less than:
 

(a) <i>in net lot area</i>	668.0 square metres
(b) <i>in lot width</i>	18.0 metres
(c) <i>in lot depth</i>	27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 701.5 DENSITY

1. The *gross floor area* for all *principal uses* together *shall* not exceed 279.0 square metres, except:
  - (a) the *gross floor area* of all *principal buildings and structures* together *shall* not exceed 2,100.0 square metres specific to the following *lot*:
 

Lot A Section 16 Township 1 New Westminster District Plan EPP25279. PID: 029-069-131. 11225 240 Street.

- (b) the total *gross floor area* of the ground floor *commercial uses* shall not exceed 960.0 square metres specific to the following *lot*:

Lot A Section 16 Township 1 New Westminster District Plan EPP25279. PID: 029-069-131. 11225 240 Street.

- (c) the *gross floor area* of all *principal uses* on the first floor shall not exceed 481.1 square metres specific to the following *lot*:

Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way.

- (d) the *gross floor area* of all *apartment residential uses* on the second floor shall not exceed 221.4 square metres specific to the following *lot*:

Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way.

- (e) the *gross floor area* of all *principal uses* shall not exceed 959.5 square metres specific to the following *lot*:

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* of the ground floor *commercial uses* shall not exceed 530.6 square metres specific to the following *lot*:

Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534 Except: Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue; and

- (g) the *gross floor area* for all *principal uses* together shall not exceed 3,350.0 square metres, and all ground floor *commercial uses* shall not exceed 1,093.0 square metres, specific to the following *lot*:

Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.

2. The *gross floor area* of all *accessory uses* together shall not exceed 279.0 square metres.

## 701.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.
2. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 50% specific to the following *lot*:

Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.

## 701.7 SETBACKS

1. Minimum setbacks for all *buildings and structures shall* be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 6.0 metres
  - (c) from an *interior side lot line* 3.0 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *buildings and structures shall* be not less than 3.0 metres specific to the following *lot*:

Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.
3. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 701.8 HEIGHT

1. *Building height* for a *building or structure shall* not exceed 7.5 metres.
2. *Building height* for a *building or structure shall* not exceed 12.0 metres nor 3 storeys specific to the following *lot*:

Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.

## 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, as amended.
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 loading *shall* be located and undertaken wholly within an enclosed *building*.
2. A *residential use shall*:

- (a) be limited exclusively to the *storeys* above the *first storey*;
  - (b) be the only *use* in a *storey* so used;
  - (c) be located within a *building* above all *storeys* which are used for a non-residential use;
  - (d) have separate and independent access; and
  - (e) provide *Private outdoor area* in the amount of 3.0 square metres per *dwelling unit*.
3. An *apartment residential use*, specific to the following *lot*:

Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.

- (a) shall provide *Indoor Amenity Area* in the amount of 3.0 square metres per unit; and
- (b) may have associated non-habitable spaces, including lobbies, meeting rooms, amenity areas, bicycle and other storage areas located on the *first storey* or underground.

## 702 ZONE: C-2 COMMUNITY COMMERCIAL

### 702.1 PURPOSE

1. This *zone* provides a range of *general commercial uses* and services.

### 702.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:

- (a) *apartment residential* is permitted specific to the following *lot*:

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) *restaurants*; and
- (q) *retail, excluding highway commercial*.

### 702.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:

- (a) *apartment residential*;
  - (b) *drive-through*;
  - (c) *home occupation*;
  - (d) one or two *dwelling units*; and
  - (e) *outdoor display* or sales area.
2. Refer to Section 402 of this Bylaw for additional information.

## 702.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions shall be not less than:
- (a) in *net lot area* 2,500.0 square metres
  - (b) in *lot width* 30.0 metres
  - (c) in *lot depth* 70.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 702.5 DENSITY

1. Not applicable.

## 702.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 70%.

## 702.7 SETBACKS

1. *Minimum setbacks* for all *buildings* and *structures* shall be not less than:
- (a) from a *front lot line* 3.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 0.0 metres
  - (d) from an *exterior side lot line* 3.0 metres.
2. *Minimum setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 702.8 HEIGHT

1. *Building height for buildings and structures shall not exceed 7.5 metres and one (1) storey.*
2. Additional *building height* to a maximum of 10.0 metres and two (2) storeys may be obtained with the provision of either:
  - (a) affordable rental units on the second storey with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area; or
  - (b) a cash-in-lieu contribution at a rate of \$96.88 per square metres (\$9.00 per square foot).

## 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, as amended.*
2. The required parking for all *residential uses shall* be dedicated for that use.
3. *Off-street parking for all lots less than 2,780.0 square metres in net lot area shall be sited to the rear of the buildings.*

## 702.11 OTHER REQUIREMENTS

1. *A residential use shall:*
  - (a) be limited exclusively to the storeys above the *first storey*;
  - (b) be the only use in a storey so used;
  - (c) be located within a *building* above all storeys which are used for a non-residential use;
  - (d) where 20 or more *residential* units are proposed, *Indoor Amenity Area shall* be provided in the amount of 1.0 square metres per unit; and
  - (e) have separate and independent access.
2. Every use except *outdoor display* or sales area and *off-street parking* and 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 Residential* in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended, except that the following *lot* is 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 Residential* in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended.

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## 703 ZONE: C-3 TOWN CENTRE COMMERCIAL

### 703.1 PURPOSE

1. This zone provides for a range of *commercial*, *service* and *residential* uses in the Town Centre Area.

### 703.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *apartment residential*, within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw;
  - (b) *assembly*;
  - (c) *business services*;
  - (d) *cannabis retail*;
  - (e) *civic*;
  - (f) *convenience store*;
  - (g) *financial services*;
  - (h) *funeral services*;
  - (i) *indoor commercial recreation*;
  - (j) *licensee retail store*;
  - (k) *light industrial*, limited to *microbrewery, microwinery and microdistillery*;
  - (l) *light industrial*, limited to *microbrewery* and limited to a maximum of 150 square metres *gross floor area*, specific to the following *lot*:

*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) *restaurants*;
- (x) *retail, excluding highway commercial*; and
- (y) *tourist accommodation*.

### 703.3 ACCESSORY USES

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
  - (a) *apartment residential*;
  - (b) *home occupation*.
  - (c) one or two *dwelling units*; and
  - (d) *outdoor display or sales area*.
2. Refer to Section 402 of this Bylaw for additional information.

### 703.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area and dimensions shall be not less than:*

(a) in <i>net lot area</i>	1,672.00 square metres
(b) in <i>lot width</i>	36.0 metres
(c) in <i>lot depth</i>	27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 703.5 DENSITY

1. The *residential Floor space ratio* shall not exceed a base *density* of 1.0 times the *net 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 *net 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 *net 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 *net 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 *net 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 *net lot area*;
- (d) for *lots* located within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, or identified 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 equal to 0.5 times the *net lot area* may be added to the *floor space ratio* for providing either:
  - (i) 10% of the *gross floor area* as affordable rental units, with monthly rents at 10% below Canada Mortgage and House Corporation average market rents for the Ridge-Meadows area, based on unit type; or
  - (ii) a cash in-lieu contribution at a rate of \$96.88 per square metres (\$9.00 per square foot).

## 703.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together *shall* not exceed a *lot coverage* of 90% except:
  - (a) the *lot coverage* may be 100% where all the required parking is provided in accordance with Part 3 (Off-Street Parking Requirements) of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

## 703.7 SETBACKS

1. Minimum *setbacks* for all *buildings* and *structures* *shall* be not less than:
  - (a) from a front *lot line* 0.0 metres
  - (b) from a rear *lot line* 6.0 metres, except:
    - (i) this may be reduced to 0.0 metres provided that:
      - (1) a *structure* occupying the rear 6.0 metres is *used* only for *accessory off-street parking*;
      - (2) the *off-street parking structure* is the only *structure* on that portion of the *lot*;

(3) the *off-street parking structure* is entirely covered by a landscaped recreation or amenity deck;

(4) a *residential use* is provided above the recreation or amenity deck.

(c) from an *interior side lot line* 0.0 metres

(d) from an *exterior side lot line* 0.0 metres.

2. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### 703.8 HEIGHT

1. *Building height* for a *principal building* or *structure* shall be not less than 11.0 metres within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.

2. *Building height* for a *principal building* or *structure* shall be not less than 11.0 metres and shall not exceed 15.0 metres nor four (4) storeys within the Port Haney and Fraser River Waterfront Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.

3. *Building height* for an *accessory building* or *structure* shall not exceed 4.5 metres.

### 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, as amended.

2. An *off-street parking use* shall be sited to the rear of a *building*, concealed within a *building* or located in an underground parking *structure*.

3. An *off-street parking use* shall not occupy more than 95% of the surface of the *lot*.

### 703.11 OTHER REQUIREMENTS

1. For *lots* identified on Schedule “E” (Town Centre Ground Floor Commercial Required) of this Bylaw, a *residential use* shall:

(a) be limited exclusively to the *storeys* above the *first storey*;

(b) be the only *use* in a *storey* so used;

(c) be located within a *building* above all *storeys* which are used for a non-residential *principal use*;

- (d) have separate and independent access;
  - (e) provide *Indoor Amenity Area* in the amount of 1.0 square metres per unit;
  - (f) provide *Private outdoor area* for each *dwelling unit* based on the following ratio:
    - (i) 45.0 square metres for each *dwelling unit* with 3 or more bedrooms; and
    - (ii) 30.0 square metres for each *dwelling unit* with less than 3 bedrooms;
  - (g) be permitted only where all parking for such *use* is *concealed parking*.
2. For *lots* identified on Schedule “E” (Town Centre Ground Floor Commercial Required) of this Bylaw, the ground floor of all *commercial buildings* shall have not less than:
- (a) 90% of the *lot frontage* developed for permitted *commercial uses* unless the *frontage* is developed for public pedestrian or public vehicular access; and
  - (b) 25% of the *net lot area* developed for a permitted *commercial use*.
3. Every use, except *outdoor display* or sales area and *Commercial off-street parking* and *off-street loading use*, shall be located and undertaken wholly within an enclosed *building*.

## 704 ZONE: C-4 NEIGHBOURHOOD PUB

### 704.1 PURPOSE

1. This *zone* provides for neighbourhood public houses.

### 704.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this zone:
  - (a) *liquor primary establishment.*

### 704.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to the permitted *principal use* in this zone:
  - (a) *dwelling unit;*
  - (b) *home occupation*
  - (c) *licensee retail store*
  - (d) *refund container recycling depot; and*
  - (e) *restaurant.*
2. Refer to 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 net lot area* and dimensions shall be not less than:

(a) in <i>net lot area</i>	929.0 square metres
(b) in <i>lot width</i>	30.0 metres
(c) in <i>lot depth</i>	30.0 metres.
2. Where a *lot* is served by a *community water system* but not by a *community sanitary sewer system*, the *minimum net lot area* and dimensions shall be not less than:

(a) in <i>net lot area</i>	0.4 hectares
(b) in <i>lot width</i>	36.0 metres
(c) in <i>lot depth</i>	60.0 metres.
3. Where neither a *community water system* nor a *community sanitary sewer system* are available, the *minimum net lot area* and dimensions shall be not less than:

- (a) in *net lot area* 2.0 hectares
  - (b) in *lot width* 60.0 metres
  - (c) in *lot depth* 150.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

#### 704.5 DENSITY

- 1. Not applicable.

#### 704.6 LOT COVERAGE

- 1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.

#### 704.7 SETBACKS

- 1. Minimum setbacks for all *buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 7.5 metres
  - (b) from a *rear lot line* 7.5 metres
  - (c) from an *interior side lot line* 3.0 metres
  - (d) from an *exterior side lot line* 7.5 metres.
- 2. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

#### 704.8 HEIGHT

- 1. *Building height* for *buildings* and *structures* shall not exceed 9.5 metres.

#### 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, as amended.

#### 704.11 OTHER REQUIREMENTS

- 1. No more than one *dwelling unit* shall be provided per *lot* and shall:

- (a) be limited exclusively to the *storeys* above the *first storey*;
  - (b) be the only *use* in a *storey* so used;
  - (c) be located within a *building* above all *storeys* which are *used for a non-residential use*;
  - (d) have separate and independent access; and
  - (e) provide *Private outdoor area* in the amount of 3.0 square metres per *dwelling unit*.
2. A *Licensee retail store* shall:
- (a) be located within the *liquor primary establishment*; and
  - (b) not exceed 40% of the *gross floor area* of the *liquor primary establishment*.

**705 ZONE: C-5 VILLAGE CENTRE COMMERCIAL**

**705.1 PURPOSE**

- 1. This zone provides for convenience shopping and *personal services* to residents of surrounding neighbourhoods in a compact village form.

**705.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *assembly;*
  - (b) *business services;*
  - (c) *civic;*
  - (d) *convenience store;*
  - (e) *financial services;*
  - (f) *indoor commercial recreation;*
  - (g) *licensee retail store*
  - (h) *liquor primary establishment;*
  - (i) *personal repair services;*
  - (j) *personal services;*
  - (k) *professional services;*
  - (l) *refund container recycling depot;*
  - (m) *restaurant; and*
  - (n) *retail, excluding highway commercial.*

**705.3 ACCESSORY USES**

- 1. The following *uses are permitted as accessory uses* to the permitted *principal uses* in this zone:
  - (a) *apartment residential;*
  - (b) *home occupation*
  - (c) *one or two dwelling units; and*
  - (d) *outdoor display or sales area.*
- 2. Refer to Section 402 of this Bylaw for additional information.

**705.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area and dimensions shall* be not less than:
  - (a) in *net lot area* 668.0 square metres

- (b) in *lot width* 18.0 metres
  - (c) in *lot depth* 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 705.5 DENSITY

- 1. Not applicable.

## 705.6 LOT COVERAGE

- 1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 70%.

## 705.7 SETBACKS

- 1. No *buildings* and *structures* shall be sited less than:
  - (a) from a *front lot line* 3.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior lot line* 1.5 metres
  - (d) from an *exterior side lot line* 3.0 metres.
- 2. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 705.8 HEIGHT

- 1. *Building height* for *buildings* and *structures* shall not exceed 9.5 metres.

## 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*, as amended.
- 2. An *off-street parking* use shall:
  - (a) not occupy more than 75% of the surface of the *net 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 loading, shall be located and undertaken wholly within an enclosed *building*.
2. A *residential* shall:
  - (a) be limited exclusively to storeys above the *first storey*;
  - (b) be the only use in a storey so used;
  - (c) be located within a *building* above all storeys which are used for a non-residential use;
  - (d) be permitted only where all parking for such use is *concealed parking*; and
  - (e) have separate and independent access.
3. All *buildings* and *structures* shall:
  - (a) on the ground floor have a minimum external width of 90% of the *lot frontage* developed for permitted *principal uses* 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 *net lot area* developed for a *principal use*.

**706 ZONE: C-6 COMMUNITY GAMING FACILITY**

**706.1 PURPOSE**

- 1. This zone provides for Community Gaming Facilities in the Town Centre.

**706.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *community gaming facility.*

**706.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *assembly;*
  - (b) *liquor primary establishment; and*
  - (c) *restaurant.*
- 2. Refer to Section 402 of this Bylaw for additional information.

**706.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area and dimensions shall* be not less than:
  - (a) in *net lot area* 0.4047 hectares
  - (b) in *lot width* 30.0 metres
  - (c) in *lot depth* 70.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**706.5 DENSITY**

- 1. The maximum permitted *floor space ratio* of all *buildings and structures*, excluding areas *used for parking*, shall not exceed 1.0 times the *net lot area*.
- 2. The minimum *gross floor area* for *assembly use shall* be not less than 232.0 square metres.

**706.6 LOT COVERAGE**

- 1. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 90%.

## 706.7 SETBACKS

1. The minimum setbacks for *buildings and structures shall* be not less than:
  - (a) from a front *lot line* 1.5 metres
  - (b) from a rear *lot line* 2.0 metres
  - (c) from an *interior side lot line* 0.0 metres
  - (d) from an *exterior side lot line* 3.5 metres.
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 706.8 HEIGHT

1. *Building height* for *buildings and structures shall* not exceed 11.0 metres.

## 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*, as amended.

## 706.11 OTHER REQUIREMENTS

1. Not applicable.

## 707 ZONE: CRM COMMERCIAL/RESIDENTIAL

### 707.1 PURPOSE

1. This *zone* provides for a mix of *commercial* and *residential* uses with a maximum of four *storeys* in the Port Haney and Fraser Waterfront Area.

### 707.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this *zone*:

- (a) *apartment residential*;
- (b) *assembly*;
- (c) *bed and breakfast*;
- (d) *civic*;
- (e) *financial services*;
- (f) *group housing residential*;
- (g) *indoor commercial recreation*;
- (h) *licensee retail store*;
- (i) *liquor primary establishment*;
- (j) *park and school*;
- (k) *personal repair services*;
- (l) *personal services*;
- (m) *place of worship*;
- (n) *private hospital*;
- (o) *professional services*;
- (p) *restaurant*;
- (q) *retail, excluding highway commercial*; and
- (r) *tourist accommodation*.

### 707.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to one of the permitted *principal uses* in this *zone*:

- (a) *boarding*
  - (b) *home occupation*
  - (c) *one or two dwelling units; and*
  - (d) *outdoor display or sales area.*
2. Refer to Section 402 of this Bylaw for additional information.

## 707.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area and dimensions shall be not less than:*
- (a) *in net lot area* 668.0 square metres
  - (b) *in width* 18.0 metres
  - (c) *in depth* 27.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 707.5 DENSITY

1. The *apartment residential floor space ratio shall not exceed a base density of 1.4 times the net lot area.*
2. Additional *apartment residential density*, up to a maximum of 2.0 times the *net lot area* may be obtained with the following provisions:
- (a) An amount equal to 0.2 times the *net 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 *net 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.

## 707.6 LOT COVERAGE

1. All *principal and accessory buildings and structures together shall not exceed a lot coverage* of 90% except:
- (a) the *lot coverage* may be 100% where all the required parking is provided in accordance with Section 707.10 of this Bylaw and in accordance with Part 3 (Off-Street Parking Requirements) of the *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*, as amended.

## 707.7 SETBACKS

1. Minimum setbacks for all *buildings* and *structures* shall be not less than:
  - (a) from a front *lot line* 0.0 metres
  - (b) from a rear *lot line* 6.0 metres, except this may be reduced to 0.0 metres provided that:
    - (i) a *structure* occupying the rear 6.0 metres is *used* only for *accessory off-street parking*;
    - (ii) the *off-street parking structure* is the only *structure* on that portion of the *lot*;
    - (iii) the *off-street parking structure* is entirely covered by a landscaped recreation or amenity deck;
    - (iv) a *residential use* is provided above the recreation or amenity deck.
  - (c) from an *interior side lot line* 0.0 metres
  - (d) from an *exterior side lot line* 0.0 metres.
2. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 707.8 HEIGHT

1. *Building height* for a *building* or *structure* shall not exceed 15.0 metres.
2. *Building height* for a *building* or *structure* shall not exceed 21.0 metres, specific to the following *lot*:

Lot 1, DL 398, GP 1, NWD Plan EPP34022, except Plans EPP34066 and EPP36136. PID: 029-152-861. 22369 116 Avenue.

## 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, as amended.
2. An *off-street parking use* shall be sited to the rear of a *building*, be concealed within a *building* or be located underground.

## 707.11 OTHER REQUIREMENTS

1. An *apartment residential use* shall:

- (a) be located above all storeys which are used for a non-residential use and shall be the only use in a storey so used;
  - (b) provide a minimum of 5% of the *net lot area* as *Outdoor amenity area* that may be provided as balconies, terraces, patios, *rear yards*, *courtyards* or roof decks;
  - (c) provide *Private outdoor area* for each *dwelling unit* with a minimum area of 5% of the *dwelling unit* size or 4.6 square metres, whichever is greater;
  - (d) provide *Indoor Amenity Area* in the amount of 1.0 square metres per unit; and
  - (e) provide a separate public entrance from the ground floor front elevation if located together in a *building* or *structure* with other uses provided that on a corner *lot* access may be from the ground floor exterior side elevation.
2. A *commercial use* shall:
- (a) have a minimum of 90% of the *lot frontage* on the ground floor developed for uses permitted in this zone, other than parking, unless the *frontage* is used for public pedestrian access or public vehicular access; and
  - (b) provide a minimum of 25% of the *net lot area* for a *commercial use* on the ground floor.

## 708 ZONE: CS-1 SERVICE COMMERCIAL

### 708.1 PURPOSE

1. This zone provides for *commercial uses* oriented to the motoring public.

### 708.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *assembly*, limited to public transportation depots, private schools, and cinemas;
  - (b) *big box retail*;
  - (c) *business services*, excluding *consulting services*;
  - (d) *cannabis retail*;
  - (e) car wash;
  - (f) *convenience store*;
  - (g) *drive-through*;
  - (h) *funeral services*;
  - (i) *highway commercial*;
  - (j) *indoor commercial recreation*;
  - (k) *licensee retail store*
  - (l) *light industrial*, to a maximum of 279.0 square metres *gross floor area*;
  - (m) *liquor primary establishment*;
  - (n) *outdoor commercial recreation*;
  - (o) *personal repair services*;
  - (p) *personal services*;
  - (q) *place of worship*;
  - (r) *professional services*:
    - (i) limited to veterinarians, architects, engineering and surveying *offices*, and drop-in medical clinics; and
    - (ii) permitted above the *first storey*, specific to the following *lot*:

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.

- (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 uses shall be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *apartment residential*;
  - (b) music lessons, where the *principal use* is *retail* of musical instruments;
  - (c) one or two *dwelling units*;
  - (d) *outdoor display* or sales area;
  - (e) *retail* to a *tourist accommodation use*, or to an *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 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 net lot area* and dimensions shall be not less than:
  - (a) in *net 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 net lot area* and dimensions shall be not less than:
  - (a) in *net lot area* 2000.0 square metres

- (b) in *lot width* 30.0 metres
  - (c) in *lot depth* 36.0 metres.
3. Where neither a *community water system* nor a *community sanitary sewer system* is available, the *minimum net lot area* and dimensions shall be not less than:
- (a) in *net lot area* 0.4 hectares
  - (b) in *lot width* 36.0 metres
  - (c) in *lot depth* 60.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**708.5 DENSITY**

- 1. Not applicable.

**708.6 LOT COVERAGE**

- 1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.
- 2. *Off-street parking* shall not exceed a *lot coverage* of 95% of the surface area of a *lot*.

**708.7 SETBACKS**

- 1. Minimum *setbacks* for *buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 9.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 0.0 metres, except 6.0 metres for a *drive-through*
  - (d) from an *exterior side lot line* 7.5 metres.
- 2. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

**708.8 HEIGHT**

- 1. *Building height* for a *building* or *structure* shall not exceed 7.5 metres.

**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, as amended.*
2. The required parking for all *dwelling units* and *apartment residential uses* shall be dedicated to that use.

## 708.11 OTHER REQUIREMENTS

1. Every use shall be located and undertaken wholly within an enclosed *building* except for:
  - (a) *outdoor display* or sales area;
  - (b) car wash;
  - (c) *outdoor commercial recreation*; and
  - (a) *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 *dwelling units*;
  - (b) be limited exclusively to storeys above the *first storey*;
  - (c) be the only use in a storey so used; and
  - (d) be located within a *building* above all storeys which are non-residential uses.
3. A drive-through use shall comply with the following:
  - (a) A drive-through use 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 Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended; 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 Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended.
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 net lot area.

**709 ZONE: CS-2 SERVICE STATION COMMERCIAL**

**709.1 PURPOSE**

- 1. This zone provides for fuel service stations and related uses.

**709.2 PRINCIPAL USES**

- 1. The following principal uses shall be permitted in this zone:
  - (a) car wash; and
  - (b) service station.

**709.3 ACCESSORY USES**

- 1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
  - (a) convenience store;
  - (b) drive-through;
  - (c) outdoor display or sales area;
  - (d) rental of vehicles, trailers or equipment;
  - (e) restaurant;
  - (f) retail sale of automotive accessories; and
  - (g) vehicle and equipment repair services.
- 2. Refer to Section 402 of this Bylaw for additional information.

**709.4 LOT AREA and DIMENSIONS**

- 1. Minimum net lot area and dimensions shall be not less than:
  - (a) in net lot area 1,100.0 square metres
  - (b) in width 30.0 metres
  - (c) in depth 36.0 metres.
- 2. Minimum net lot area and dimensions for a service station with a restaurant or convenience store shall be not less than:
  - (a) in net lot area 1,600.0 square metres
  - (b) in width 30.0 metres
  - (c) in depth 36.0 metres.

3. *Minimum net lot area* and dimensions for a service station with a *restaurant* and a *convenience store* shall be not less than:
  - (a) in *net lot area* 2,100.0 square metres
  - (b) in *lot width* 30.0 metres
  - (c) in *lot depth* 36.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

#### **709.5 DENSITY**

1. The *gross floor area* of all *principal* and *accessory buildings* and *structures* together shall not exceed 500.0 square metres.
2. The *gross floor area* of all *accessory buildings* and *structures* together shall not exceed 279.0 square metres.

#### **709.6 LOT COVERAGE**

1. *Buildings* and *structures* shall not exceed a *lot coverage* of 40%, exclusive of canopies.

#### **709.7 SETBACKS**

1. Minimum setbacks for *buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 9.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 6.0 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for fuel pumps, pump islands and canopies shall be not less than 4.5 metres from any *lot line*.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

#### **709.8 HEIGHT**

1. *Building height* for a *building* or *structure* shall not exceed 7.5 metres.

#### **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

2. *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.*

## 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 refuelling facilities.
2. A service station or car wash use adjoining a lot designated Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended, 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 Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended; 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 Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended.

## 710 ZONE: CS-3 RECREATION COMMERCIAL

### 710.1 PURPOSE

1. This zone provides for *tourist accommodation, campground* and *private recreational facilities*.

### 710.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *campground*;
  - (b) *indoor commercial recreation*;
  - (c) *outdoor commercial recreation*; and
  - (d) *tourist accommodation*.
2. The following *lots* are limited to *manufactured home park*:
  - (a) Lot 21 District Lot 250 Group 1 New Westminster District Plan 25337; 000-595-004. 20963 Lougheed Highway;
  - (b) Lot 218 District Lot 249 Group 1 New Westminster District Plan 44549; 007-542-283 and 006-588-531. 21163 Lougheed Highway;
  - (c) Lot C District Lot 247 Group 1 New Westminster District Plan 11112; 009-455-795. 21668 Lougheed Highway;
  - (d) Lot B District Lot 247 Group 1 New Westminster District Plan 8950; 002-012-511. 21698 Lougheed Highway;
  - (e) Remainder Lot 3 Section 29 Township 12 New Westminster District Plan 5471 except Plan 19054; Lots 16, 17 and Lot A (BP277574) Section 29 Township 12 New Westminster District Plan 19054; 010-457-241, 011-157-763, 019-183-534, 024-900-630, and 010-457-046. 12868 229 Street;
  - (f) Lot 5 Section 28 Township 12 New Westminster District Plan 20593; 001-066-536. 12892 232nd Street;
  - (g) Lot 2 Section 28 Township 12 New Westminster District Plan 6139 except EP10151, NWP20543 and NWP21716; 004-120-698. 23291 132 Avenue;

### 710.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) *assembly, excluding in a manufactured home park*;

- (b) *home occupation*;
  - (c) *liquor primary establishments*, excluding in a *manufactured home park*;
  - (d) one *single detached residential dwelling* per *manufactured home park* or *campground*, limited to a residence for a caretaker or manager;
  - (e) *outdoor display* or sales area, excluding in a *manufactured home park*;
  - (f) *restaurant*, excluding in a *manufactured home park*;
  - (g) *retail*, excluding in a *manufactured home park*; and
  - (h) *unenclosed storage*, excluding in a *manufactured home park*.
2. Refer to Section 402 of this Bylaw for additional information.

#### **710.4 LOT AREA and DIMENSIONS**

1. *Minimum net lot area* and dimensions shall be not less than:
- (a) in *net lot area* 0.4 hectares
  - (b) in width 36.0 metres
  - (c) in depth 60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

#### **710.5 DENSITY**

- 1. A *manufactured home park* shall not exceed 17 units per net hectare.
- 2. A *manufactured home* shall have a minimum *gross floor area* of 65.0 square metres.
- 3. A *campground* or *tourist accommodation* shall not exceed an accommodation ratio greater than one *campground* space or one *sleeping unit* for each 2000.0 square metres of *net lot area*.

#### **710.6 LOT COVERAGE**

- 1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.

#### **710.7 SETBACKS**

- 1. Minimum *setbacks* for *principal* and *accessory buildings* and *structures* shall be not less than:
  - (a) from a front *lot line* 9.0 metres

- (b) from a rear *lot line* 6.0 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks from the *lot boundary* for all *buildings* and *structures* for a *manufactured home park* shall be not less than:
- (a) from a front *lot line* 4.0 metres
  - (b) from a rear *lot line* 4.0 metres;
  - (c) from an *interior side lot line* 4.0 metres
  - (d) from an *exterior side lot line* 4.0 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 710.8 MANUFACTURED HOME SITE AREA

1. The minimum *manufactured home site area* shall be:
- (a) for *manufactured homes* not exceeding 4.3 metres in width, the minimum *manufactured home site area* shall be 352.0 square metres; and
  - (b) for *manufactured homes* exceeding 4.3 metres in width, the minimum *manufactured home site area* shall be 371.0 square metres.

## 710.9 MANUFACTURED HOME SITE COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *manufactured home site coverage* of 40%.
2. All *accessory buildings* and *structures* together shall not exceed a *manufactured home site coverage* of 10%.

## 710.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum setbacks on a *manufactured home site* for all *buildings* and *structures* shall be not less than:
- (a) *front yard* 4.0 metres
  - (b) *side yard* 3.0 metres
  - (c) *rear yard* 4.0 metres
2. No part of any *manufactured home* or any permissible addition shall be less than 6.0 metres from another *manufactured home* or permissible addition.

3. No *accessory building* shall be sited less than 2.0 metres from any part of a *manufactured home* or permissible addition.

### **710.11 HEIGHT**

1. *Building height* for buildings and structures shall not exceed 7.5 metres.
2. *Building height* for manufactured homes shall not exceed 4.5 metres.

### **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, as amended.

### **710.14 OTHER REQUIREMENTS**

1. A permitted use shall be located within a completely enclosed *building*, except for:
  - (a) *outdoor display* or sales area;
  - (b) *campground*;
  - (c) *outdoor commercial recreation* activities and related *recreational facilities*; and
  - (d) *unenclosed storage*, and the storage shall not be permitted in the *front yard*,
2. *Manufactured homes* shall be fully self-contained.
3. A *manufactured home park* shall have not less than 15% of its total area developed exclusively as *Outdoor amenity area*.
4. A *manufactured home park* shall conform in all respects to the requirements contained in the Maple Ridge Mobile Home Park Bylaw No. 2315-1975, as amended.

**711 ZONE: CS-4 RURAL COMMERCIAL**

**711.1 PURPOSE**

- 1. This *zone* provides for the small scale convenience shopping and *personal services* to residents in a rural area.

**711.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *convenience store*;
  - (b) *restaurant*; and
  - (c) *retail*.

**711.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) *one dwelling unit*;
  - (b) *outdoor display or sales area*;
  - (c) *personal repair services*;
  - (d) *personal services*; and
  - (e) *refund container recycling depot*.
- 2. Refer to 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 net lot area* and dimensions *shall* be not less than
 

(a) in <i>net lot area</i>	0.4 hectares
(b) in <i>lot width</i>	36.0 metres
(c) in <i>lot depth</i>	60.0 metres.
- 2. Where a *community water system* but not a *community sanitary sewer system* is available, the *minimum net lot area* and dimensions *shall* be not less than:
 

(a) in <i>net lot area</i>	0.8 hectares
(b) in <i>lot width</i>	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 net lot area* and dimensions shall be not less than:
  - (a) in *net lot area* 2.0 hectares
  - (b) in *lot width* 60.0 metres
  - (c) in *lot depth* 150.0 metres.
- 4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 711.5 DENSITY

- 1. All permitted *principal uses* shall not exceed 93.0 square metres *gross floor area*.
- 2. All *accessory uses* shall not exceed 279.0 square metres *gross floor area*.

### 711.6 LOT COVERAGE

- 1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 25%.

### 711.7 SETBACKS

- 1. Minimum *setbacks* for *buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 7.5 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 6.0 metres
  - (d) from an *exterior side lot line* 7.5 metres.
- 2. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### 711.8 HEIGHT

- 1. *Building height* for a *building* or *structure* shall not exceed 7.5 metres.

### 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, as amended.*

## 711.11 OTHER REQUIREMENTS

1. Every use except for *outdoor display* or sales area and *off-street parking* and loading, shall be located and undertaken wholly within an enclosed *building*.
2. A *dwelling unit* shall be:
  - (a) self-contained within the same *building* but fully separated from the *principal use*; and
  - (b) limited to one *dwelling unit*.

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## 712 ZONE: CS-5 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL

### 712.1 PURPOSE

1. This zone provides for adult oriented businesses, pawn shops and other uses catering to the motoring public.

### 712.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *adult entertainment;*
  - (b) *big box retail;*
  - (c) *business services, excluding consulting services;*
  - (d) *convenience store;*
  - (e) *drive-through;*
  - (f) *highway commercial;*
  - (g) *indoor commercial recreation;*
  - (h) *licensee retail store;*
  - (i) *light industrial, with a maximum of 279.0 square metres gross floor area;*
  - (j) *liquor primary establishment;*
  - (k) *outdoor commercial recreation;*
  - (l) *pawnshops;*
  - (m) *personal repair services;*
  - (n) *personal services;*
  - (o) *professional services limited to veterinarians, architects, engineering and surveying offices, and drop-in medical clinics;*
  - (p) *retail, limited to household furnishings, vehicle parts and accessories, adult paraphernalia, second hand goods, antiques, and sports equipment and accessories;*
  - (q) *refund container recycling depot;*
  - (r) *restaurant; and*

(s) *warehouse.*

### 712.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) one or two *dwelling units* or *apartment residential*, *accessory* to a *principal commercial use*, excluding *light industrial*, *refund container recycling depot*, and *warehouse uses*;
  - (b) *retail*, *accessory* to a *light industrial use* provided the *retail gross floor area* does not exceed 25% of the total *gross floor area* of the *principal light industrial use*; and
  - (c) *unenclosed storage.*
2. Refer to 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 net lot area* and dimensions *shall* be not less than
  - (a) in *net 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 net lot area* and dimensions *shall* be not less than:
  - (a) in *net 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 net lot area* and dimensions *shall* be not less than:
  - (a) in *net lot area* 0.4 hectares
  - (b) in *lot width* 36.0 metres
  - (c) in *lot depth* 60.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 712.5 DENSITY

1. Not applicable.

## 712.6 LOT COVERAGE

1. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 40%.
2. *Off-street parking* shall not exceed a *lot coverage* of 95% of the surface area of a *lot*.

## 712.7 SETBACK

1. Minimum setbacks for *buildings and structures* shall be not less than:
  - (a) from a *front lot line* 9.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 0.0 metres, except 6.0 metres for a *drive-through*
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *buildings and structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 712.8 HEIGHT

1. *Building height* for a *building or structure* shall not exceed 7.5 metres.

## 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, as amended.

## 712.11 OTHER REQUIREMENTS

1. A *residential use* shall be:
  - (a) limited exclusively to *storeys* above the *first storey* of a *building*;
  - (b) the only *use* in a *storey* so used;
  - (c) located within a *building* above a *principal use*; and

- (d) permitted only where all parking for such use is *concealed parking*.
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 Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended; 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 Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended.*

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## 713 ZONE: H-1 HERITAGE COMMERCIAL

### 713.1 PURPOSE

1. This *zone* provides for unique heritage *commercial* areas.

### 713.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this zone:
  - (a) *apartment residential*, in conjunction with a minimum of 20% of the *gross floor area* as a *commercial use*;
  - (b) *assembly*;
  - (c) *business services*;
  - (d) *civic*;
  - (e) *convenience store*;
  - (f) *financial services*;
  - (g) *indoor commercial recreation*;
  - (h) *licensee retail store*;
  - (i) *liquor primary establishment*;
  - (j) *personal repair services*;
  - (k) *personal services*;
  - (l) *place of worship*;
  - (m) *professional services*;
  - (n) *restaurants*;
  - (o) *retail*, excluding *highway commercial*; and
  - (p) *tourist accommodation*.

### 713.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to a permitted *principal use* this zone:
  - (a) *boarding*;
  - (b) *home occupation*;

- (c) one or two *dwelling units*, accessory to a *principal commercial use*; and
  - (d) *outdoor display* or sales area.
2. Refer to Section 402 of this Bylaw for additional information.

#### 713.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions shall be not less than:
- (a) in *net lot area* 186.0 square metres
  - (b) in *lot width* 6.0 metres
  - (c) in *lot depth* 27.0 square metres.
2. *Minimum net lot area for tourist accommodation* shall be not less than:
- (a) in *net lot area* 1,390.0 square metres
3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

#### 713.5 DENSITY

1. The *residential floor space ratio* shall not exceed 0.8 times the *net lot area*.
2. Additional *density* may be added to the *residential floor space ratio*, up to a maximum of 0.2 times the *net lot area* calculated as a ratio of *concealed parking* to the total required *residential parking*.

#### 713.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 90% for a *principal commercial use* however the *lot coverage* may be increased to 100% where required parking is provided in accordance with the *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*, as amended.
2. Not less than 20% of the *net lot area* shall be developed for a *principal commercial use*.
3. All *principal* and *accessory buildings* and *structures* together shall not exceed 75% for a *civic* or *assembly use*.
4. *Off-street parking* and loading shall not exceed 75% of the surface area of the *lot*.

#### 713.7 SETBACKS

1. Minimum *setbacks* for *buildings* and *structures* shall be not less than:

- (a) from a front *lot line* 0.0 metres
  - (b) from a rear *lot line* 6.0 metres
  - (c) From an *interior side lot line* 0.0 metres
  - (d) from an *exterior side lot line* 0.0 metres.
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### 713.8 HEIGHT

- 1. *Building height* for a *building or structure shall* not exceed 11.0 metres.

### 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, as amended.

### 713.11 OTHER REQUIREMENTS

- 1. A *residential use shall* be:
  - (a) limited exclusively to *storeys* above the *first storey* of a *building*;
  - (b) the only *use* in a *storey* so *used*;
  - (c) located within a *building* above all *storeys* which are *used* for any other *principal use*;
  - (d) permitted only where all parking for such *use* is *concealed parking*;
  - (e) provide *Indoor Amenity Area* in the amount of 1.0 square metres per unit;
  - (f) provide *Private outdoor area* for each *dwelling unit* based on the following ratio:
    - (i) 45.0 square metres for each *dwelling unit* with 3 or more bedrooms;
    - (ii) 30.0 square metres for each *dwelling unit* with less than 3 bedrooms; and
  - (g) provide a minimum of 5% of the *net lot area* as *Common Open Area* which may be provided in balconies, terraces, patios, rear yards, courtyards or roof decks;

- (h) have a separate public entrance from the ground floor front elevation if located in a *building* or *structure* with other uses, except that on a corner *lot* access may be from the ground floor exterior side elevation.
2. All *persons* carrying out a permitted *civic use*, excluding stadiums, arenas and cemeteries, *shall* conduct the business or undertaking completely enclosed within a *building*.

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## 714 ZONE: H-2 – HAMMOND VILLAGE COMMERCIAL

### 714.1 PURPOSE

1. This *zone* is intended for *mixed-use development* within Hammond’s historic *commercial* area and is specific to *lots designated* Hammond Village Commercial in the Hammond Area Plan.

### 714.2 PRINCIPAL USES

1. The following *principal uses* and no other *shall* be permitted in this *zone*:
  - (a) *apartment residential*;
  - (b) *assembly*;
  - (c) *convenience store*;
  - (d) *financial services*;
  - (e) *indoor commercial recreation*;
  - (f) *licensee retail store*;
  - (c) *light industrial*, limited to *microbrewery, microwinery and microdistillery*;
  - (g) *liquor primary establishment*;
  - (h) *off-street parking*, limited to *lots identified on Schedule “F” (Hammond Commercial and Off-Street Parking)* of this Bylaw; and
  - (i) *personal repair services*;
  - (j) *personal services*;
  - (k) *professional services*;
  - (l) *restaurants*;
  - (m) *retail*; and
  - (n) *vehicle and equipment repair services*, specific to the following *lot*:

Lot 697 District Lot 278 New Westminster District Plan 114. PID 011-525-771.  
20657 Lorne Avenue.

### 714.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory* to a permitted *principal use* this *zone*:

- (a) *boarding, accessory to an apartment residential use;*
  - (b) *home occupation, accessory to an apartment residential use; and*
  - (c) *outdoor display or sales area.*
2. Refer to Section 402 of this Bylaw for additional information.

#### **714.4 LOT AREA and DIMENSIONS**

1. *Minimum net lot area and dimensions shall be not less than:*
- (a) *in net lot area* 191.0 square metres
  - (b) *in lot width* 6.0 metres
  - (c) *in lot depth* 27.0 square metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

#### **714.5 DENSITY**

1. Not applicable.

#### **714.6 LOT COVERAGE**

1. All *principal and accessory buildings and structures* together shall not exceed a *lot coverage* of 90%.

#### **714.7 SETBACKS**

1. *Minimum setbacks for buildings and structures shall be not less than:*
- (a) *from a front lot line* 0.0 metres
  - (b) *from a rear lot line* 1.5 metres
  - (c) *from an interior side lot line* 0.0 metres
  - (d) *from an exterior side lot line* 4.5 metres.
2. *Minimum setbacks for all buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.*

#### **714.8 HEIGHT**

1. *Building height for a building or structure shall not be less than 11.0 metres.*
2. *Building height for a building or structure shall not exceed 15.0 metres.*

3. *Building height* for a *building* or *structure* located on a lot within the area identified on Schedule “F” (Hammond Commercial and Off-Street Parking) of this Bylaw:
  - (a) *shall* be not less than 3.6 metres; and
  - (b) *shall* not exceed 11.0 metres.

## 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, as amended.
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.

## 714.11 OTHER REQUIREMENTS

1. For *lots* identified on Schedule “G” (Hammond Ground Floor Commercial Required) of this Bylaw, an *apartment residential use shall*:
  - (a) be limited exclusively to the *storeys* above the *first storey*;
  - (b) be the only *use* in a *storey* so used;
  - (c) be located within a *building* above all *storeys* which are used for a non-residential *principal use*;
2. An *apartment residential shall*:
  - (a) provide *Indoor Amenity Area* in the amount of 1.0 square metres per unit;
  - (b) provide *Private outdoor area* for each *dwelling unit* based on the following ratio:
    - (i) 45.0 square metres for each *dwelling unit* with 3 or more bedrooms;
    - (ii) 30.0 square metres for each *dwelling unit* with less than 3 bedrooms;
  - (c) provide a minimum of 5% of the *net lot area* as *Common Open Area* which may be provided in balconies, terraces, patios, *rear yards*, *courtyards* or roof decks; and
  - (d) have a separate public entrance from the ground floor front elevation if located in a *building* or *structure* with other *uses*, except that on a corner *lot* access may be from the ground floor exterior side elevation.
3. All *persons* carrying out a permitted *use shall* conduct the business or undertaking within a completely enclosed *building* except for *accessory outdoor display*, seating, or sales area and *off-street parking* and loading.

## 8 PART 8 – INDUSTRIAL ZONES

### 801 ZONE: M-1 SERVICE INDUSTRIAL

#### 801.1 PURPOSE

1. This *zone* provides for the accommodation of *uses* under conditions to achieve a high standard of design to provide a transitional area to other non-*industrial zones*.

#### 801.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *industrial trade school*;
  - (b) *laboratory*;
  - (c) *light industrial*, not including:
    - 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 *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) *caretaker residential*, in conjunction with *warehouse storage* only.
  - (b) *office*, 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) *refuelling facilities for vehicles used* in the business on the *lot*;
  - (d) *restaurant* limited to one per *lot* and limited to a maximum of 200.0 square metres *gross floor area*;
  - (e) *retail*, provided that in any *building* or *structure* the total *gross floor area* devoted to *retail* 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 402 of this Bylaw for additional information.

#### 801.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions *shall* be not less than:

- |                            |                       |
|----------------------------|-----------------------|
| (a) in <i>net lot area</i> | 2,000.0 square metres |
| (b) in <i>lot width</i>    | 30.0 metres           |
| (c) in <i>lot depth</i>    | 50.0 metres.          |
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 801.5 DENSITY

1. *Floor space ratio* shall not exceed 1.0 times the *net lot area*.

## 801.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 50%.

## 801.7 SETBACKS

1. Minimum setbacks for *buildings* and *structures* shall be not less than:
- |   |             |
|---|-------------|
| (a) from a <i>front lot line</i>          | 6.0 metres  |
| (b) from a <i>rear lot line</i>           | 6.0 metres  |
| (c) from an <i>interior side lot line</i> | 3.0 metres  |
| (d) from an <i>exterior side lot line</i> | 6.0 metres. |
2. Where a *lot line* abuts a *lot designated Residential* or *Agricultural* in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, as amended, or zoned for a non-*industrial use*, the required minimum setback from that *lot line* shall be 9.0 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 801.8 HEIGHT

1. *Building height* for a *building* or *structure* shall not exceed 12.0 metres.

## 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* for the M-1 zone shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

## 801.11 OTHER REQUIREMENTS

1. All *persons* carrying out a use permitted in the M-1 zone *shall* conduct the business or undertaking within a completely enclosed *building* except for:
  - (a) refuelling facilities; and
  - (b) *unenclosed storage*.
2. *Caretaker residential use shall* be in accordance with Section 402 (Caretaker Residential) of this Bylaw.
3. *Uses shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

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## 802 ZONE: M-2 GENERAL INDUSTRIAL

### 802.1 PURPOSE

1. This *zone* provides for the accommodation of *general industrial uses*.

### 802.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this *zone*:
  - (a) cement plant;
  - (b) refuelling and washing of *commercial, industrial* and fleet vehicles;
  - (c) *indoor commercial recreation*, specific to the following *lot*:

Lot 14 Section 25 Township 12 New Westminster District Plan BCP 42202; PID 028-047-711. 13065 Katonien Street;
  - (d) *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*:

Lot 2 District Lot 5326 Group 1 New Westminster District Plan 41830. PID 024-500-283. 14160 256 Street.
    - iv) *industrial extraction*;
    - v) *light industrial*;
    - vi) sand and gravel plants;
    - vii) septic tank services;
    - viii) stockyards and abattoirs;
    - ix) waste reduction plants; and
    - x) wrecking, salvaging and storing of wrecked or salvaged *vehicles*;
  - (e) *industrial repair services*;
  - (f) *industrial trade schools*;
  - (g) *media production studio*;
  - (h) *off-street parking*, specific to the following *lot*:

Lots 2 and 3 District Lot 405 New Westminster District Plan 7324;  
PIDs 011-122-595 and 011-122-609. 23782 and 23810 River Road.
  - (i) *recycling plant*;
  - (j) *retail sale and rental of industrial vehicles, trailers, and heavy equipment*;
  - (k) towing yard;

- (l) *unenclosed storage*;
- (m) *vehicle and equipment repair services*;
- (n) *waste transfer station*; and
- (o) *wrecking and salvaging of goods*;

### 802.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) *caretaker residential*;
  - (b) *office*, provided that the total *gross floor area* for *office use* does not exceed 25% of the *gross floor area* of the *principal use*;
  - (c) *refuelling facilities for vehicles used for a business on the lot*;
  - (d) *retail*, provided that:
    - (i) the total *gross floor area* for *retail use* does not exceed 25% of the total *gross floor area* of the *principal use*; and
    - (ii) the total *lot coverage* for all unenclosed outdoor area for *retail use* does not exceed 1,000.0 square metres *gross floor area* or 25% of the *net lot area*, whichever is less; and
  - (e) *restaurant* limited to one per *lot* and limited to a maximum of 200.0 square metres *gross floor area*;
2. Refer to 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 net lot area* and dimensions *shall* be not less than
 

(a) in <i>net lot area</i>	2,000.0 square metres
(b) in <i>lot width</i>	30.0 metres
(c) in <i>lot depth</i>	50.0 metres.
2. Where a *community water system* but not a *community sanitary sewer system* are available, the *minimum net lot area* and dimensions *shall* be not less than:
 

(a) in <i>net lot area</i>	0.4 hectares
(b) in <i>lot width</i>	30.0 metres
(c) in <i>lot depth</i>	50.0 metres.
3. Where neither a *community water system* nor a *community sanitary sewer system* are available, the *minimum net lot area* and dimensions *shall* be not less than:
 

(a) in <i>net lot area</i>	0.8 hectares
(b) in <i>lot width</i>	30.0 metres

(c) in lot depth 50.0 metres.

4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 802.5 DENSITY

1. *Floor space ratio* shall not exceed 1.0 times the *net lot area*.

## 802.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 60%.

## 802.7 SETBACKS

1. Minimum *setbacks* for *buildings* and *structures* shall be not less than:
  - (a) from a *front lot line* 6.0 metres
  - (b) from a *rear lot line* 6.0 metres
  - (c) from an *interior side lot line* 1.5 metres
  - (d) from an *exterior side lot line* 6.0 metres.
2. Where a railroad track or spur abuts the *rear lot line*, the required minimum *rear setback* for *buildings* and *structures* shall be 0.0 metres.
3. Where a *lot line* abuts a lot that is designated in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or zoned for a non-industrial use, the required minimum *setback* from that *lot line* shall be 9.0 metres.
4. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 802.8 HEIGHT

1. *Building height* for a *building* or *structure* shall not exceed 18.0 metres.

## 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, as amended.

## 802.11 OTHER REQUIREMENTS

1. *Caretaker residential use shall:*
  - (a) not be permitted on *lots* smaller than 0.4 hectares;
  - (b) be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
2. *Uses shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

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## 803 ZONE: M-3 BUSINESS PARK INDUSTRIAL

### 803.1 PURPOSE

1. This zone provides for a business *park industrial* area with emphasis on quality *building* design and *landscaping*.

### 803.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) auction mart;
  - (b) *commercial* laundry;
  - (c) *commercial* upholstery, including equipment and *vehicle* covers;
  - (d) customer service and marketing call centre;
  - (e) distillery and brewery; and
  - (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 and waste transfer plants; and
    - x) wrecking, salvaging and storing of wrecked or salvaged goods, materials and things;
  - (i) laboratory;
  - (j) *light industrial*;
  - (k) *liquor primary establishment* specific to the following *lot*:

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) parking of unoccupied passenger, *commercial* and *recreational vehicles*;
  - (o) preparation of food and food products for off-site consumption, including catering;

- (p) printing, publishing, and reproduction services;
- (q) *recreational facilities* or instructional facilities limited to: *industrial trade schools*; *dance schools*; *arts and culture schools*; *fitness centres*; and *gymnastic schools*;
- (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 *uses 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) refuelling facilities, limited to *vehicles used* in a business on the *lot*;
  - (d) *retail*, provided that:
    - (i) the total *gross floor area* for *retail use* does not exceed 25% of the total *gross floor area* of the *principal use*; and
    - (ii) the total *lot coverage* for all unenclosed outdoor area for *retail use* does not exceed 25% of the *net lot area*; and
  - (e) *unenclosed storage*, excluding tires.
2. Refer to Section 402 of this Bylaw for additional information.

### 803.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions *shall* be not less than:
 

(a) in <i>net lot area</i>	2,000.0 square metres
(b) in <i>lot width</i>	30.0 metres
(c) in <i>lot depth</i>	50.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 803.5 DENSITY

1. *Floor space ratio shall* not exceed 0.75 times the *net lot area*.

## 803.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a lot coverage of 60%.
2. The total *lot coverage* for all *unenclosed storage* shall not exceed 25% of the *net lot area*;

## 803.7 SETBACKS

1. No *building* or *structure* shall be sited less than:
  - (a) from a front *lot line* 6.0 metres
  - (b) from a rear *lot line* 3.0 metres, except 6.0 metres where adjacent to a *lot designated* or zoned for non-*industrial use*
  - (c) from an *interior side lot line* 1.5 metres, except 4.5 metres where adjacent to a *lot designated* or zoned for non-*industrial use*
  - (d) from an *exterior side lot line* 4.5 metres.
2. Minimum *setbacks* for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 803.8 HEIGHT

1. *Building height* for a *building* or *structure* shall not exceed 15.0 metres.

## 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, as amended.

## 803.11 OTHER REQUIREMENTS

1. All *uses* shall be conducted within a completely enclosed *building* except for:
  - (a) refuelling facilities;
  - (b) *retail*;
  - (c) training programs; and
  - (d) *unenclosed storage*.

2. Loading bays and *unenclosed storage shall* not be located in a *front yard* or an exterior *side yard*.
3. No noise is permitted in excess of 70 dB(A) measured at any point on any *lot* boundary on which the *use* is located, provided that where the *lot* is adjacent to a *non-industrial lot* permitted noise levels *shall* not exceed 60 dB(A).
4. *Uses shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

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## 804 ZONE: M-4 INDUSTRIAL EXTRACTION

### 804.1 PURPOSE

1. This zone provides for the accommodation of high impact resource based *industrial uses* and the *primary processing* of bulk goods generated on the *lot*.

### 804.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:
  - (a) *industrial extraction*.

### 804.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) asphalt plant and product manufacturing, specific to the following *lot*:

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*:

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 402 of this Bylaw for additional information.

### 804.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions *shall* be not less than:

(a) in <i>net lot area</i>	2.0 hectares
(b) in <i>lot width</i>	60.0 metres
(c) in <i>lot depth</i>	150.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 804.5 DENSITY

1. Not applicable.

## 804.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 10%.

## 804.7 SETBACKS

1. Minimum setbacks for *building* and *structures* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 804.8 HEIGHT

1. *Building height* for a *building* or *structure* shall not exceed 15.0 metres.

## 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, as amended.

## 804.11 OTHER REQUIREMENTS

1. *Caretaker residential* shall be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
2. *Uses* shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

## 805 ZONE: M-5 HIGH IMPACT INDUSTRIAL

### 805.1 PURPOSE

1. This *zone* provides for the accommodation of heavy *industrial uses* that require management of environmental impacts.

### 805.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this *zone*:
  - (a) *Industrial extraction*;
  - (b) *Industrial limited to*:
    - i) asphalt, rubber and tar production and products manufacturing;
    - ii) chemical plants;
    - iii) concrete and cement plants and product manufacturing;
    - iv) hydrocarbon refining and storage;
    - v) sawmills, shake mills and pulp mills;
    - vi) septic tank services;
    - vii) stockyards and abattoirs;
    - viii) *unenclosed storage*;
    - ix) waste reduction and transfer plants; and
    - x) wrecking and salvaging of *vehicles, goods, materials and things*.

### 805.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this *zone*:
  - (a) *caretaker residential*;
  - (b) *industrial repair services*;
  - (c) *office*, provided that the total *gross floor area* of the *office use* does not exceed 25% of the *gross floor area* of the *principal use*;
  - (d) *primary processing*;
  - (e) *retail* provided that:

- i) the total *gross floor area* for *retail use* does not exceed 25% of the total *gross floor area* of the *principal use*; and
  - ii) the total *lot coverage* for all unenclosed outdoor area for *retail use* does not exceed 1,000.0 square metres.
- (f) *wholesale distribution* provided that:
- i) the total *gross floor area* for *wholesale distribution use* does not exceed 25% of the total *gross floor area* of the *principal use*; and
  - ii) the total *lot coverage* for all unenclosed outdoor area for *wholesale distribution use* does not exceed 1,000.0 square metres.
2. Refer to Section 402 of this Bylaw for additional information.

## 805.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimension shall be not less than:
- (a) in *net lot area* 2.0 hectares
  - (b) in *lot width* 60.0 metres
  - (c) in *lot depth* 75.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions

## 805.5 DENSITY

1. Not applicable.

## 805.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 20%.

## 805.7 SETBACKS

1. Minimum *setbacks* for *building* and *structures* shall be not less than:
- (a) From a *front lot line* 15.0 metres
  - (b) From a *rear lot line* 15.0 metres
  - (c) From an *interior side lot line* 15.0 metres
  - (d) From an *exterior side lot line* 15.0 metres.

2. Where a *lot line* abuts a *lot* that is designated in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or zoned for a non-industrial use, the required minimum setback from that *lot line* shall be 25.0 metres.
3. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 805.8 HEIGHT

1. *Building height* for a *building* or *structure* shall not exceed 18.0 metres.

## 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, as amended.

## 805.11 OTHER REQUIREMENTS

1. *Caretaker residential use* shall be:
  - (a) subject to Section 402 (Caretaker Residential) of this Bylaw; and
  - (b) contained within a separate *building* from the *principal use*.
2. *Uses* shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.
3. *Biomass* fuelled boilers and *process heaters* shall be permitted in this zone. Refer to Section 404 (Renewable Energy Systems and Infrastructure) of this Bylaw.

## 9 PART 9 – INSTITUTIONAL ZONES

### 901 ZONE: P-1 PARK AND SCHOOL

#### 901.1 PURPOSE

1. This *zone* provides for the accommodation of *parks*, recreation, *schools* and associated activities.

#### 901.2 PRINCIPAL USES

1. The following *principal uses shall* be permitted in this zone:

- (a) *animal shelter*;
- (b) *assembly*;
- (c) *indoor commercial recreation*,
- (d) *outdoor commercial recreation*;
- (e) *park*; and
- (f) *school*.

#### 901.3 ACCESSORY USES

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:

- (a) *caretaker residential*; and
- (b) *single detached residential*.

2. Refer to 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 *net lot area* less than 2.0 hectares in *net lot area*.
2. An *assembly use shall* not be permitted on a *lot* with a *net lot area* less than 668.0 square metres in *net lot area*.
3. A *caretaker residential or single detached residential use shall* not be permitted on a *lot* with a *net lot area* less than 668.0 square metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

## 901.5 DENSITY

1. *Floor space ratio shall not exceed 0.5 times the net lot area.*

## 901.6 LOT COVERAGE

1. All *principal and accessory buildings and structures together shall not exceed a lot coverage of 40%.*

## 901.7 SETBACKS

1. Minimum setbacks for *buildings and structures shall be not less than:*
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *buildings and structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.*

## 901.8 HEIGHT

1. *Building height for a building or structure shall not exceed 11.0 metres, except:*
  - (a) *building height for a single detached residential use shall not exceed 9.5 metres;*
  - (b) *building height for an assembly use shall not exceed 18.0 metres; and*
  - (c) *building height for a school or indoor commercial recreation shall not exceed 15.0 metres.*

## 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, as amended.*

## 901.11 OTHER REQUIREMENTS

1. *Animal shelters:*
  - (a) *shall be completely enclosed within a building; and*

- (b) *shall* not include an incinerator.
2. A maximum of one *dwelling unit shall* be permitted, as either a *caretaker residential use* or a *single detached residential use*; and *shall* be subject to the following requirements:
- (a) a *caretaker residential use shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;
  - (b) a *single detached residential use shall* be limited to a maximum *gross floor area* of 300.0 square metres.
  - (c) *shall* be an *accessory residential use* to a *principal non-residential use*;
  - (d) *shall* not be strata-titled;
  - (e) *shall* provide proof satisfactory to the *Building Official* that notification has been provided to the applicable Fraser Health Authority if located on a *lot* which is not serviced by *community sanitary sewer system*;
  - (f) *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *lot* that is not serviced by the *community water system*; and
  - (g) *shall* not be permitted on a *lot* situated within a *floodplain area* unless the underside of the finished floor system of the *caretaker residential use* is above the established minimum *Flood Construction Level*.

**902 ZONE: P-2 SPECIAL INSTITUTIONAL**

**902.1 PURPOSE**

- 1. This zone provides for the accommodation of *private hospitals* and *assembly use*.

**902.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *private hospital*; and
  - (b) *assembly*.

**902.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this zone:
  - (a) *caretaker residential*; and
  - (b) *single detached residential*.
- 2. Refer to Section 402 of this Bylaw for additional information.

**902.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area* and *dimensions shall* be not less than:
  - (a) in *net lot area* 668.0 square metres
  - (b) in *lot width* 18.0 metres
  - (c) in *lot depth* 27.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**902.5 DENSITY**

- 1. *Floor space ratio* for a *private hospital shall* not exceed 0.5 times the *net lot area*.
- 2. *Floor space ratio* for a *private hospital shall* not exceed 0.91 times the *net lot area*, specific to the following *lot*:  
Parcel One District Lot 278 Group 1 New Westminster District Plan EPP37013. PID: 029-263-298. 20581 Maple Crescent.
- 3. *Floor space ratio* for a *private hospital shall* not exceed 0.75 times the *net lot area*, specific to the following *lot*:

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* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40% for *private hospital*.
2. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 50% for a *private hospital*, specific to the following lot:

Parcel One District Lot 278 Group 1 New Westminster District Plan EPP37013. PID: 029-263-298. 20581 Maple Crescent.

## 902.7 SETBACKS

1. Minimum setbacks for *buildings* and *structures* shall be not less than:
  - (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 7.5 metres
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 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.

## 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, as amended.

## 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 *accessory* to a *principal non-residential use*;
  - (d) *shall* not be strata-titled;
  - (e) *shall* provide proof satisfactory to the *Building Official* that notification has been provided to the applicable Fraser Health Authority if located on a *lot* which is not serviced by *community sanitary sewer system*;
  - (f) *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *lot* that is not serviced by the community water system; and
  - (g) *shall* not be permitted on a *lot* situated within a *floodplain area* unless the underside of the finished floor system of the *caretaker residential use* is above the established minimum *Flood Construction Level*.

## 903 ZONE: P-3 CHILDREN'S INSTITUTIONAL

### 903.1 PURPOSE

1. This *zone* provides for the accommodation or *boarding* of more than six children in *sleeping units* with meals and supervision.

### 903.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this zone:
  - (a) *children's institutional*.

### 903.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to one of the permitted *principal uses* in this zone:
  - (a) *caretaker residential*; and
  - (b) *single detached residential*.
2. Refer to Section 402 of this Bylaw for additional information.

### 903.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions shall be not less than:

(a) in <i>net lot area</i>	0.4 hectares
(b) in <i>lot width</i>	36.0 metres
(c) in <i>lot depth</i>	60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 903.5 DENSITY

1. *Floor space ratio* shall not exceed 0.5 times the *net lot area*.

### 903.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 40%.

### 903.7 SETBACKS

1. Minimum *setbacks* for *buildings* and *structures* shall be not less than:

- (a) from a front *lot line* 7.5 metres
  - (b) from a rear *lot line* 7.5 metres
  - (c) from an *interior side lot line* 1.5 metres, or one-half the *height* of the *building*, whichever is greater
  - (d) from an *exterior side lot line* 7.5 metres.
2. Minimum setbacks for all *buildings* and *structures* shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

### 903.8 HEIGHT

- 1. *Building height* for children's institutional use shall not exceed 11.0 metres.
- 2. *Building height* for single detached residential use shall not exceed 9.5 metres.

### 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, as amended.

### 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 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*.

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## 904 ZONE: P-4 PLACE OF WORSHIP

### 904.1 PURPOSE

1. This *zone* provides for places of worship and *accessory* activities, including care and *education* of pre-school age children.

### 904.2 PRINCIPAL USES

1. The following *principal uses* shall be permitted in this *zone*:
  - (a) *place of worship*.

### 904.3 ACCESSORY USES

1. The following *uses* shall be permitted as *accessory uses* to a permitted *principal use* in this *zone*:
  - (a) *assembly*;
  - (b) *caretaker residential*; and
  - (c) *single detached residential*.
2. Refer to Section 402 of this Bylaw for additional information.

### 904.4 LOT AREA and DIMENSIONS

1. *Minimum net lot area* and dimensions shall be not less than:

(a) in <i>net lot area</i>	0.4 hectares
(b) in <i>lot width</i>	36.0 metres
(c) in <i>lot depth</i>	60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

### 904.5 DENSITY

1. *Floor space ratio* shall not exceed 0.3 times the *net lot area*.

### 904.6 LOT COVERAGE

1. All *principal* and *accessory buildings* and *structures* together shall not exceed a *lot coverage* of 30%.

## 904.7 SETBACKS

1. All *buildings and structures 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* 3.0 metres
  - (d) from an *exterior side lot line* 4.5 metres.
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 904.8 HEIGHT

1. *Building height for a place of worship shall* not exceed 11.0 metres.
2. *Building height for an assembly use shall* not exceed 18.0 metres.
3. *Building height for single detached residential use shall* not exceed 9.5 metres.

## 904.9 LANDSCAPING and SCREENING

1. *Landscaping and screening shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.
2. All playgrounds, playfields or play *lots shall* be 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.

## 904.10 PARKING and LOADING

1. *Off-street parking and off-street loading for the P-4 zone shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

## 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 accessory 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*.

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## 905 ZONE: P-4a PLACE OF WORSHIP AND EDUCATIONAL

### 905.1 PURPOSE

1. This zone provides for the accommodation of places of worship and accessory activities, including schools.

### 905.2 PRINCIPAL USES

1. The following principal uses shall be permitted in this zone:
  - (a) place of worship.

### 905.3 ACCESSORY USES

1. The following uses shall be permitted as accessory uses to the permitted principal use in this zone:
  - (a) assembly;
  - (b) primary, elementary, and secondary schools;
  - (c) caretaker residential; and
  - (d) single detached residential.
2. Refer to Section 402 of this Bylaw for additional information.

### 905.4 LOT AREA and DIMENSIONS

1. Minimum net lot area and dimensions shall be not less than:

(a) in net lot area	0.4 hectares
(b) in lot width	36.0 metre
(c) in lot depth	60.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum building envelope dimensions.

### 905.5 DENSITY

1. Floor space ratio shall not exceed 0.3 times the net lot area.

### 905.6 LOT COVERAGE

1. All principal and accessory buildings and structures together shall not exceed a lot coverage of 30%.

## 905.7 SETBACKS

1. All *buildings and structures 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* 3.0 metres
  - (d) from an *exterior side lot line* 4.5 metres.
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 905.8 HEIGHT

1. *Building height for a place of worship shall* not exceed 11.0 metres.
2. *Building height for an assembly use shall* not exceed 18.0 metres.
3. *Building height for a single detached residential use shall* not exceed 9.5 metres.

## 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, as amended.

## 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 accessory 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.*

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**906 ZONE: P-5 CORRECTIONS AND REHABILITATION**

**906.1 PURPOSE**

- 1. This zone provides for *corrections and rehabilitation* institutions.

**906.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:  
(a) *corrections and rehabilitation.*

**906.3 ACCESSORY USES**

- 1. Not applicable.

**906.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area and dimensions shall* be not less than:  
(a) *in net lot area* 929.0 square metres, plus an additional 93.0 square metres for each additional *person* after the first eight (8) accommodated by the permitted use;  
(b) *in lot width* 22.5 metre  
(c) *in lot depth* 42.0 metres.
- 2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *building envelope* dimensions.

**906.5 DENSITY**

- 1. Not applicable.

**906.6 LOT COVERAGE**

- 1. All *principal and accessory buildings and structures together shall* not exceed a *lot coverage* of 30%.

**906.7 SETBACKS**

- 1. All *buildings and structures 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* 3.0 metres
  - (d) from an *exterior side lot line* 4.5 metres.
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 906.8 HEIGHT

- 1. *Building height* for a *building or structure shall* not exceed 30.0 metres.

## 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, as amended.

## 906.11 OTHER REQUIREMENTS

- 1. Not applicable.

## **907 ZONE: P-6 CIVIC**

### **907.1 PURPOSE**

1. This *zone* provides for the accommodation of *civic uses*.

### **907.2 PRINCIPAL USES**

1. The following *principal uses shall* be permitted in this *zone*:
  - (a) *assembly*;
  - (b) *civic*;
  - (c) *indoor commercial recreation*;
  - (d) *off-street parking*;
  - (e) *outdoor commercial recreation*; and
  - (f) *park*.

### **907.3 ACCESSORY USES**

1. The following *uses shall* be permitted as *accessory uses* to a permitted *principal use* in this *zone*:
  - (a) *caretaker residential*; and
  - (b) *single detached residential*.
2. Refer to Section 402 of this Bylaw for additional information.

### **907.4 LOT AREA and DIMENSIONS**

1. Not applicable.

### **907.5 DENSITY**

1. Not applicable.

### **907.6 LOT COVERAGE**

1. All *buildings and structures for Assembly use shall* not exceed a *lot coverage* of 40%.
2. *Off-street parking use together with all other buildings and structures shall* not exceed a *lot coverage* of 95%.

## 907.7 SETBACKS

1. All *buildings and structures 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* 3.0 metres
  - (d) from an *exterior side lot line* 4.5 metres.
2. Minimum setbacks for all *buildings and structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

## 907.8 HEIGHT

1. *Building height* for an *assembly use shall* not exceed 18.0 metres.
2. *Building height* for a *building or structure for parking use shall* not exceed 12.0 metres.
3. *Building height* for a *single detached residential use shall* not exceed 9.5 metres.

## 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, as amended.

## 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 *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*.

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# 10 PART 10 – COMPREHENSIVE DEVELOPMENT ZONES

## 1001 CD-2-85

### A. PERMITTED USES

Subject to the requirements contained elsewhere in the Bylaw, the following *uses shall* be permitted in the CD-2-85 zone:

1. all those *uses* permitted in the C-3 (Town Centre Commercial) zone;
2. drive-in *restaurants*;
3. accessory *off-street parking*; and
4. accessory *off-street loading*.

### B. 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.

### C. 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.

### D. 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, as amended.

## 1002 CD-1-86

### A. PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-1-86 zone:

1. all those *uses* permitted in the C-3 (Town Centre Commercial) zone;
2. drive-in *restaurants*;
3. accessory *off-street parking*; and
4. accessory *off-street loading*.

### B. 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. (a) No access *shall* be permitted from a provincial *highway* or a municipal *arterial street*.  
(b) One access *shall* be permitted from a *Municipal Local Street*.  
(c) 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.  
(d) One single *lane* one-way drive-thru access *shall* be permitted to and from a *lane* around a *building*.
3. DELETED BY BYLAW 4349-1990.

### C. 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.

**D. 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.*

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## 1003 CD-1-87

### A. PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-1-87 zone:

1. all those *uses* permitted in the C-3 (Town Centre Commercial) zone;
2. accessory *off-street parking*; and
3. accessory *off-street loading*.

### B. 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.

### 4349 C. OFF-STREET PARKING AND LOADING

*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.

### D. DELETED BY BYLAW 4349-90.

### E. 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.

### F. 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.

**G. 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.

**H. 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

### A. PERMITTED USES

Subject to the requirements contained elsewhere in the Bylaw the following *uses shall* be permitted in the CD-2-87 zone.

- 6355
1. *place of worship*;
  2. *monastery*;
  3. *boarding* use;
  4. *agriculture*;
  5. 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
  6. *Accessory buildings*.

### B. CONDITIONS OF USE

1. All access driveways and *off-street parking shall* be surfaced with asphalt, concrete or other dust free materials.
2. All *buildings shall* be designed so as to be compatible with surrounding land uses.

### C. LOT COVERAGE

- 1) All *buildings and structures shall* not exceed a lot coverage of 10%.

### D. YARD REQUIREMENTS

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

### E. HEIGHT

1. All *buildings and structures shall* not exceed 10 metres in *height*.

### F. OFF-STREET PARKING

- 6355
1. *Building for place of worship use: off-street parking shall* be provided at a ratio of 1 space per 5 seats plus 1 space per staff member.

2. *Building for boarding use: off-street parking shall be provided at a ratio of 1 space per 2 boarders.*

## 1005 CD-3-87

### A. PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall be permitted* in the CD-3-87 zone:

1. all those *uses permitted* in the CS-1 (Service Commercial) zone;
2. *offices* of a bank or credit union;
3. *accessory off-street parking*; and
4. *Accessory off-street loading.*

### B. 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. (a) 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.  
(b) 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.
4. 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*.

4349

### C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF ALL BUILDINGS AND STRUCTURES

1. All buildings and structures
  - (a) together shall not exceed a lot coverage of 40%, nor a floor space ratio of 0.8 times the net lot area;
  - (b) shall not exceed a height of 10 metres; and
  - (c) shall be sited not less than the distance from lot lines indicated:
 

front	9.0 metres
rear	6.0 metres
interior side	0.0 metres
exterior side	7.5 metres.

4349 **D. 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

A. PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in the CD-2-88 zone:

- 1) recreation *building* providing a lap pool, exercise room and activity room.
- 2) accessory *off-street parking*;
- 3) accessory *off-street loading*;
- 5558 4) a banquet facility not to exceed 365 square metres; and
- 5558 5) an amenity space for hobbies/crafts and workshop area.

B. CONDITIONS OF USE

- 1) *Landscaping* shall be provided and properly maintained on all areas of the *lot* not occupied by *buildings*, parking, access driveways and pedestrian walkways.
- 2) All access driveways and *off-street parking* shall be surfaced with asphalt or concrete.

4349 C. 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.

D. DELETED BY BYLAW 4349-1990.

E. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

- 1) All *buildings* and *structures*:
  - a) together shall not exceed a *lot coverage* of 20%;
  - b) shall not exceed a *height* of 9.0 metres; and
  - c) shall be sited not less than the distance from *lot lines* indicated:

- i) Front 3.0 metres
- ii) Rear 6.0 metres
- iii) Interior side 1.5 metres
- iv) Exterior side 3.0 metres.

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# 1007 CD-3-88

## A. PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-3-88 zone:

- 1) all CS-1 (*Service Commercial*) uses;
- 2) Real Estate *office* in combination with *development* and construction services;
- 3) jewellery store;
- 4) accessory *off-street parking*; and
- 5) accessory *off-street loading*.

## B. 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:
  - (i) 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
  - (ii) 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.

4349 **C. OFF-STREET PARKING AND LOADING**

*Off-street parking shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.*

**D. DELETED BY BYLAW 4349-1990.**

**E. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES**

*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.

**E. HEIGHT**

1. *All buildings and structures for single detached residential use shall not exceed a height of 9.0 metres.*
2. *All buildings used for accessory residential use and/or accessory off-street parking shall not exceed a height of 6.0 metres.*

5946 **F. 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*.

- G. Off-street parking spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
- H. 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.

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## 1008 CD-4-88

### A. PERMITTED USES

Subject to the regulations contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-4-88 zone:

1. *Agricultural* events:

- annual *agricultural* fair;
- horse events;
- animal exhibits/competitions (birds, swine, goats, sheep, beef, etc.);
- food displays (fruit, vegetables, grain, etc.);
- garden displays (flowers, etc.);
- horseshoeing;
- sheep herding; and
- 4-H events.

2. Special events related to animals:

- rodeo;
- veterinarian shows;
- heavy horse pulls;
- pet grooming/care;
- *dog* obedience;
- petting zoo;
- hay rides; and
- annual race competitions (horse races, etc.).

3. Swap meets - selling *household*, automotive and garden goods.

4. Entertainment:

- musical performances/festivals;
- dance performances/festivals;
- amusement rides/booths;
- children's festival;
- drama performances/festivals; and
- art displays/instruction.

5. Other special events/users:

- logging shows;
- automotive/boat shows;
- picnics;
- athletic events (soccer, archery, baseball etc.);
- sports days;
- ceremonies (graduation, wedding, etc.);
- food services/preparations;
- non-motorized cycle competitions (BMX, bicycle races, etc.);
- trade shows;
- craft fairs;
- casinos;
- service club events;
- tennis, badminton, roller skating, etc.; and
- beer garden.

6. Regular events/users:

- athletic league play/practice;

- group meetings;
- casual sport use;
- camping;
- picnicking; and
- horse *boarding*.

7. *Commercial Uses:*

- fertilizer and manure sales and storage;
- storage of *recreational vehicles*;
- float construction;
- *campground* operation;
- concession stand;
- auction;
- *restaurant/lounge*;
- accessory *retail*; and
- *retail* sale of groceries and *household* items within premises comprising not more than 275square metres of floor area.

8. *Accessory caretaker residential use.*

9. *Accessory home occupation use.*

6154 10. *Child care centre.*

4349 **B. OFF-STREETPARKING AND LOADING**

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.

**C. DELETED BY BYLAW 4349-90.**

**D. REGULATIONS FOR THE SIZE , SHAPE AND SITING OF BUILDINGS AND STRUCTURES**

1. *All buildings and structures:*

- a) *shall* be sited not less than 7.5 metres from all *lot lines*;
- b) together *shall* not exceed a *lot coverage* of 20%; and
- c) *shall* not exceed a *height* of 11.0 metres.

DRAFT

## 1009 CD-5-88

### A PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-5-88 zone:

1. all those *uses* permitted in the C-3 (Town Centre *Commercial*) zone; and
2. all those *uses* permitted in the CS-I (Service *Commercial* zone);
3. accessory *off-street parking*; and
4. accessory *off-street loading*.

### B. 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.

### 4349 C OFF-STREET PARKING AND LOADING

*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.

- D. DELETED BY BYLAW 4349-1990.

### E. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

1. Site Coverage:  
*All buildings and structures together shall not exceed a lot coverage of 45%.*
2. *Height*:  
*All buildings and structures shall not exceed 10.0 metres.*
3. Yard Requirements:
  - a) *A front yard* of not less than 20.0 metres *shall* be provided.
  - b) *An interior side yard* of not less than 4.0 metres *shall* be provided.
  - c) *An exterior side yard* of not less than 7.5 metres *shall* be provided.

d) A rear yard of not less than 10 metres shall be provided.

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## 1010 CD-6-88

### A. PERMITTED USES

Subject to the regulations contained elsewhere in this bylaw, the following *uses shall* be permitted in the cd-6-88 zone:

1. all those *uses* permitted in the C-3 (Town Centre *Commercial*) zone;
2. all those *uses* permitted in the CS-I (Service *Commercial*) zone;
3. accessory *off-street parking*; and
4. accessory *off-street loading*.

### B. 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.

### 4349 C OFF-STREET PARKING AND LOADING

*Off-street parking* and loading spaces *shall* be provided in accordance with *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*

### D. DELETED BY BYLAW 4349-1990.

### E. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

1. Site Coverage:  
*All buildings and structures together shall not exceed a lot coverage of 35%.*
2. *Height*:  
*All buildings and structures shall not exceed 10 metres.*
3. Yard Requirements:
  - a) *A front yard of not less than 7.5 metres shall be provided.*
  - b) *An interior side yard is not required.*
  - c) *An exterior side yard of not less than 7.5 metres shall be provided.*

d) A rear yard of not less than 15 metres shall be provided.

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**1011 CD-1-89**

**A. PERMITTED USES**

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-1-89 zone:

- 1) *assembly use;*
- 2) *civic;*
- 3) *park and school;*
- 4) *accessory off-street parking;*
- 5) *accessory off-street loading.*

**B. OFF-STREET PARKING**

*Shall* comply with the requirements of Section 402 and Section 404 hereof.

**C. OFF-STREET LOADING**

1. *Shall* comply with the requirements of Section 402(2) and Section 404 hereof.

**D. YARD REQUIREMENTS**

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

**1012 CD-2-90****A. PERMITTED USES.**

Subject to the requirements contained elsewhere in this Bylaw, the following uses shall be permitted in CD-2-90 zone:

1. *apartment residential*;
2. *boarding* use;
3. *accessory buildings and structures* use;
4. *accessory home occupation* use; and
5. *accessory off-street parking*.

**B. REQUIREMENTS FOR PERMITTED USES**

An *accessory off-street parking* use, when not concealed, shall be bound by a *landscape screen* of not less than one metre in *height*.

**C. 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*.

**D. FLOOR SPACE RATIO**

All *buildings* for *apartment residential* use shall not exceed a *floor space ratio* of .45 times the *net lot area*.

**E. YARD REQUIREMENTS**

1. All *buildings and structures* for *apartment residential*, *accessory residential* and *accessory off-street parking* shall be sited not less than:
  - a) 6.0 metres from the front *lot line*; and

- b) 4.5 metres from the interior, exterior and rear *lot line*.
2. Notwithstanding Clause 1 of this subsection, a *structure*, all of which is 0.8 metres or less above the *average finished grade* of the *lot* and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:
- a) 1.5 metres from a rear and *interior side lot line*;
  - b) 3 metres from a front and *exterior side lot line*.

**F. 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*.

**G. OFF-STREET PARKING**

*Off-street parking* shall be provided at the ratio of 1.0 space per *dwelling unit*.

**1013 CD-3-90****A. PERMITTED USES**

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the RM-2 (Medium Density Apartment Residential) zone:

1. *apartment residential*;
2. *boarding* use;
3. *accessory residential* use;
4. *accessory home occupation* use; and
5. *accessory off-street parking*.

**B. 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.

**C. DENSITY**

The maximum *floor space ratio shall* be 1.2 times the *net lot area*.

**D. SITING**

1. All *apartment residential* and *accessory residential buildings shall* be sited not less than:
  - a) 7.5 metres from front and rear *lot lines*;
  - b) 6.0 metres from an exterior or *interior side lot line* except for *apartment residential buildings* exceeding 3 storeys in *height* which *shall* be sited not less than 7.5 metres from exterior or *interior side lot lines*.

2. Notwithstanding Clause 1 of this subsection, a *structure*, all of which is 0.8 metres or less above the *average finished grade* of the *lot* and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:
  - a) 1.5 metres from a rear and *interior side lot line*; and
  - b) 3.0 metres from a front and *exterior side lot line*.

**E. SIZE OF BUILDINGS AND STRUCTURES**

*All apartment residential buildings shall not exceed 15.0 metres in height.*

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# 1014 CD-5-90

## A. PERMITTED USES

Subject to the requirements contained elsewhere in this Bylaw, the following uses and not others shall be permitted in the CD-5-90 zone.

1. transition residential;
2. single detached residential;
3. boarding use;
4. accessory residential;
5. accessory off-street parking;
6. accessory home occupation.

## B. 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.

## C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

1. All buildings and structures shall not exceed a lot coverage of 40%.
2. Buildings and structures for Transition Residential use and sSingle detached residential use:
  - a) shall be limited to one per lot;
  - b) shall not exceed a height of 11.0 metres; and
  - c) shall be sited not less than:
    - i) 7.5 metres from the front and rear lot lines provided that where a high pressure gas right of way is located within any portion of the required setback area from a rear lot line the setback shall be not less than 5 metres from the right of way for all lots created after October 31, 1986;

- ii) a minimum of 1.5 metres from an *interior side lot line*, but with the sum of the two *interior side yards* to be not less than 3.5 metres; and
  - iii) 4.5 metres from the *lot line* adjoining a *flanking street* in the case of a *corner lot*.
3. *Buildings and structures for accessory residential use or accessory off-street parking:*
- a) *shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser;*
  - b) *shall not exceed a height of 4.5 metres;*
  - c) *shall be sited not less than:*
    - i) 1.5 metres from a rear and *interior side lot line*;
    - ii) 3.0 metres from a front and *exterior side lot line* except that no *building or structure* for an *accessory off-street parking* shall be sited within the required *front yard setback*; and
    - iii) 1.5 metres from a *building used for residential use*.

## 1015 CD-1-92

### A. PERMITTED USE

Subject to the requirements of contained elsewhere in this Bylaw the following uses shall be permitted in the CD-1-92 zone.

1. medical care facility;
2. medical specialist's office;
3. ambulatory care facility;
4. X-Ray and laboratory facility;
5. physiotherapy and sports medicine facility; and
6. accessory off-street parking.

### B. REQUIREMENTS FOR PERMITTED USES

1. Accessory off-street parking shall:
  - a) be bound by a landscape screen of not less than 0.5 metres in height;
  - b) not occupy more than 95% of the surface of the net lot area; and
  - c) be regulated by Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
2. All buildings and structures shall not exceed a lot coverage of 40%.
3. Landscape screen shall be required on front and exterior lot lines.

### C. REQUIREMENTS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES.

1. Shall not exceed a height of 7.7 metres.
2. Shall be sited:
  - 9.0 metres from the front lot line;
  - 6.0 metres from the rear lot line;
  - 0.0 metres from the interior side lot line; and

- 7.5 metres from the *exterior side lot line*.

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# 1016 CD-2-92

## A. 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, upholstery;
- g) printing, publishing and allied services; and
- h) *retail* sale of:
  - new automobile parts and accessories;
  - flooring and carpets;
  - gas and wood-burning fireplaces;
  - hardware, glass, paint and wallpaper;
  - antiques; and
  - *household* furniture.
- i) *retail* sale, rental and repair of tools and small equipment such as:
  - chain saws;
  - hand tools;
  - lawnmowers;
  - rototillers;
  - outboard motors;

- j) trade schools; and
- k) coffee shop limited to 35 seats.

2. *Industrial use*, limited to:

- a) manufacturing of:
  - furniture, cabinets and fixtures;
  - electrical or electronic products;
  - leather and textile products;
  - food products;
  - art and ornamental products;
  - optical and photographic equipment;
  - signs;
  - clothing;
  - jewellery, watches, clocks and trophies;
  - sporting goods;
  - rubber and metal stamps; and
  - medical appliances.
- b) Warehousing, indoor storage and distribution of manufactured or processed products.
- c) trade contractors, including:
  - fencing;
  - siding;
  - glass and glazing;
  - insulation;
  - plumbing and air conditioning;

- sheet metal;
- electrical;
- painting and decorating; and
- flooring.

3. *Accessory off-street parking.*

## **B. 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*.

## **C. 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

A. 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:
    - grocery store;
    - deli;
    - video store;
    - drycleaner;
    - hairdresser/barber shop;
    - travel agent;
    - 35 seat coffee shop;
    - pharmacy (in conjunction with the store);
    - doctor's *office*; and
    - bank machine.
2. *Accessory off-street parking*.

B. 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.*

**C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES**

1. *All buildings and structures,*
  - a) *together shall not exceed a lot coverage of 40%;*
  - b) *shall not exceed a height of 7.7 metres; and*
  - c) *shall be sited not less than 3.5 m from all lot lines.*

**1018 CD-1-93 AMENITY RESIDENTIAL**

**1018.1 PURPOSE**

- 1. This zone provides for *single detached residential* uses

**1018.2 PRINCIPAL USES**

- 1. The following *principal uses shall* be permitted in this zone:
  - (a) *single detached residential*;

**1018.3 ACCESSORY USES**

- 1. The following *uses shall* be permitted as *accessory uses* to the *single detached residential* use:
  - (a) *Boarding*
  - (b) *home occupation*
  - (c) *temporary residential*
  - (d) *secondary suite residential*
  - (e) *bed and breakfast*;
  - (f) *neighbourhood daycare*; (15m lots)
  - (g) *hobby beekeeping*; (15m lots)
  - (h) *detached garden suite residential*. (15m lots)

**1018.4 LOT AREA and DIMENSIONS**

- 1. *Minimum net lot area and dimensions shall* be not less than:
  - a) *in net lot area* 371.0 square metres
  - b) *in lot width* 12.0 metres
  - c) *in lot depth* 24.0 metres

OR

- 2. *Minimum net lot area and dimension shall* be not less than:
  - a) *in net lot area* 371.0 square metres
  - b) *in lot width* 15.0 metres
  - c) *in lot depth* 30.0 metres

- 3. The width of the *lot shall* be measured at a distance of 5.5 metres from the *front lot line*.

**1018.5 DENSITY**

- 1. The *floor space ratio shall* not exceed 0.6 times the *net lot area*.

**1018.6 LOT COVERAGE**

- 1. The *principal building* shall not exceed a *lot coverage* of 40%;
- 2. *Buildings and structures* for accessory residential use and off-street parking shall not exceed a *lot coverage* of 12%;
- 3. All *buildings and structures* shall not exceed a *lot coverage* of 45%.

**1018.7 SETBACKS**

- 1. For lots with less than 15 metres width, minimum setbacks for *principal buildings and 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 *lot line* 1.2 metres; and
  - (d) from an exterior *lot line* 3.0 metres.
- 2. For lots with a 15 metre width or greater, minimum setbacks for *principal buildings and structures* shall be not less than:
  - (a) from a front *lot line* 3.0 metres to the front face of the residence, and  
5.5 metres to the garage.
  - (b) from a rear *lot line* 12.0 metres;
  - (c) from an interior *lot line* 1.5 metres; and
  - (d) from an exterior *lot line* 3.0 metres.
  - (e) the *rear setback* may be reduced to 7.5 metres for lots backing on to a *watercourse*.
- 3. Minimum setbacks for *accessory buildings and structures* shall be not less than:
  - (a) from a rear *lot line* 0.6 metres;
  - (b) from an interior *lot line* 0.6 metres.

**1018.8 HEIGHT**

1. No *principal building* or structure shall not exceed a *building height* of 9.5 metres.
2. No *accessory building* or structure shall exceed a *building height* of 6.0 metres.

### **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.

### **1018.11 OTHER REQUIREMENTS**

1. All lots with a *lot width* of less than 15 metres require a rear *lane*.
2. All vehicular access for *lots* backing on a municipal *lane* will be restricted to the *lane*.

# 1019 CD-2-93

## A. PERMITTED USE

Subject to the requirements contained elsewhere in this Bylaw the following uses shall be permitted in the CD-2-93 zone.

1. *private hospital*; and
2. *accessory off-street parking*.

## B. 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.

## C. REQUIREMENTS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES.

1. shall not exceed a *height* of 11.0 metres;
2. shall be sited 7.5 m from all *lot lines*; and
3. shall not exceed a *floor space ratio* of 0.8 times the *net lot area*.

**1020 CD-3-93**

**A. PRINCIPAL USES**

Subject to the requirements contained elsewhere in this Bylaw, the following *use shall* be permitted in the CD-3-93 zone:

1. Landscape Feature.

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## 1021 CD-5-94 (COMPREHENSIVE DEVELOPMENT)

### A. PRINCIPAL USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-5-94 zone:

1. *apartment residential* use;
2. *assembly* use limited to the Elderly Citizens Recreation Association Centre; and
3. *commercial* use limited to barber and beauty shops.

### B. ACCESSORY USES

1. *accessory off-street parking*;
2. *accessory off-street parking*; and
3. *accessory home occupation* use.

### C. OFF-STREET PARKING AND LOADING

*Off-street parking* and loading *shall* be provided at the ratio of:

- a) 1 space per 20 square metres *gross floor area* for *assembly* use and *commercial* use.
- b) 1 space per 1.7 *dwelling units* for *residential* use.

### D. LOT AREA

No *person shall* create a *lot* which is less than 1 hectare in area.

### E. LOT DIMENSIONS

No *person shall* create a *lot* which is less than 70 m in width.

### F. DENSITY

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*:

1. any portion of a *basement* or cellar or other common area containing heating, laundry, recreation or storage facilities;
2. amenity areas, swimming pools and open sundecks;
3. any portion of a *storey used for* mechanical or electrical service room;
4. balconies; and
5. common stairwells and common corridors.

#### **G. SITING**

1. All *buildings shall* be sited not less than 7.5 metres from all *lot lines*.
1. 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*.

#### **H. 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.

#### **I. 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 (Comprehensive Development)

### A. PRINCIPAL USES

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.

### B. REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

1. All those as stated in Section 702 B of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended.

### C. REGULATIONS FOR THE SIZE SHAPE AND SITING OF BUILDINGS AND STRUCTURES

1. All *buildings* and *structures* are subject to the requirements as stated in Section 702 C of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended except;
2. *shall* not exceed a *height* of 9.0 metres; and
3. an accessory *residential* use:
  - a) *shall* be located above the *Commercial* use; and
  - b) *shall* be limited to one only.

### D. OFF-STREET PARKING AND LOADING

*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 (Comprehensive Development)

### A. PRINCIPAL USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-2-95 zone:

1. *assembly use*;
2. *civic use*;
3. *commercial use*; and
4. *off-street parking*.

### B. ACCESSORY USES

1. *accessory off-street parking*;
2. *accessory off-street loading*.

### C. CONDITIONS OF USES

- 1) A *Commercial use shall* be limited to:
  - a) the *retail sale* of personal goods including *clothes*, jewellery, 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.

**D. 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:
 

front	3 metres
rear	6 metres
interior side	1 metres
exterior side	3 metres.

- E. 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 (COMPREHENSIVE DEVELOPMENT)**

**A. PRINCIPAL USE**

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-1-98 Zone:

- 1. *two-unit residential use.*

**B. ACCESSORY USE**

- 1. *boarding use;*
- 2. *home occupation (sec. 402);*
- 3. *accessory off-street parking; and*
- 4. *accessory residential use.*

**C. 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.*

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**D. DENSITY**

- 1. *All buildings and structures shall not exceed a lot coverage of 40%.*
- 2. *All buildings and structures for an accessory off-street parking shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.*
- 3. *Shall be limited to one (1) Two-unit residential Use.*

**E. 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;

**F. AREA AND DIMENSIONS**

1. *Lot area*:

No person shall create a lot which is less than 843.0 square metres.
2. *Lot dimensions*:
  - a) No person shall create a lot less than 20.0 metres in width;
  - b) No person shall create a lot less than 38.0 metres in depth.

- G. *Off-street parking* space shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
- h. 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 (Two-Unit Urban Residential) zone.

## 1025 CD-2-98 (Comprehensive Development)

### A. PRINCIPAL USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-2-98 zone.

- 1) all those *uses* permitted in the CS-1 (Service Commercial) zone;
  - 2) a grocery store in excess of 279.0 square metres *gross floor area*; and
  - 3) a financial institution not to exceed 836.0 square metres.
- B. Requirements for Permitted *uses* of Land, *Buildings* and *Structures* are subject to the requirements for the CS-1 (Service Commercial) zone.
- C. Requirements for the size, shape and siting of *buildings* and *structures* are subject to the requirements of the CS-1 (Service Commercial) zone.
- D. *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.
- E. 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 (Comprehensive Development)**

**A. INTENT**

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.

**B. PRINCIPAL USES**

Subject to all provisions of this CD-3-98 (Comprehensive Development) Zone, the following *uses shall* be permitted in the CD-3-98 zone:

- 1. *apartment residential use;*
- 2. *two-unit residential;*
- 3. *single detached residential use;*
- 4. *park and school; and*
- 5. *townhouse residential.*

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**C. ACCESSORY USES**

- 1. *Accessory boarding use* (subject to Sec. 401 and 601 of this Bylaw).
- 2. *Accessory buildings and structures use.*
- 3. *Accessory home occupation use* (subject to Sec. 401 of this Bylaw).
- 4. *Accessory off-street parking.*
- 5. *Temporary residential use* (subject to Sec. 601 of this Bylaw).
- 6. *Secondary Suite residential, limited to lots for R-1, RS-1 and RS-1b use.*

**D. CONDITIONS OF USE**

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- 1. *An apartment residential and townhouse residential use:*
  - a) *shall conform to the requirements under section 602, RM-1 (Low Density Townhouse residential) zone; and*
  - b) *shall conform to the provisions of the Development Permit Area.*

2. *Two-unit residential Uses:*
- a) *shall be limited to one (1) per lot;*
  - b) *shall not exceed a height of 9.75 metres; and*
  - c) *shall be sited not less than:*
    - (i) *6 metres from the front and rear lot lines;*
    - (ii) *a minimum of 1.5 metres from an interior side lot line;*
    - (iii) *4.5 metres from the lot line adjoining a flanking street in the case of a corner lot; and*
  - d) *all buildings and structures shall not exceed a lot coverage of 40%.*
3. *A single detached residential use under the R-1 (Residential District), R-3 (Single Detached Special Amenity Residential District), RS-1 (Single Detached Urban Residential), RS-1b (Single Detached Urban [Medium Density] Residential), zone:*
- a) *shall be limited to one per lot;*
  - b) *shall not exceed a height of 9.75 metres; and*
  - c) *shall be sited in accordance with the requirements described in Maple Ridge Zoning Bylaw for:*
    - i) *RS-1 (Single Detached Urban Residential) zone for all lots greater than or equal to 668 square metres;*
    - ii) *RS-1b (Single Detached Urban [Medium Density] Residential), zone for all lots greater than or equal to 557 square metres;*
    - iii) *R-1 (Residential District), zone for lots greater than or equal to 371 square metres but less than 557 square metres;*
    - iv) *R-3 (Single Detached Special Amenity Residential District) zone for lots greater than or equal to 213 square metres but less than 371 square metres.*
  - d) *all buildings and structures for:*
    - i) *lots governed by Section 3 (c) (i)(ii)(iii) of this section shall not exceed a lot coverage of 40%; and*

- ii) *lots* governed by Section 3 (c)(iv) of this section shall not exceed a *lot coverage* of 50%.
  - e) vehicular access for *lots* backing on a *Municipal lane* will be restricted to the *lane*.
4. *Park and School Use:*
- a) shall be governed by the requirements described under Section 901 and 903.
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*;
    - 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 557.0 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 6.0 metres.
  - d) shall not exceed a *lot coverage* of 15% or 279 square metres whichever is the lesser.

#### E. RESIDENTIAL DENSITIES

- 1. The maximum number of *residential dwelling units* in the *zone* is restricted to 500 of which not more than:

- 6355 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 (Two-Unit Urban Residential) 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 (Single Detached Special Amenity Residential District) 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 (Residential District) 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 (Single Detached Urban [Medium Density] Residential), zone.

F. SUBDIVISION REQUIREMENTS

- a) Section 406 applies.
- G. A comprehensive plan of development in the form of a covenant shall be registered at the Land Title Office.
- 6355 h. *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 (low density townhouse residential) zone parking requirements.*
- i. *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 (Comprehensive Development)**

**A. INTENT**

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.

**B. PRINCIPAL USES**

Subject to all provisions of this CD-1-99 (Comprehensive Development) Zone, the following *uses shall* be permitted in the CD-1-99 zone:

- 6355 1. *townhouse residential use*;
- 2. RG (Group Housing zone) use;
- 3. *single detached residential use*; and
- 4. *park*.

**C. ACCESSORY USES**

- 1. *Accessory boarding use* (subject to Sec. 401 and 601 of this Bylaw).
- 2. *Accessory buildings and structures use*.
- 3. *Accessory Home occupation use* (subject to Sec. 401 of this Bylaw).
- 4. *Accessory off-street parking*.
- 5. *Temporary residential use* (subject to Sec. 601 of this Bylaw).
- 6. *Secondary suite residential*.

**D. CONDITIONS OF USE**

- 6355 1. *Townhouse residential use*:
  - a) *Shall conform to the requirements under section 602, RM-1 (Low Density Townhouse residential) zone*.
  - b) *Shall conform to the provisions of the Development Permit Area*.
- 2. *Strata use under the RG (Group Housing) Zone*:

- a) shall not exceed a height of 9.5 metres;
  - b) shall conform to the provisions of the Development Permit Area; and
  - c) shall meet all requirements of the requirements described in Part 6 of this Bylaw.
3. *Single detached residential use* under the R-1 (*Residential District*), and RS-1b (*Single Detached Urban [Medium Density] Residential*), zone:
- a) shall be limited to one per lot;
  - b) shall not exceed a height of 9.5 metres;
  - c) shall be sited in accordance with the requirements described in Part 6 of this Bylaw:
    - (i) RS-1b (*Single Detached Urban [Medium Density] Residential*), zone for all lots greater than or equal to 557 square metres; and
    - (ii) R-1(*Residential District*), zone for lots greater than or equal to 371 square metres but less than 557 square metres.
  - d) all buildings and shall not exceed a lot coverage of 40%.
4. *Park Use*
- a) shall be governed by the Official Community Plan and Schedule "E". The *Park* area is to be used for Habitat Protection and Conservation.
5. *Accessory off-street parking use* or *accessory residential use*:
- a) for lots less than 557 square metres:
    - i) 0.45 metres from the rear lot line;
    - ii) 0.45 metres from the interior side lot line;
    - iii) 2.0 metres from an exterior side yard;
    - iv) 11.0 metres from a front yard; and
    - v) 4.5 metres from a principal use measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.
  - b) for lots greater than or equal to 557 square metres:

- i) 1.5 metres from a rear and *interior side lot line*;
  - ii) 7.5 metres from a front *lot line*;
  - iii) 3 metres from an *exterior side lot line*; and
  - iv) 1.5 metres from a *building used for residential use*.
- c) *shall not exceed a height of 6 metres*.
  - d) *shall not exceed a lot coverage of 15% or 279 square metres whichever is the lesser*.

**E. RESIDENTIAL DENSITIES**

The maximum number of *residential dwelling units* in the zone is restricted to 146 of which:

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- a) up to 25 *shall be multi unit (townhouse use)*;
- b) up to 40 *shall be one-unit dwellings provided each is situated on a lot complying with the minimum width, depth and area set out on Schedule “D” for the R-1 (Residential District) zone*;
- c) up to 92 *shall be single detached dwellings provided each is situated on a lot “D” complying with the minimum width, depth and area set out on Schedule for the RS-1b (Single Detached Urban [Medium Density] Residential), zone; and*
- d) up to 7 *shall be single detached dwelling units under the RG (Group Housing) Zone*.

**F. Subdivision requirements**

- a) Section 406 applies.
- g. A comprehensive plan of development in the form of a covenant shall be registered at the Land Title Office.
- h. Off-street parking spaces shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
- i. 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 (Comprehensive Development)

### A. INTENT

This zone is intended to accommodate a variety of service *commercial uses* and some professional *offices*.

### B. 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*;
- 6355 3. *place of worship*;
4. *convenience store*;
5. *highway commercial use*;
5. *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.

**C. 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.*

**D. LOT COVERAGE**

All buildings and structures shall not:

1. *exceed a lot coverage of 40%; and*
2. *exceed 95% coverage of the surface area of a lot for an off-street parking or Accessory off-street parking use.*

**E. SIZE OF BUILDINGS AND STRUCTURES**

No building or structure shall exceed a height of 7.7m.

**F. SITING**

No building or structure shall be sited less than:

1. *9.0 m from a front lot line;*
2. *6.0 m from a rear lot line;*
3. *7.5 m from an exterior side lot line; except that*
4. *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.*

**G. 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 (Comprehensive Development)**

**A. INTENT**

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.

**B. PRINCIPAL USES**

Subject to all provisions of this CD-1-00 (Comprehensive Development) *Zone*, the following *uses shall* be permitted in the CD-1-00 *zone*:

- 1. *apartment residential use* for Seniors; and
- 2. *private hospital*.

**C. ACCESSORY USES**

- 1. *congregate care/assisted living use*; and
- 2. *off-street parking use*.

**D. 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*;

**E. DENSITY**

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*:

- 1. any portion of a *basement* or cellar or other common area containing heating, laundry, *recreation facilities* or storage facilities;
- 2. amenity areas, swimming pools and open sundecks;
- 3.) any portion of a *storey used for* mechanical or electrical service room;
- 4. balconies; and

5. common stairwells and common corridors.

**F. 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*.

**G. 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.
- H. *Off -street parking* shall conform to the *Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*.
- i. An *apartment residential use* shall be permitted only if the *lot* is serviced to the RM-2 (Medium Density Apartment Residential) standard set out in *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.

## 1030 CD-2-00 (Comprehensive Development)

### A. INTENT

This zone provides for low density townhouses and an accessory *off-street parking use* for other than residents.

### B. PRINCIPAL USES

Subject to the requirements contained elsewhere in this Bylaw, the following *uses shall* be permitted in the CD-2-00 zone.

- 6355
1. *townhouse residential use;*
  2. *two-unit residential; and*
  3. *a single detached residential use.*

### C. ACCESSORY USES

1. *accessory boarding use;*
2. *accessory buildings and structures use;*
3. *accessory home occupation use; and*
4. *accessory off-street parking use.*

### D. LOT AREA

No *person shall* create a *lot* which is less than 557 square metres in area.

### E. LOT DIMENSIONS

No *person shall* create a *lot* which is less than 18 m in width.

### F. SITING

1. *buildings and structures for apartment residential , accessory residential and accessory off-street parking use shall* be sited not less than 7.5 metres from all *lot lines.*

### 6. SIZE OF BUILDINGS AND STRUCTURES

- 6355 a) All townhouse *buildings shall* not exceed 10.5 metres nor 2 ½ storeys in *height*.
- b) All *buildings used for accessory residential use and/or accessory off-street parking use shall* not exceed 4.5 metres nor one storey in *height*.

## 7. OTHER REQUIREMENTS

- a) An accessory *off-street parking use* for other than residents, *shall* be permitted for up to 15 spaces.
- b) 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 (Low Density Townhouse residential) zone requirements.
- c) An accessory *off-street parking use*, when not concealed, *shall* be bounded by a *landscape screen* of not less than one metre in *height*.
- d) 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.
- 6355 e) A *building for townhouse residential use shall* be sited so that there will be provided a continuous 90 degree horizontal arc unencumbered by *buildings* on the same *lot* of a radius not less than:
- (i) 15.0 metres from the centre of all required windows in a living room;
  - (ii) 10.0 metres from the centre of all other required windows other than a living room;
  - (iii) 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.
- 6355 f) Useable open space *shall* be provided on the *lot* for each unit contained in an *apartment residential building*, based on the following ratio:
- (i) 45.0 square metres for each 3 bedroom unit.
  - (ii) 30.0 square metres for each 2 bedroom unit.
- g) 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.

6355

- h) 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.

DRAFT

## 1031 CD-4-00 (Comprehensive Development)

This zone provides for the accommodation of business and *professional services*.

### A. PRINCIPAL USES

- a. *Business Services*
- b. *Professional Services*
- 6749 c. *Assembly Use*
- d. *Place of worship*

### B. ACCESSORY USES

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) Kindergartens, nursery schools and day nurseries
- b) *Single detached residential use*

### C. LOT AREA

No lot shall be created which is less than 2 hectares in area.

### D. LOT DIMENSIONS

No lot shall be created which is less than 120 m in width and 130 m in depth.

### E. DENSITY

All buildings and structures shall not exceed a lot coverage of 40%.

### F. SITING

No building or structure shall be sited less than 7.5 metres from all lot lines.

### G. SIZE OF BUILDINGS AND STRUCTURES

*Principal Building:* The height shall not exceed a height of 11.0 m.

*Single detached residential use:* The height shall not exceed 11.0 m.

*Accessory buildings:* The height shall not exceed 6.0 m.

## H. PARKING

*Principal Uses: Off-street parking shall be provided at a ratio of 1 space per 22.3 square metres of gross floor area.*

Accessory Uses:

Kindergartens, nursery schools and day nurseries: *Off-street parking shall be provided at a ratio of 1 space per employee.*

*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*

## I. OTHER REQUIREMENTS

1. No use of land, *buildings and structures shall be authorized until all works and services have been provided to the standards for the zone as identified in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.*
2. Sign requirements are as set out in Maple Ridge Sign Bylaw No. 4653-1992 as amended.
3. *Development permits shall be required in accordance with the Official Community Plan.*
4. General provisions on use are as set out in Part 4 General Requirements, of this Bylaw.
5. Provincial licensing of *child care centres* is regulated by the British Columbia Community Care Facility Act R.S.B.C. 1979, c.57 and the British Columbia Child Care Regulations set out under B.C. Reg 319/89.

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 (Comprehensive Development)

### A. Intent

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.

### B. Principal Uses

Subject to all provisions of this CD-5-00 (Comprehensive Development) Zone, the following *uses shall* be permitted in the CD-5-00 zone:

1. *Apartment residential use for Seniors*

### C. Accessory Uses

1. *Congregate care/assisted living use;*
2. *Caretaker's unit;*
3. *Off-street parking use.*

### D. 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;*

### E. Density

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*:

1. Any portion of a *basement* or cellar or other common area containing heating, laundry, *recreation facilities* or storage facilities;
2. Amenity areas, swimming pools and open sun decks;
3. Any portion of a *storey used for* mechanical or electrical service room;

4. Balconies;
5. Common stairwells and common corridors.

**F. Siting and Height**

1. All *apartment residential* and *accessory residential buildings* shall be sited not less than 7.5 metres from all *lot lines*.
2. Notwithstanding Clause 1 of this subsection, a *structure*, all of which is 0.8 metre or less above the *average finished grade* of the *lot* and which is landscaped and integrated to become a useable part of the yard area shall be sited not less than 1.5 metres for all *lot lines*;
3. All *apartment residential buildings* shall not exceed 12 metres nor 3 storeys in *height*.

**G. 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.

**H. *Off-street parking* shall conform to the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990**

- i. An *apartment residential use* shall be permitted only if the site is serviced to the RM-2 (Medium Density Apartment Residential) standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

## 1033 CD-2-01 (Comprehensive Development)

This zone provides for the accommodation of a childcare centre in a rural *residential* area.

### A. PRINCIPAL USES

- a) *Single detached residential Use*
- b) *Agriculture*

### B. ACCESSORY USES

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.

1. *Childcare Centre Accessory Residential*
2. *Accessory Childcare Buildings*
3. *Boarding use*
4. *Home occupation*
5. *Off-street parking*
6. *Caretaker residential*
7. *Produce sales*
8. *Rental Stable*
9. *Secondary Suite residential*

### C. LOT AREA

No *lot shall* be created which is less than 1.95 hectares in area.

### D. LOT DIMENSIONS

No *lot shall* be created which is less than 50 m in width and 300 m in depth.

### E. DENSITY

All *buildings and structures shall* not exceed a *lot coverage* of 40%.

### F. 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.

(a) *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.

b) *Accessory Uses:*

i) *Childcare Centre:* No *building* or *structure* shall be sited less than 7.5 metres from all *lot lines*.

ii) *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.

7) *SIZE OF BUILDINGS AND STRUCTURES*

a) *Childcare Centre:* The *height* shall not exceed a *height* of 9.5 m.

b) *Single detached residential use:* The *height* shall not exceed 11.0 m.

c) *Agricultural Uses:* The *height* shall not exceed 9.5 m.

d) *Accessory Residential Buildings:* The *height* shall not exceed 6.0 m.

e) *Accessory Childcare Building:* The *height* shall not exceed 11.0 m

8) *PARKING*

a) *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.

b) *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.

c) *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.

9) *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 as amended.
  - 4) General provisions on use are as set out in Part 4 General Requirements, of this Bylaw.

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 (Comprehensive Development)

### A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *private hospital* and related *office* and *retail* uses.

### B. Principal Uses

The lands and *structures shall* be used for the following uses only, or for a combination of such uses:

- a) *Private Hospital* limited to nursing home, hospice and *congregate care/assisted living* facilities;
- b) *Professional Services use* limited to health care, medical and related *offices*.

### C. Accessory Uses

- a) *Retail use* limited to a pharmacy not exceeding a floor area of 111 square metres.

### D. Lot Area

The *minimum net lot area shall* be not less than 6283 square metres (67,642 square feet)

### E. Density

The maximum *floor space ratio shall* be 1.55 times the *net lot area*

### F. Lot coverage

The maximum *lot coverage shall* be 45%.

### G. Yards and Setbacks

*Buildings and structures shall* be sited in accordance with the following minimum setbacks:

- a) *Principal Building*:
  - i. *Front yard (Laity Street)* - 7.5 metres
  - ii. *Rear yard* - 3.0 metres,
  - iii. *North Side yard* - 7.5 metres
  - iv. *South Side yard* - 20 metres

b) Other structures:

- i. *Rear yard* – 0.0 meters – limited to a covered walkway.

H. *Height of Buildings*

The *building height* shall not exceed 15 metres nor four storeys. An additional 3 metres will be permitted for the Mechanical Penthouse only.

I. *Off-street parking and loading/unloading*

- a) Refer to Schedule “A” of Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
- b) 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.

J. *Landscaping*

- a) All developed portions of a *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- b) 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*.

K. Other Requirements.

- a) No use of land, *building* or *structure* shall be authorized until all works and services have been provided to the standards of the P-6 (Civic) Zone as identified in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

**11 PART 11 – RECITAL**

**1101 TRANSITIONAL**

**1101.1** Any zone amending Bylaw which has been read a first and second time, 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, as amended and Map "A" attached thereto shall, upon adoption thereof, be deemed to amend this Bylaw.

**1102 REPEAL**

**1101.2** Maple Ridge Zoning Bylaw No. 3510-1985 and amendments thereto is hereby repealed

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20

**PUBLIC HEARING** held the \_\_\_\_\_ day of \_\_\_\_\_, 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20

**APPROVED** by the Ministry of Transportation and Infrastructure the \_\_\_\_\_ day of \_\_\_\_\_, 20

**RECONSIDERED**, finally adopted, signed and the seal of the City of Maple Ridge affixed the \_\_\_\_\_ day of \_\_\_\_\_, 20

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Maple Ridge Zoning Bylaw No. 7600-2019 duly passed

the \_\_\_\_\_ day of \_\_\_\_\_, 20

\_\_\_\_\_ CLERK

## 12 PART 12 – SCHEDULES

**Schedule A** Zoning Map

**Schedule B** Minimum Lot Area and Dimensions

**Schedule C** Town Centre Area Plan

**Schedule D** Albion Area Plan

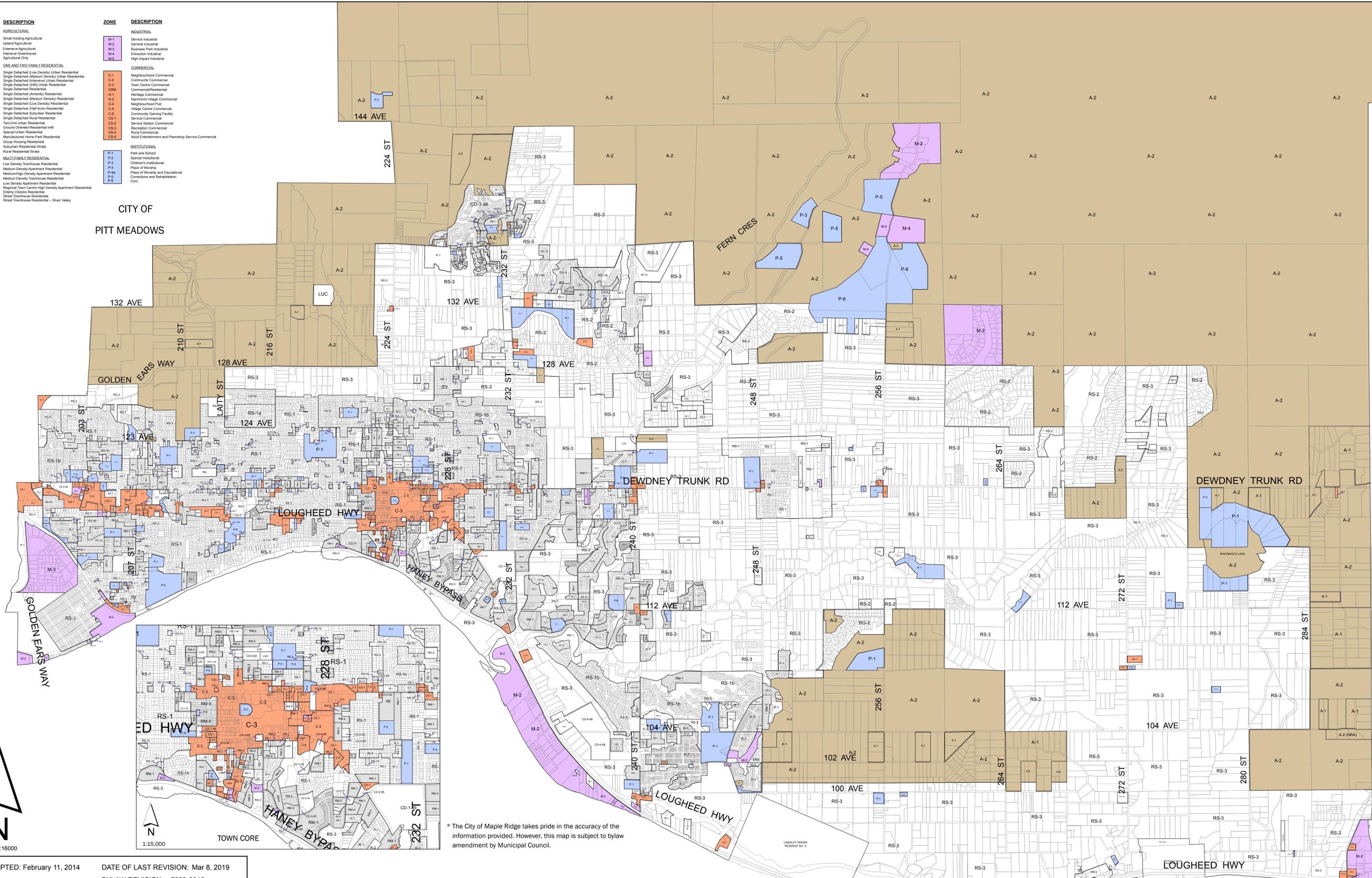
**Schedule E** Town Centre Ground Floor Commercial Required

**Schedule F** Hammond Commercial and Off-Street Parking

**Schedule G** Hammond Ground Floor Commercial Required

ZONE	DESCRIPTION	ZONE	DESCRIPTION
<b>AGRICULTURAL</b>			
A-1	Small Holding Agricultural		
A-2	Upland Agricultural		
A-3	Extensive Agricultural		
A-4	Intensive Greenhouse Agricultural Only		
A-5	Agricultural Only		
<b>ONE AND TWO FAMILY RESIDENTIAL</b>			
RS-1	Single Detached (Low Density) Urban Residential		
RS-2	Single Detached (Medium Density) Urban Residential		
RS-3	Single Detached (Intensive) Urban Residential		
RS-4	Single Detached (High Density) Urban Residential		
RS-5	Single Detached (Rural) Residential		
RS-1a	Single Detached (Semi) Residential		
RS-1b	Single Detached (Medium Density) Residential		
RS-1c	Single Detached (Low Density) Residential		
RS-1d	Single Detached (Half Acre) Residential		
RS-1e	Single Detached (Suburban) Residential		
RS-2	Single Detached Rural Residential		
RS-3	Two-Unit Urban Residential		
RS-4	Grand Colonial Residential Hill		
RS-5	Special Urban Residential		
RS-6	Manufactured Home Park Residential		
RS-7	Group Housing Residential		
RS-8	Suburban Residential Strata		
RS-9	Rural Residential Strata		
<b>MULTIFAMILY RESIDENTIAL</b>			
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		
<b>INDUSTRIAL</b>			
M-1	Service Industrial		
M-2	General Industrial		
M-3	Business Park Industrial		
M-4	Extractor Industrial		
M-5	High Impact Industrial		
<b>COMMERCIAL</b>			
C-1	Neighborhood Commercial		
C-2	Community Commercial		
C-3	Town Centre Commercial		
CO-1	Office Commercial		
CO-2	Hotel Commercial		
CO-3	Hammond Village Commercial		
CO-4	Neighbourhood Park		
CO-5	Village Centre Commercial		
CO-6	Community Gaming Facility		
CO-7	Service Commercial		
CO-8	Service Station Commercial		
CO-9	Recreation Commercial		
CO-10	Adult Entertainment and Pawprint Service Commercial		
<b>INSTITUTIONAL</b>			
P-1	Park and School		
P-2	Special Institutional		
P-3	Children's Institutional		
P-4	Place of Worship		
P-5	Place of Worship and Educational		
P-6	Corrections and Rehabilitation Civic		

CITY OF  
PITT MEADOWS



DISTRICT OF  
MISSION



Scale 1:16000



Scale 1:15,000

TOWN CORE

\* The City of Maple Ridge takes pride in the accuracy of the information provided. However, this map is subject to bylaw amendment by Municipal Council.

DATE ADOPTED: February 11, 2014      DATE OF LAST REVISION: Mar 8, 2019  
DRAWN BY: TM/RO REVISOR BY:DT      BYLAW REVISION: 7239-2016

Zoning Bylaw Map  
Schedule 'A'  
Bylaw No. 7600-2019



## Schedule “B”

### Minimum Lot Area and Dimensions

Unless otherwise permitted or restricted elsewhere in this Bylaw, the *minimum lot area* and dimensions for *lots* to be created by subdivision *shall* be in accordance with this Schedule “B” (Minimum Lot Area and Dimensions). *Lots* to be created in *zones* which are not specified in this Schedule “B” (Minimum Lot Area and Dimensions) *shall* conform to the *minimum lot area* and dimensions requirements specified in the applicable *zone*.

1. Refer to Section 407 (Minimum Lot Area and Dimensions) of this Bylaw for additional requirements.
2. Section 407 (Minimum Lot Area and Dimensions) of this Bylaw requires that *lots* adjacent to a controlled access *highway* or municipal arterial road *shall* have a minimum *lot depth* of 30.0 metres.

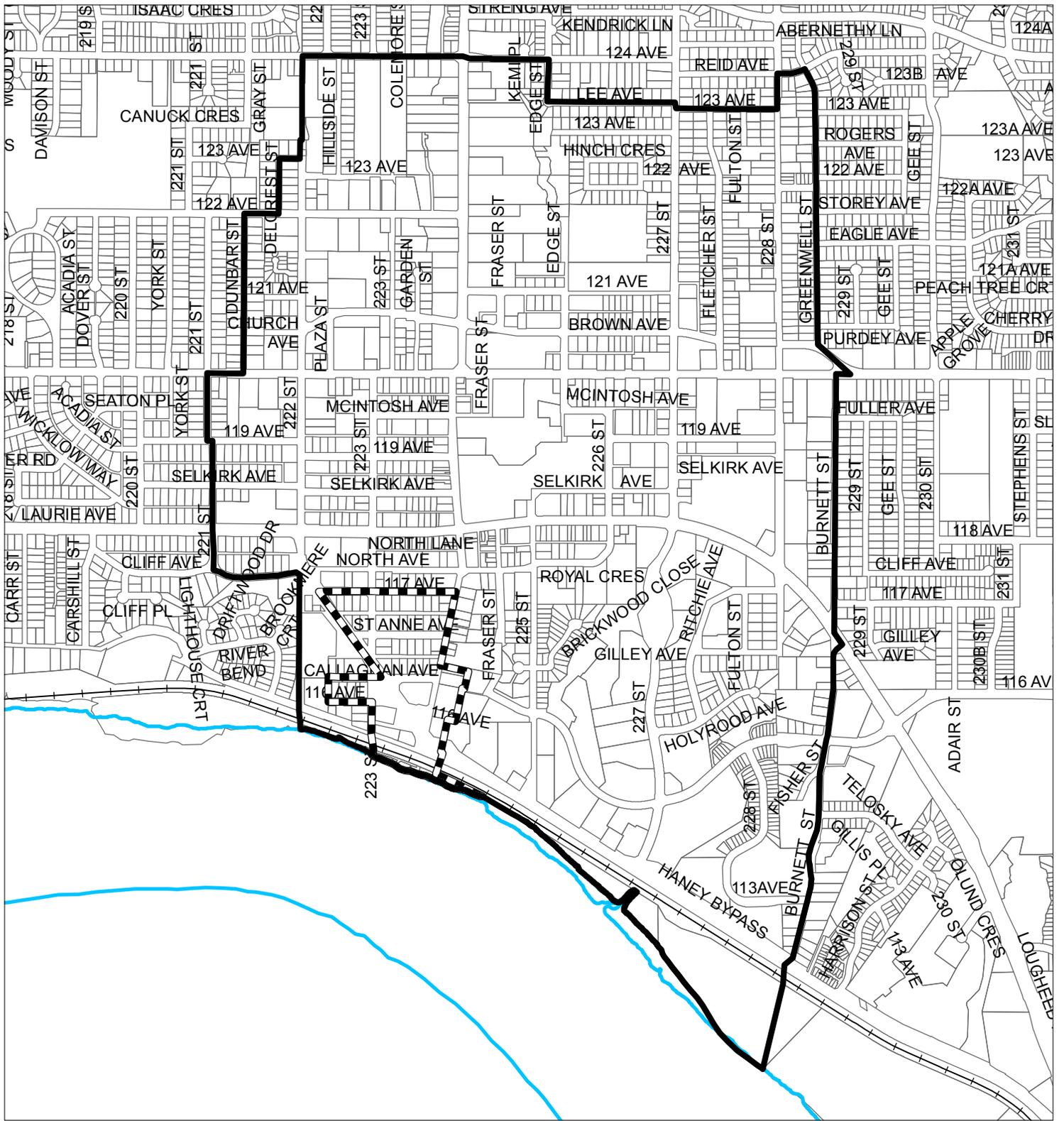
SECTION	ZONE	MINIMUM NET LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
501	A-1	2.0 hectares	60.0 metres	150.0 metres
502	A-2	4.0 hectares	75.0 metres	150.0 metres
503	A-3	8.0 hectares	100.0 metres	150.0 metres
504	A-4	1.8 hectares	48.0 metres	150.0 metres
505	A-5	8.0 hectares	100.0 metres	150.0 metres
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 <sup>1</sup>	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 <sup>1</sup>	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 <sup>2</sup>	0.8 hectares or 2.0 hectares. Refer to Lot Area and Dimension in this zone.	60.0 metres	75.0 metres
612	RST <sup>3</sup>	Refer to Lot Area and Dimension in this zone.		

SECTION	ZONE	MINIMUM NET LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
613	RST-SV <sup>3</sup>	Refer to Lot Area and Dimension in this zone.		
614	SRS	837.0 square metres	18.0 metres	27.0 metres
615	RT-1	750.0 square metres, or 557.0 square metres in Town Centre Area	20.0 metres	27.0 metres
616	RT-2	Triplex - 800.0 square metres Fourplex - 850.0 square metres Courtyard - 950.0 square metres Town Centre Area – Refer to Lot Area and Dimension in this zone.	20.0 metres 22.0 metres 25.0 metres	27.0 metres 30.0 metres 35.0 metres
617	RM-1 <sup>1</sup>	1,000.00 square metres	27.0 metres	30.0 metres
618	RM-2	1,300.0 square metres	30.0 metres	Not applicable
619	RM-3	1,300.0 square metres	30.0 metres	Not applicable
620	RM-4	1,115.0 square metres	18.0 metres	Not applicable
621	RM-5	1,115.0 square metres	30.0 metres	Not applicable
622	RM-6	2,000.00 square metres	30.0 metres	Not applicable
623	RE	2.0 hectares	60.0 metres	Not applicable
624	RG	0.8 hectares	60.0 metres	Not applicable
625	RG-2	4.0 hectares	75.0 metres	Not applicable
626	RMH	0.4 hectares	75.0 metres	Not applicable
701	C-1	668.0 square metres	18.0 metres	27.0 metres
702	C-2	2,500.0 square metres	30.0 metres	70.0 metres
703	C-3	1,672.0 square metres	36.0 metres	27.0 metres
704	C-4 <sup>2</sup>	Refer to Lot Area and Dimension in this zone.		
705	C-5	688.0 square metres	18.0 metres	27.0 metres
706	C-6	0.4047 hectares	30.0 metres	70.0 metres
707	CRM	668.0 square metres	18.0 metres	27.0 metres
708	CS-1 <sup>2</sup>	Refer to Lot Area and Dimension in this zone.		
709	CS-2 <sup>4</sup>	Refer to Lot Area and Dimension in this zone.	30.0 metres	36.0 metres
710	CS-3	0.4 hectares	36.0 metres	60.0 metres
711	CS-4 <sup>2</sup>	Refer to Lot Area and Dimension in this zone.		
712	CS-5 <sup>2</sup>	Refer to Lot Area and Dimension in this zone.		
713	H-1 <sup>4</sup>	Refer to Lot Area and Dimension in this zone.	6.0 metres	27.0 metres
714	H-2	191.0 square metres	6.0 metres	27.0 metres

SECTION	ZONE	MINIMUM NET LOT AREA	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
801	M-1	2,000.0 square metres	30.0 metres	50.0 metres
802	M-2 <sup>2</sup>	Refer to Lot Area and Dimension 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 <sup>4</sup>	Refer to Lot Area and Dimension in this zone.	Not applicable	Not applicable
902	P-2	668.0 square metres	18.0 metres	27.0 metres
903	P-3	0.4 hectares	36.0 metres	60.0 metres
904	P-4	0.4 hectares	36.0 metres	60.0 metres
905	P-4a	0.4 hectares	36.0 metres	60.0 metres
906	P-5 <sup>5</sup>	Refer to Lot Area and Dimension in this zone.	22.5 metres	42.0 metres
907	P-6	Not applicable	Not applicable	Not applicable

Notes:

1. Subject to Section 402 (Albion Density Bonus Amenity Contribution Option)
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.



# Town Centre Area Plan

-  Town Centre Boundary
-  Port Haney and Fraser River Waterfront Area

Bylaw No. 7600-2019  
Schedule 'C'

PLANNING DEPARTMENT

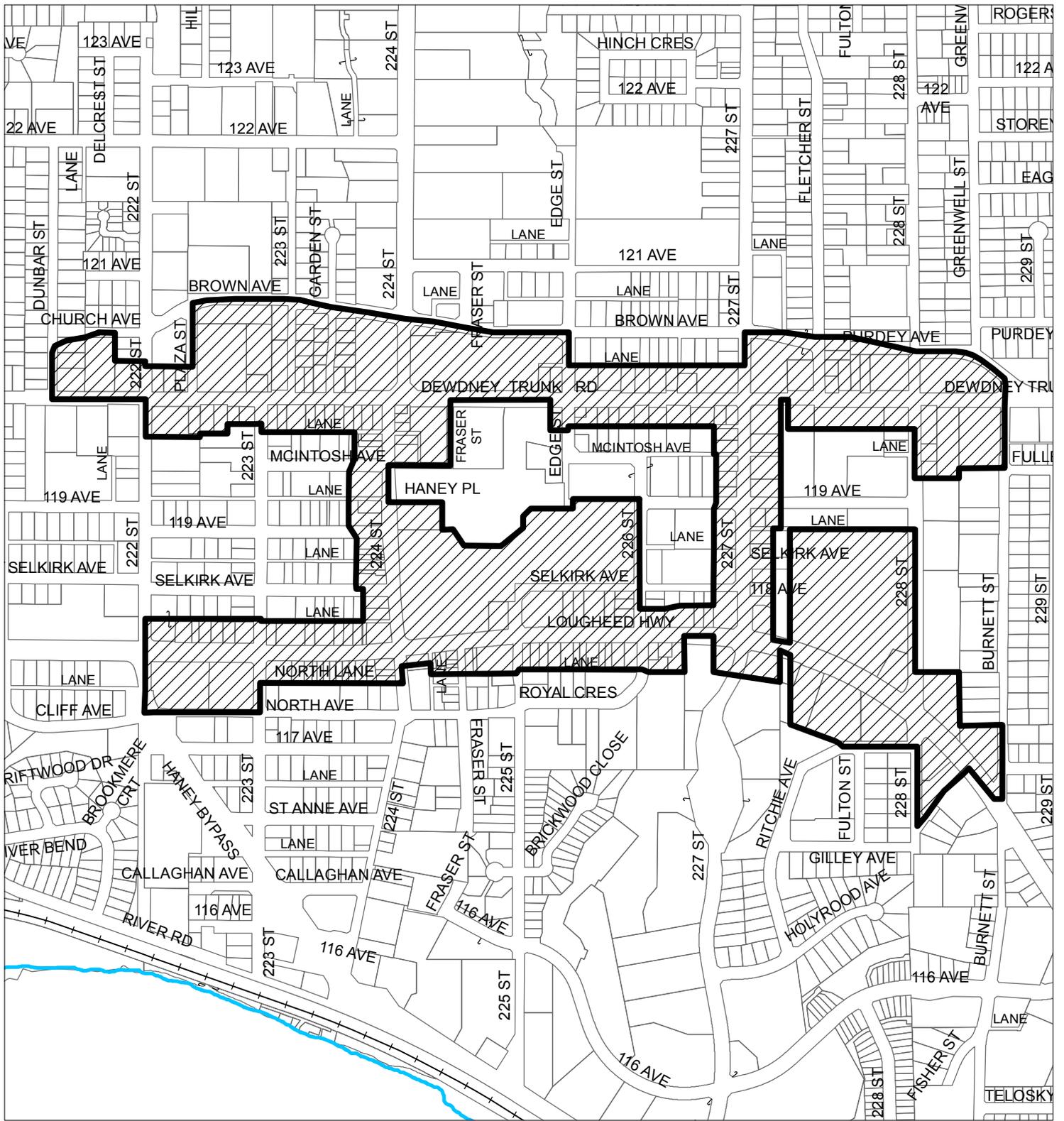


**MAPLE RIDGE**

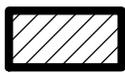
British Columbia

[mapleridge.ca](http://mapleridge.ca)





# Town Centre Area Plan



Ground Floor  
Commercial Required

Bylaw No. 7600-2019  
Schedule 'E'

PLANNING DEPARTMENT



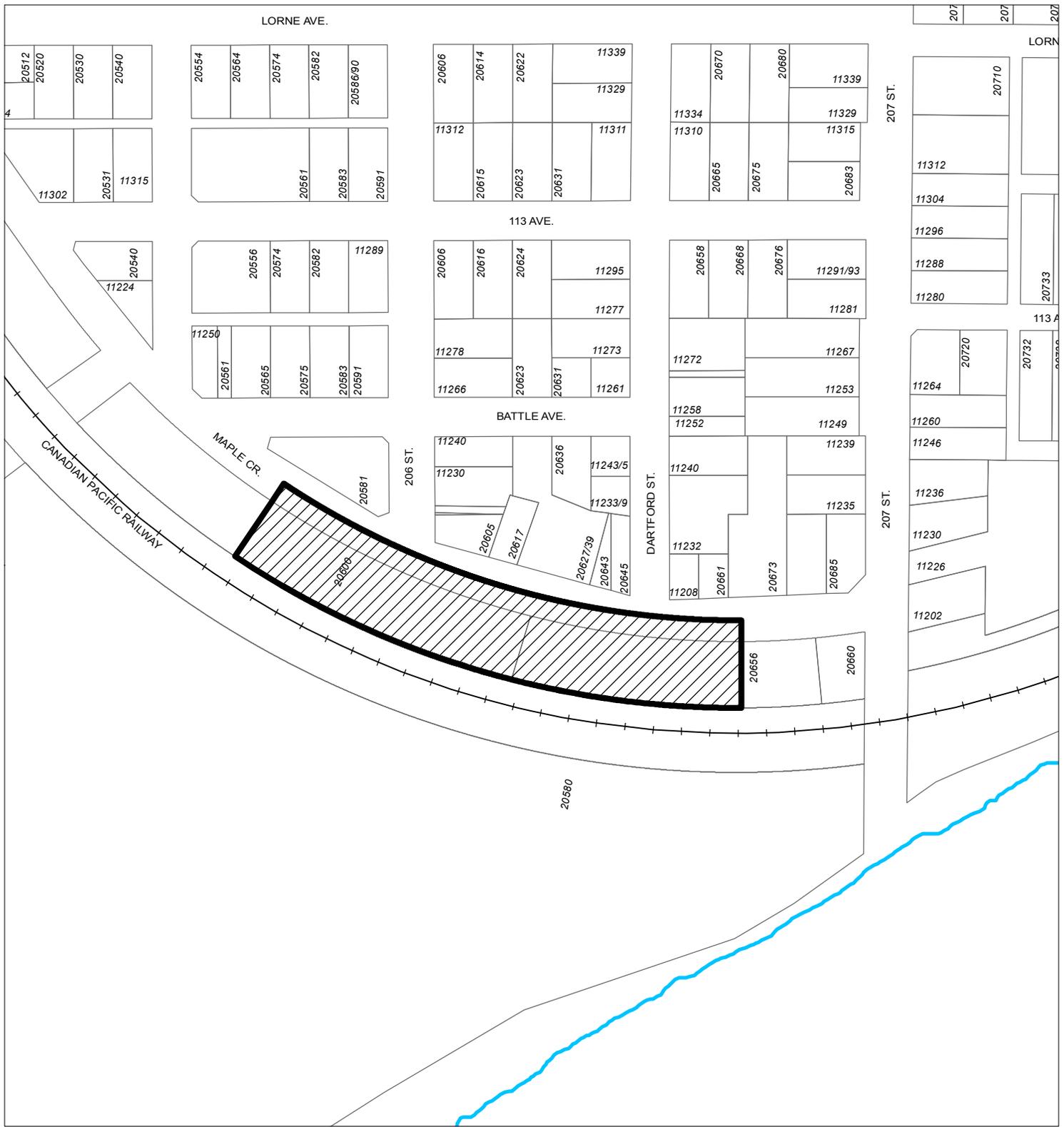
MAPLE RIDGE

British Columbia

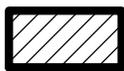
[mapleridge.ca](http://mapleridge.ca)

DATE: Mar 8, 2019

BY: DT



# Hammond Area Plan



Hammond Commercial and Off-Street Parking

Bylaw No. 7600-2019  
Schedule 'F'

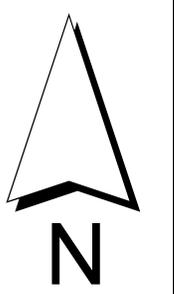
PLANNING DEPARTMENT

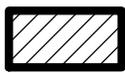


[mapleridge.ca](http://mapleridge.ca)

DATE: Mar 8, 2019

BY: DT



**Hammond Area Plan**  
 Hammond Ground Floor Commercial Required

Bylaw No. 7600-2019  
 Schedule 'G'

PLANNING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

DATE: Mar 8, 2019

BY: DT

**OUTSIDE AGENCY CONTACT LIST**  
(Local Developers, Realtors, Architects, Surveyors, Builders)

<b>COMPANY</b>	<b>TITLE</b>
Valley Geotechnical	Engineer
Remax Realty	Realtor
Wayne Bissky Architecture	Architect
D K Bowins & Associates	Surveyor
Consultant Past Employee	Consultant
Progressive Construction	Project Manager
Di Giovanni Land Surveyors	Surveyor
Slade Dyer & Associates	Consultant
Concordia Homes	Developer
Oakvale Homes	Builder
Renisary Homes	Builder
Falcon Homes	Builder/Developer
Garcia Zunino Architects	Architect
Heffelfinger Designs Ltd.	Designer
Graham Hoffart Mathiason Architecture	Architect
Damax Consultants Ltd.	Engineer
Parklane Homes	
Portrait Homes	Builder/Developer
Coldwell Banker	Realtor
Stan Wade & Associates	Surveyor
	Realtor
	Realtor/Builder
	Builder
ABM Engineering	Engineer
Epic Homes	Developer

# APPENDIX C

ITEM #	HOUSE #	STREET	PID	LEGAL DESCRIPTION
1	24652	100A AVE	028-946-553	LT 8, SEC 3, TWP 12, NWD, EPP23645
2		east of 24225 104 AVE	PARK	SEC 10, TWP 12, NWD, BCP48970 DEDICATED PARK
3	24185	106B AVE	027-063-950	LT 3, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
4	24185	106B AVE	027-063-968	LT 4, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
5	24185	106B AVE	027-063-976	LT 5, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
6	24185	106B AVE	027-063-984	LT 6, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
7	24185	106B AVE	027-063-992	LT 7, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
8	24185	106B AVE	027-064-000	LT 8, SEC 10, TWP 12, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
9	24185	106B AVE	027-139-921	LT 9, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
10	24185	106B AVE	027-330-991	LT 25, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
11	24185	106B AVE	027-331-008	LT 26, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
12	24185	106B AVE	027-331-016	LT 27, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
13	24185	106B AVE	027-331-024	LT 28, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

14	24185	106B AVE	027-331-032	LT 29, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
15	24185	106B AVE	027-331-041	LT 30, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
16	24185	106B AVE	027-331-059	LT 31, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
17	24185	106B AVE	027-331-067	LT 32, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
18	24185	106B AVE	027-350-061	LT 33, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
19	24185	106B AVE	027-350-070	LT 34, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
20	24185	106B AVE	027-350-088	LT 35, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
21	24185	106B AVE	027-350-096	LT 36, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
22	24185	106B AVE	027-350-100	LT 37, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
23	24185	106B AVE	027-350-118	LT 38, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
24	24185	106B AVE	027-350-126	LT 39, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
25	24185	106B AVE	027-350-134	LT 40, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

26	24185	106B AVE	027-541-398	LT 41, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
27	24185	106B AVE	027-541-401	LT 42, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
28	24185	106B AVE	027-541-410	LT 43, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
29	24185	106B AVE	027-541-428	LT 44, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
30	24185	106B AVE	027-541-436	LT 45, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
31	24185	106B AVE	027-541-444	LT 46, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
32	24185	106B AVE	027-541-452	LT 47, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
33	24185	106B AVE	027-541-461	LT 48, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
34	24185	106B AVE	027-541-479	LT 49, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
35	24185	106B AVE	027-541-487	LT 50, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
36	24185	106B AVE	027-644-511	LT 52, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
37	24185	106B AVE	027-644-596	LT 60, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

38	24185	106B AVE	028-068-530	LT 61, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
39	24185	106B AVE	028-068-548	LT 62, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
40	24185	106B AVE	028-068-556	LT 63, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
41	24185	106B AVE	028-068-564	LT 64, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
42	24185	106B AVE	028-068-572	LT 65, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
43	24185	106B AVE	028-068-581	LT 66, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
44	24185	106B AVE	028-068-599	LT 67, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
45	24185	106B AVE	028-068-602	LT 68, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
46	24185	106B AVE	028-068-611	LT 69, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
47	24185	106B AVE	028-068-629	LT 70, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
48	24185	106B AVE	028-275-403	LT 71, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
49	24185	106B AVE	028-275-756	LT 72, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

50	24185	106B AVE	028-275-764	LT 73, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
51	24185	106B AVE	028-275-772	LT 74, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
52	24185	106B AVE	028-275-781	LT 75, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
53	24185	106B AVE	028-275-799	LT 76, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
54	24185	106B AVE	028-339-762	LT 77, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
55	24185	106B AVE	028-339-771	LT 78, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
56	24185	106B AVE	028-339-789	LT 79, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
57	24185	106B AVE	028-340-094	LT 80, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
58	24185	106B AVE	028-355-539	LT 82, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
59	24185	106B AVE		LT A, SEC 10, TWP 12, GP 1, Except Plan BCS2331, EXC PH 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 , 11 & 12 BCP25215
60	24185	106B AVE	027-063-933	LT 1, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
61	24185	106B AVE	027-063-941	LT 2, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
62	24185	106B AVE	027-139-930	LT 10, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

63	24185	106B AVE	027-139-948	LT 11, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
64	24185	106B AVE	027-139-956	LT 12, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
65	24185	106B AVE	027-139-964	LT 13, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
66	24185	106B AVE	027-139-972	LT 14, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
67	24185	106B AVE	027-139-981	LT 15, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
68	24185	106B AVE	027-139-999	LT 16, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
69	24185	106B AVE	027-280-047	LT 19, GP 1, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
70	24185	106B AVE	027-280-021	LT 17, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
71	24185	106B AVE	027-280-039	LT 18, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
72	24185	106B AVE	027-280-055	LT 20, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
73	24185	106B AVE	027-280-063	LT 21, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
74	24185	106B AVE	027-280-071	LT 22, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

75	24185	106B AVE	027-280-080	LT 23, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
76	24185	106B AVE	027-280-098	LT 24, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
77	24185	106B AVE		BCP25215, SEC 10, TWP 12 Except Plan BCX2331 PH 1, 2 3, 4, 5, 6, 7
78	24185	106B AVE	027-644-502	LT 51, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
79	24185	106B AVE	027-644-529	LT 53, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
80	24185	106B AVE	027-644-537	LT 54, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
81	24185	106B AVE	027-644-545	LT 55, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
82	24185	106B AVE	027-644-553	LT 56, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
83	24185	106B AVE	027-644-561	LT 57, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
84	24185	106B AVE	027-644-570	LT 58, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
85	24185	106B AVE	027-644-588	LT 59, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
86	24185	106B AVE	028-355-521	LT 81, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
87	24185	106B AVE	028-355-547	LT 83, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

88	24185	106B AVE	028-355-555	LT 84, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
89	24185	106B AVE	028-355-563	LT 85, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
90	24185	106B AVE	028-355-571	LT 86, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
91	24185	106B AVE	028-355-580	LT 87, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
92	24185	106B AVE	028-355-598	LT 88, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
93	24185	106B AVE	028-564-251	LT 89, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
94	24185	106B AVE	028-564-260	LT 90, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
95	24185	106B AVE	028-564-278	LT 91, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
96	24185	106B AVE	028-564-286	LT 92, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
97	24185	106B AVE	028-564-294	LT 93, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
98	24185	106B AVE	028-564-308	LT 94, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
99	24185	106B AVE	028-564-316	LT 95, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

100	24185	106B AVE	028-564-324	LT 96, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
101	24185	106B AVE	028-729-854	LT 97, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
102	24185	106B AVE	028-729-862	LT 98, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
103	24185	106B AVE	028-729-871	LT 99, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
104	24185	106B AVE	028-729-889	LT 100, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
105	24185	106B AVE	028-729-897	LT 101, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
106	24185	106B AVE	028-729-901	LT 102, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
107	24185	106B AVE	028-729-919	LT 103, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
108	24185	106B AVE	028-729-927	LT 104, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
109	24977	109 AVE	029-899-826	LT 4, GP 1, SEC 11, TWP 12, NWD, EPP60956
110	24981	109 AVE	029-899-834	LT 5, GP 1, SEC 11, TWP 12, NWD, EPP60956
111	25215	110 AVE	028-284-879	LOT 98, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
112	24359	113 AVE	029-685-478	LT 45, SEC 15, TWP 12, NWD, EPP54924
113	26795	122 AVE	028-979-745	LT 13, SEC 19, TWP 15, NWD, EPP22559
114	23164	123 AVE	025-692-577	LT 7, GP 1, SEC 20, TWP 12, NWD, PL BCP6236
115	21944	124 AVE	008-376-328	LT 186, DL 396, NWD, GP 1, Except Plan LMP18829, Plan 37141
116	26610	124 AVE		LT 9, Part SW 1/4 Except Plan BCP33185, SEC 19, TWP15, PL 8097
117		east of 26580 124 AVE	PARK	SEC 19, TWP 15, EPP22887 DEDICATED PARK

118	23375	124A AVE	005-397-928	GP 1, Except Plan 85151, LT 15, SEC 21, TWP 12, NWD, PL 40700
119	24011	127B AVE	030-279-569	LT 2, SEC 22, TWP 12, NWD, EPP72767
120	24019	127B AVE	030-279-577	LT 3, SEC 22, TWP 12, NWD, EPP72767
121		130A AVE at 239B ST	Red Alder Park	SEC 28, TWP 12, NWD, BCP42361 DEDICATED PARK
122	23862	133 AVE	023-928-689	GP 1, E 1/2, LT 40, SEC 28, TWP 12, NWD, PL LMP35466
123	23852	133 AVE	023-928-697	GP 1, E 1/2, LT 41, SEC 28, TWP 12, NWD, PL LMP35466
124	23933	133 AVE	024-791-423	LT 6, GP 1, SEC 28, TWP 12, NWD, PL LMP46247
125		east of 23933 133 AVE	PARK	GP 1, E 1/2 LMP35466 - PARK ADJACENT TO LT 1 & LTS 60 TO 64 SEC 28, TWP 12, NWD, LMP46247
126	23117	134 LOOP	030-195-705	LT 15, GP1, SEC 29, TWP 12, NWD, EPP65849
127	12566	223 ST	030-079-764	LT 1, GP 1, DL 400, NWD, EPP65486
128	13757	230A ST	028-350-308	LT 108, SEC 32, TWP 12, NWD, BCP46218
129		south of 12231 232 ST	PARK	GP 1, DEDICATED PARK ADJACENT TO LOTS 5 TO 10 OF PL BCP6236, SEC 20, TWP 12, NWD, BCP6236
130	11160	234A ST		BCS2566
131	11160	234A ST	027-253-571	LT 1, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
132	11160	234A ST	027-253-589	LT 2, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
133	11160	234A ST	027-253-597	LT 3, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
134	11160	234A ST	027-253-601	LT 4, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
135	11160	234A ST	027-253-619	LT 5, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
136	11160	234A ST	027-253-627	LT 6, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
137	11160	234A ST	027-253-635	LT 7, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

138	11160	234A ST	027-253-643	LT 8, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
139	11160	234A ST	027-253-651	LT 9, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
140	11160	234A ST	027-253-660	LT 10, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
141	11160	234A ST	027-253-678	LT 11, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
142	11160	234A ST	027-253-686	LT 12, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
143	11160	234A ST	027-253-694	LT 13, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
144	11160	234A ST	027-253-708	LT 14, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
145	11160	234A ST		
146	11160	234A ST	027-264-840	LT 16, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
147	11160	234A ST	027-264-831	LT 15, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
148	11160	234A ST	027-264-858	LT 17, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
149	11160	234A ST	027-264-866	LT 18, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
150	11160	234A ST	027-264-874	LT 19, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

151	11160	234A ST	027-264-882	LT 20, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
152	11160	234A ST	027-264-891	LT 21, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
153	11160	234A ST	027-264-904	LT 22, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
154	11160	234A ST	027-264-912	LT 23, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
155	11160	234A ST	027-264-921	LT 24, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
156	11160	234A ST	027-264-939	LT 25, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
157	11160	234A ST	027-264-947	LT 26, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
158	11160	234A ST	027-264-955	LT 27, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
159	11160	234A ST	027-264-963	LT 28, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
160	13425	235 ST	028-047-486	LT 18, GP1, SEC 28, TWP 12, NWD, BCP42355
161	13443	235 ST	028-047-524	LT 22, GP 1, SEC 28, TWP 12, NWD, BCP42355
162	11962	236 ST		BCS1441
163	13050	237A ST	029-931-363	LT 11, SEC 28, TWP 12, NWD, EPP60509
164	10695	239 ST	026-358-034	LT 1, GP 1, DL 408, NWD, PL BCP18894
165	13219	239B ST	026-279-711	LT 5, SEC 28, TWP 12, NWD, PL BCP17359
166	13223	239B ST	026-279-720	LT 6, SEC 28, TWP 12, NWD, PL BCP17359
167	13227	239B ST	026-279-738	LT 7, SEC 28, TWP 12, NWD, PL BCP17359
168	13231	239B ST	026-279-746	LT 8, SEC 28, TWP 12, NWD, PL BCP17359
169	13245	239B ST	026-279-789	LT 12, SEC 28, TWP 12, NWD, PL BCP17359
170	13013	239B ST	028-067-185	LT 4, SEC 28, TWP 12, NWD, BCP42732

171	9996	240A ST	024-943-878	LT 16, GP 1, SEC 3, TWP 12, NWD, PL LMP48725
172	12530	241 ST		LMS3755
173	10155	247 ST	030-083-109	LT 4, SEC 3, TWP 12, NWD, EPP68470
174	10767	248 ST	009-770-267	Parcel A, EXPL PL 17117 LT 2, SEC 10, TWP 12, PL 13100
175	10811	256 ST	017-501-334	Parcel A, Part NE 1/4, GP 1, SEC 11, TWP 12, PL LMP1489
176		280 ST	027-775-194	PCL A, GP 1, SEC 16, TWP 15, NWD, BCP39435
177	25721	east of 24166 MCCLURE DR	PARK	GP 1, DEDICATED PARK BESIDE PARK BCP438, SEC 10, TWP 12, NWD, PLAN BCP8153
178	11843	BURNETT ST	001-109-731	LT 167, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 43930
179	11903	BURNETT ST	009-150-587	LT 7, BLK 2, Part NE 1/4 GP 1, SEC 17, TWP 12, NWD, PL 22046
180	11851	BURNETT ST	009-150-650	LT 11, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 22046,
181	11075	CARMICHAEL ST	028-284-747	LOT 85, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
182	11043	CARMICHAEL ST	028-284-771	LOT 88, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
183		east of 11720 COTTONWOOD DR	PARK	GP 1, Dedicated PARK Adjacent to PCL A, SEC 16, TWP 12, NWD, PL LMP42851
184		COTTONWOOD DR/234A ST	PARK	BCP8026, SEC 16, TWP 12 PARK
185	22753	DEWDNEY TRUNK RD	011-333-316	Parcel A, Part W 1/2, EXP PL 12239, Except Pt Rd PL 61650, LT 1, SEC 20, TWP 12, NWD, PL 8333
186	24015	FERN CRES	002-761-289	LT 41, SEC 22, TWP 12, NWD, PL 39367
187	24003	FERN CRES	010-605-240	LT 27, GP 1, SEC 22, TWP 12, NWD, PL 21921
188	22893	GILLIS PL	004-398-696	LT 17, GP 1, DL 402, NWD, PL 71904
189	25350	GODWIN DR	028-284-674	LOT 78, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
190	11275	HARRISON ST	004-398-548	LT 3, GP 1, DL 402, NWD, PL 71904
191	11279	HARRISON ST	004-398-556	LT 4, GP 1, DL 402, NWD, PL 71904
192	11283	HARRISON ST	004-398-564	LT 5, GP 1, DL 402, NWD, PL 71904
193	11287	HARRISON ST	004-398-581	LT 6, GP 1, DL 402, NWD, PL 71904
194	11291	HARRISON ST	004-398-599	LT 7, GP 1, DL 402, NWD, PL 71904
195	11295	HARRISON ST	004-398-602	LT 8, GP 1, DL 402, NWD, PL 71904
196	11299	HARRISON ST	004-398-611	LT 9, GP 1, DL 402, NWD, PL 71904
197	11301	HARRISON ST	004-398-629	LT 10, GP 1, DL 402, NWD, PL 71904
198	11305	HARRISON ST	004-398-637	LT 11, GP 1, DL 402, NWD, PL 71904
199	11309	HARRISON ST	004-398-645	LT 12, GP 1, DL 402, NWD, PL 71904
200	22718	HOLYROOD AVE	025-112-511	LT 22, GP 1, DL 402, NWD, PL LMP50997
201	11762	LAITY ST	026-329-875	LT 1, GP 1, DL 248, NWD, PL BCP18456

202	20503	LOUGHEED HWY	024-828-971	Parcel 1, GP 1, DL 222, NWD, LMP46838
203	22799	LOUGHEED HWY	002-206-587	LT 5, DL 401, NWD, GP 1, Except Plan RP80528, Plan 13497
204	23075	LOUGHEED HWY	014-508-397	Parcel L, GP 1, NWD, Except Plan 4834, REF PL 3957, OF PCL J REF PL 3829, DL 402 & 403, & EXC PT S OF RD SRW PL 4834, SRW PL 71204.
205	23423	LOUGHEED HWY	011-345-853	Parcel A, GP 1, Portion OF LT 7, Except Plan SRW 65178, (RP 13150) PL8827
206	22890	PURDEY AVE	019-201-001	LOT 1, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
207	22892	PURDEY AVE	019-201-010	LOT 2, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1.
208	22890	PURDEY AVE		LMS1887
209	13210	SHOESMITH CRES	027-586-979	LOT 8, GP 1, SEC 27, TWP 12, BCS 2979 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
210	22889	TELOSKY AVE	004-398-777	LT 22, GP 1, DL 402, NWD, PL 71904
211	22860	TELOSKY AVE	PARK	DL 402 7 403, GP1, NWD, PL BCP34229 DEDICATED PARK
212	22878	TELOSKY AVE	027-431-002	LT 4, GP 1, DL 402 & 403, NWD, PL BCP34230