

This zoning bylaw has been replaced by new Zoning Bylaw 7600-2019; except for existing rezoning bylaws that were at third reading prior to December 8, 2020

**CITY OF MAPLE RIDGE
BYLAW NO. 3510 - 1985**

**A Bylaw to Regulate Zoning in the City of Maple Ridge
Consolidated to July, 2021**

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

PART 1 SHORT TITLE

This Bylaw may be cited as the "Maple Ridge Zoning Bylaw No. 3510 - 1985".

PART 2 INTERPRETATION

In this Bylaw, unless the context otherwise requires:

ACCESSORY EMPLOYEE RESIDENTIAL use means a use accessory to an agricultural use or a resource use where a building is used for one dwelling unit for the accommodation of an employee or employees working on the same lot.

4838 **ACCESSORY USE** means customarily incidental, subordinate and exclusively devoted to the principal permitted use or uses of land, buildings or structures.

6148 **ADULT ENTERTAINMENT USE** – means any premises used 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 as defined by the Motion Picture Act of British Columbia. An Adult Entertainment Use shall include but not be limited to Adult Video Stores, Body Rub Studios, and Escort Services.

6148 **ADULT VIDEO STORES** – means any premise which is licensed as an “adult film distributor” or an “adult film retailer” under the Motion Picture Act of British Columbia. A video store is not defined as an Adult Video Store if the portion of the store requiring licensing under the Motion Picture Act of British Columbia represents less than 25% of the floor area dedicated to video sales and rentals.

5794 **ADVERTISING USE** - means a use of land, of a building, or of a structure or thing located other than within a building, providing for the advertising, advancing, or promoting, by visible or other means, of a product, service, place or event when such product, service, place or event is for sale, rent, available, held, assembled, or manufactured.

3691/6044/6744 **AGRICULTURAL** use means a use providing for the growing, rearing, producing and harvesting of agricultural products; includes the preliminary grading of such products for shipment, and specifically includes mushroom growing, horses, livestock, swine, fur bearing animals, poultry, pigeons, doves, bees, or other animals or birds; excludes all manufacturing and any processing 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 will also be included.

6996-2013 **AMENITY CONTRIBUTION** means a financial or in-kind contribution, received by the District for an amenity, in exchange for a Density Bonus.

6433 **ANIMAL SHELTER** – means a facility operated by the District of Maple Ridge, or a society or person designated to act as pound keeper by the District 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. Does include a non-profit animal rescue society operating on property owned by the District of Maple Ridge.

7394-2017 **ANIMAL SERVICES** means a use providing individualized services to an animal recipient. Typical services include walking, grooming, dog day care, aqua or physical therapy, and training. Does not include commercial kennels, breeding, and dog boarding.”

7312-2017 **APARTMENT** use means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

7364-2017 **ASSEMBLY USE** – a use providing for the assembly of persons for charitable, philanthropic, cultural, entertainment uses, public transportation depots, or private educational purposes; includes auditoriums, youth centres, social halls, community centres, group camps, theatres, private schools, kindergartens, and child care centres.

7651-2020 **ASSISTED LIVING REGULATION** means the Assisted Living Regulation B.C. Reg. 189/2019

7651-2020 **ASSISTED LIVING RESIDENCE** means a premises or part of a premises, other than a community care facility,

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

- i) are not related by blood or marriage to the operator of the premises, and
- ii) do not require, on a regular basis, unscheduled professional health services, or

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

AUTOMOBILE ACCESSORY means any device or thing customarily attached to or carried within a motor vehicle for the purpose of operation, improving the mechanical operation, enhancing the appearance, or increasing the safety of such motor vehicle.

5990 **AVERAGE CURB ELEVATION** means the average of the front lot line elevation projected to the edge of road pavement minus 0.1 metres (4").

5794 **AVERAGE FINISHED GRADE** means the average elevation around the buildings perimeter (exclusive of minor planters or mounding of soil) with any proposed changes to natural grade due to construction, any placement of fill, or removal of soil.

BACHELOR DWELLING UNIT means a dwelling unit within a building where the dwelling unit has one habitable room in addition to kitchen facilities and a bathroom.

6647 **BASEMENT** means a storey which has the finished floor elevation greater than 0.3 metres below the average finished grade of the lot.

BLOOD RELATIVE means a father, mother, brother, sister, son, daughter, grandfather, grandmother, great grandfather, great grandmother, grandson or granddaughter.

4453 **BOARDING** use means a use accessory to a residential use for the accommodation of persons, other than members of the family, that is contained entirely within the dwelling unit, limited to not more than 2 sleeping units and limited to not more than 2 boarders.

7394-2017 **BODY MODIFICATION** means altering a person's body for nonmedical purposes, and includes but is not limited to piercing, tattooing and micro-pigmentation services.

6647 **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 duly licensed or registered under any statute of the Province of British Columbia governing such activities gives medical, therapeutic or cosmetic massage treatment. This also does not include a business where a person providing massage treatment has received a certificate, diploma or degree from a university governed under the University Act; a college governed under the College and Institute Act; or an accredited career training institute governed under the Private Career Training Institutions Act, that reflects significant training in the giving of medical, therapeutic or cosmetic massage treatment.

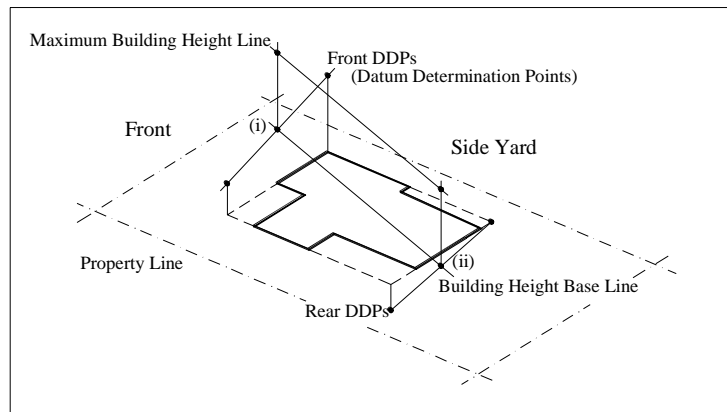
6044 **BREEDING** means the process of mating Dogs to produce, by deliberate selection, offspring for the purposes of sale or remuneration.

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.

3767 **BUILDING AREA** means that portion of a lot available for accommodating a building in accordance with the siting, size and dimension regulations in this Bylaw.

5990 **BUILDING HEIGHT BASE LINE** - means:

- i) averaging the two front Datum Determination Points on the lot; and
- ii) averaging the two rear Datum Determination Points on the lot; and
- iii) longitudinally extending a line joining (i) and (ii);
illustrated by way of the following diagram



3767 **BUILDING LINE** means a straight line on a lot which intersects the two side lot lines at equal angles and at such position that the shortest distance, measured perpendicular to the line, from the line to the front lot line is equal to the minimum distance required for the front yard setback of a principal building on the lot under this Bylaw.

7394-2017 **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.

7487-2018 **CANNABIS** means dried flowers, leaves, stems and seeds of the cannabis *Cannabis sativa* plant, cultivated for the purpose of inhaling or ingesting.

7487-2018 **CANNABIS RETAIL** means a retail use devoted to sales of non-medical cannabis products in accordance with Federal and Provincial Regulations.

7136-2015 **CHEQUE CASHING CENTRE** use 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.

6430 **CHILD CARE CENTRE** means a facility licensed in accordance with the *Community Care and Assisted Living Act*, that provides care for children including Group Day Care, Out Of School Care, Pre-School, Emergency Care, and Child Minding as defined under the *Child Care Licensing Regulation*. Includes play schools, day nurseries and day care schools.

CHILDREN'S INSTITUTIONAL use means the boarding of children in a building or buildings which are used for accommodation of more than six children supplying sleeping units with meals and supervision.

7313-2017 **CIVIC** use means a use providing for federal, provincial and municipal offices, yards, golf courses and firehalls, park, public colleges and universities, public hospitals, public museums and libraries, cemeteries, public community centres, stadiums and arenas.

6044 **COMMERCIAL KENNEL** means a Kennel limited to the keeping, training, Breeding and Dog Boarding for remuneration or for the purposes of sale, of the number of dogs specified in the licence and not to exceed a density of fifty (50) dogs per site.

5794 **COMMERCIAL USE, HIGHWAY** – means sales, rental, servicing or repair of motor vehicles, trailers, recreational vehicles, mobile homes, boats, farm and light non-industrial machinery, non-industrial equipment, lumber and building supply yards, nurseries and garden supply centres, car washes, warehousing, and wholesale use.

4700 **COMMERCIAL VEHICLE** means a vehicle engaged in carrying or which is designed to carry goods,
6355 wares or merchandise or which is licensed as a commercial vehicle under the appropriate Municipal or Provincial laws or regulations.

4453 **COMMON ACTIVITY AREA** means a developed area or areas within a site which has been specifically designed for the active recreation of all residents of the site.

7651-2020 **COMMUNITY CARE AND ASSISTED LIVING ACT** means the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75.

7651-2020 **COMMUNITY CARE FACILITY** means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act*, as defined in the *Community Care and Assisted Living Act*:

1. (a) in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care, or
2. (b) designated by the Lieutenant Governor in Council to be a community care facility.

6585 **COMMUNITY GAMING FACILITY** is a use for the purpose of playing games of chance, including and limited to bingo, slots and racebook/betting in combination with entertainment and community use facilities.

6585 **COMMUNITY GAMING POSITION** is a seat or station intended to be occupied by a person engaging in a game of chance at a Community Gaming Facility.

5794 **COMMUNITY SEWER SYSTEM** - means a system of sewerage collection and disposal serving two or more lots which is owned, operated and maintained by the Municipality.

3767 **COMMUNITY WATER SYSTEM** means a municipally owned and operated water system or a water utility incorporated and operated under the Water Utility Act.

5794 **CONCEALED PARKING** - means an off street parking use or an accessory off-street parking use wholly within a building or structure or underground.

5887 **CONGREGATE CARE/ASSISTED USE** provides for common facilities intended for the care of a group of residents, typically seniors. Facilities may include provision of common meal areas, recreational facilities and can include provision of personal services for residents.

5794 **CONVENIENCE STORE** - means a use devoted to the retail sale of groceries, perishable items, household items, domestic supplies, convenience goods, and related accessory uses.

5847 **COOKING FACILITY** means any electronic, electrical, mechanical or manual equipment by which food of any sort can be cooked, heated, steamed or baked, including without limitation, conventional ovens, microwaves, convection ovens, toaster ovens, cooktops, hottops, camping stoves, barbecues, crock pots and electric frying

pans, rice cookers, woks, grills and griddles, but does not include an electric kettle that can only be used for heating water.

CORRECTIONAL AND REHABILITATION use means aftercare, parole and rehabilitation centres, correctional institutions, community correctional centres and halfway houses wherein care, food and lodging are furnished with or without charge.

7312-2017 **COURTYARD RESIDENTIAL** means a residential use where a group of dwelling units not exceeding eight may be separately detached or joined within two or more buildings and arranged around a shared open space.

5990 **DATUM DETERMINATION POINTS** - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

7651-2020 **DENSITY** means a measurement of use and development intensity of land and buildings and includes expressing density as a floor space ratio or as the number of people per building.

7651-2020 **DENSITY BONUS** means permitting a density on a lot that is greater than shown in the corresponding zone in exchange for an Amenity Contribution or in exchange for supportive recovery housing or transitional housing and a housing agreement prescribed by section 483 of the *Local Government Act*.

4838 **DEPTH** of a lot means the lesser of:

- i) the average of the lengths of the two side lot lines excluding panhandles; or
- ii) the length of a line, running through the mid point of the building line and perpendicular to the building line, from the front lot line to the rear lot line.

4838 **DESIGNATED** means the envisioned land use of the Official Community Plan.

6591 **DETACHED GARDEN SUITE RESIDENTIAL USE** means a self-contained dwelling unit, accessory to, subordinate and detached from a one family residential use, limited to one dwelling unit on the same lot, located within the rear yard.

4838 **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.

6757 **DOG** means any animal of the canine species.

6044 **DOG BOARDING** means to feed, house, and care for a Dog for a fee.

5794/6250/04 **DRIVE-THROUGH** means a commercial establishment with facilities for attracting and servicing prospective customers travelling in motor vehicles which are driven onto the site where the business is carried on and where the customer normally remains in the vehicle for service.

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

7651-2020 **ELDERLY CITIZENS RESIDENTIAL** means an Assisted Living Residence for the residential accommodation of elderly persons.

6148 **ESCORT SERVICES** – means any persons conducting the business of providing escorts or partners for social occasions.

EXTERIOR SIDE LOT LINE means the lot line or lines not being the front or rear lot line, common to the lot and a street.

3767 **EXTRAORDINARY ROAD ALLOWANCE** means that portion of a road allowance in excess of 20 metres in width or, for a controlled access highway, in excess of 30 metres in width.

7651-2020 **FAMILY** means one person or a group of persons who through marriage, blood relations, adoption or foster parenthood or other circumstances normally live together, provided that where the persons living together under other circumstances their number cannot exceed 3 (three) and does not include Assisted Living Residences or Community Care Facilities.

6430 **FAMILY DAY CARE** means the provision of care of children in a home environment, licensed for this use in accordance with the *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 *Child Care Licensing Regulation*, not to exceed a maximum of 8 children in care.

7298-2016 **FARM HOME PLATE** means an area allocated for all principal and accessory residential buildings, structures and land uses on a lot that is designated on the *Maple Ridge Official Community Plan Bylaw No. 7060-2014* as "Agricultural"; is located within the Agricultural Land Reserve; and is subject to the regulations of the *Agricultural Land Commission*.

7140-2015 **FENCE** means a structure constructed of materials including wood, masonry, concrete, or metal, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof, and includes chain link fences, however does not include retaining walls.

7136-2015 **FINANCIAL SERVICES** - means a bank, trust company, savings and loans, credit unions, income tax services, bookkeeping, and similar uses providing financial services to the public but excludes cheque cashing centre or payday loan use.

3691 **FINISHED FLOOR AREA** means the sum of the internal floor area of each storey (excluding basements) in a dwelling unit measured between the internal finished surface of the exterior walls excluding balconies, sun decks, carports, and any accessory residential structures and where the internal surfaces are of those interior finishes as defined in Section 3.1.11.1(1) of *Maple Ridge Building Bylaw No. 2062 - 1973* as amended.

5990 **FINISHED GRADE** - means the topography on the property after construction, including the addition of fill or removal of soil, but excludes Localized Depressions.

6647 **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 total net lot area except any areas used for parking purposes unless such parking is the principle use.

6105 **FOOD PRIMARY** means an establishment licensed under the Liquor Control and Licensing Act and is specific to restaurants and cafes where the primary purpose of its business is the service of food during all hours of operation.

7312-2017 **FOURPLEX** means a residential use where one building contains only four dwelling units.

FRONT LOT LINE means the lot line or lines common to the lot and fronting street, or where there is more than one fronting street, the lot line or lines common to the lot and the fronting street towards which the narrowest dimension of the lot is flanking.

GROSS FLOOR AREA means the total area of all the floors, measured to the extreme outer limits of the building, including all dwelling units and all areas giving access thereto such as corridors, hallways, landings, foyers, staircases and stairwells. Enclosed balconies and mezzanines, enclosed porches or verandas, elevator shafts and accessory buildings (except those used for parking) shall also be included.

6591 **GROUND LEVEL** means a horizontal plane that is at or within 0.3 metres of a natural grade on site.

GROUP HOUSING means a block of three or more individually attached family dwelling units located on a single lot in the form of clusters, rows or groups, where each dwelling unit, which may be separated from its

neighbour by a floor, has its own individual external access, shares one or more party wells, and with each dwelling unit having its own separate patio gardens and/or sharing a common courtyard.

6414 **HABITABLE ROOM** means a room used for cooking, eating, sleeping or human occupancy; excludes bathroom, utility room, furnace room, crawl space, garage or storage area.

7394-2017 **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.”

5990 **HEIGHT** means the greatest vertical distance from the Building Height Base Line to the topmost part of the building.

5794 **HIGHWAY** means any street, road, lane, trail, bridge, viaduct and any other way open to the use of the public.

6838 **HOBBY BEEKEEPING** use means the keeping, owning, or maintaining of up to two (2) bee hives on a residential property occupied by the beekeeper or as an educational use in an institutional setting.

6044 **HOBBY KENNEL** means a Kennel limited to the keeping of not more than five (5) dogs, provided the dogs are owned by the licenced Kennel operator and shall specifically exclude the Breeding or Dog Boarding of any Dogs.

4700 **HOME OCCUPATION** means a business accessory to the use of a dwelling unit or to the residential use of a lot occupied by a dwelling.

7394-2017 **HEMOCRAFT** means a use providing for the small scale production of goods intended for sale, consumption or use by another. Typical uses include, but not limited to, art, photography, jewelry, food, bath and beauty products, clothing and toys.

5680 **HOUSING AGREEMENT** means an agreement under Section 905 of the Municipal Act.

5794 **INDOOR COMMERCIAL RECREATION** means a use wholly enclosed within a building providing for members of the public to engage in recreational activities as participants rather than spectators.

4838 **INDUSTRIAL, EXTRACTION** means a use providing for the extraction and storage of sand, gravel, minerals and peat.

4838 **INDUSTRIAL** use means a use providing for the processing, fabricating, assembling, storage, transporting, distributing, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or things and the selling of heavy industrial equipment; includes the operation of truck terminals, docks, railways, bulk loading and storage facilities.

4838 **INDUSTRY, LIGHT** means an industrial use which is wholly enclosed within a building or buildings.

INTERIOR SIDE LOT LINE means the lot line or lines, not being the front or rear lot line, common to more than one lot or to the lot and a lane.

6044 **KENNEL** means a use accessory to a residential use or agricultural use for the accommodation of more than 3 dogs in a building, structure, compound, pen or cage, or on a property.

7140-2015 **LANDSCAPE SCREEN** means a Landscaping Strip forming a visual barrier composed of dense vegetation, including evergreen hedges, installed or planted so that no person is able to see through it, which is broken only by access drives, lanes and walkways.

5391 **LANDSCAPE STRIP** means a continuous area of a specified width which is broken only by access drives, lanes and walkways to contain the planting of trees, shrubs and ground covers.

5794 **LANE** means a highway intended to provide secondary access to parcels of land.

6105 Deletes definition of Licensed Premises

6750 **LICENSEE RETAIL STORE** means an establishment with a valid Licensee Retail Store License provided by the Liquor Control and Licensing Branch that is permitted to sell all types of packaged liquor for consumption off the premise.

5176 **LIGHT INDUSTRIAL USE** 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 significant noise which interferes with the use of a contiguous lot.

6105 **LIQUOR PRIMARY ESTABLISHMENT** means a place licensed under the Liquor Control and Licensing Act and includes establishments commonly known as bars, lounges, pubs and cabarets, as well as convention centres, stadiums, concert halls, and recreation centres, trains and motor vessels.

5990 **LOCALIZED DEPRESSION** - means:

- i) an existing depression in Natural Grade not exceeding 3 metres (9.8ft.) in width, or the lesser of 3 metres or 20% of the wall length along any building wall that it intersects;
- ii) a depression below Finished Grade created for the purposes of providing vehicles or pedestrian entrance to a building subject to the following conditions:
 - a) only one vehicle entrance and one pedestrian entrance are permitted as Localized Depressions on a single family residential building.
 - b) on any side of the building in a single family residential zone, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
 - 6.0m (20 ft.) width for vehicle access.
 - 2.44m (8 ft.) wide 3.0 m² in area for a pedestrian access.
 - 7.3m (24 ft.) wide for a combined vehicle and pedestrian access.
- iii) any combination of vehicle or pedestrian entrances and existing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

LOT means a parcel of land registered in the Land Registry Office.

4142 **LOT AREA** means the area of a lot taken in a horizontal plane

LOT COVERAGE means the horizontal area within the vertical projection of the outermost walls of the buildings on a lot, expressed as a percentage of the lot area.

4838 **LOT LINE** means a line forming a boundary of a parcel.

3767 **MAJOR STREET** means a street which is intended to distribute traffic throughout the Municipality.

7011-2013 **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 regulations made pursuant to that Act, and permitted as a farm use under the *Agricultural Land Commission Act* (British Columbia) or any regulations 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."

7292-2016 **MICROBREWERY, WINERY AND DISTILLERY** means premises on which beer, ale, cider, wine or sprits are manufactured using traditional methods, often in small or seasonal batches. This use includes accessory retail

display and sales as well as sampling and lounge spaces, provided that the combined floor area allocated to such accessory uses does not exceed the manufacturing floor area.

6647 **MINIMUM LOT SIZE-** means the smallest area into which a parcel may be subdivided.

MOBILE HOME means a single family dwelling manufactured as a unit, intended to be occupied in a place other than of its manufacture, suitable for year-round occupancy, and capable of being drawn or moved from place to place.

MOBILE HOME PARK means a parcel of land on which two or more mobile homes are or are intended to be situated.

MOBILE HOME PLOT means an area of land within a Mobile Home Park that is occupied or intended to be occupied by one mobile home.

6355 **MUST** is to be construed as imperative

5990 **NATURAL GRADE** – normally existing topography or the topography established as a component of subdivision servicing on the property prior to any construction, but excludes Localized Depressions.

6430 **NEIGHBOURHOOD DAYCARE** 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 *Community Care and Assisted Living Act*, and includes Group Daycare, Out of School Care, Pre-School, Emergency Care and Childminding, as defined under the *Child Care Licensing Regulation*.

5794/6105 **NEIGHBOURHOOD PUB** means an establishment serving a neighbourhood that is commonly referred to as a bar or pub, and excludes establishments commonly referred to as cabarets, convention centres, stadiums, concert halls, recreation centres, trains and motor vessels.

NET DENSITY 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 area of the lot, excluding that portion of the lot required for public park dedication, public road right-of-way, and that portion of the common property in strata development which is used for access routes.

7394-2017 **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.

4838 **OFFICE USE** means providing for administrative functions or consultative services of a permitted use.

5794 **OFF STREET LOADING** means a use providing for the loading and unloading needs generated by a use on a lot.

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

ONE FAMILY AMENITY RESIDENTIAL DISTRICT (RS-1a) designates land that provides for low density suburban type residential use where there are established dwellings and amenities.

5680 **ONE FAMILY RESIDENTIAL** means a residential use where the building on a lot is used for one dwelling unit and other uses as permitted.

5794 **OUTDOOR COMMERCIAL RECREATION** means an outdoor use providing for members of the public to engage in recreation as participants rather than spectators.

3767 **PANHANDLE** means a narrow, elongated portion of a lot, the primary purpose of which is to provide access to the building area.

6647 **PARENT PARCEL**- means the original parcel of land that was or is proposed to be the subject of a plan of subdivision.

PARK & SCHOOL use means a use providing for public parks and playgrounds, concession stands, community halls, accessory caretaker residential units, and elementary and secondary schools.

7136-2015 **PAYDAY LOAN** use means the business of offering, arranging or providing payday loans (as defined in the *Business Practices and Consumer Protection Act*, S.B.C. 2004 c.2, as amended, and regulated by the Payday Loans Regulation, B.C. Reg. 57/2009, as amended) to consumers.

6148 **PAWNSHOPS** means the use of premises for the business of taking goods or chattels in pawn regardless of whether the provisions of the Pawnbrokers Act apply to the business.

6355 **PERSON** shall, in addition to its ordinary meaning, include 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, masculine, feminine and the converse.

7394-2017 **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 use.

6355 **PLACE OF WORSHIP USE** - means a use providing for the assembly of persons for religious purposes and includes places of worship, accessory nursery schools, accessory daycare, and an accessory dwelling unit.

4838 **PRIMARY PROCESSING** includes the washing, cleaning, screening, sifting, sorting, grading and crushing of raw material grown or extracted in or from the earth but excludes any manufacturing, fabricating, assembling or production of goods or other materials from or out of such raw material.

5794 **PRINCIPAL USE** means the main purpose for which land, buildings or structures are ordinarily used.

7651-2020 **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, assisted living residences, multi-level care facilities, congregate care facilities and adult daycare centres.

PRIVATE OUTDOOR SPACE means a compact, level, unobstructed outdoor area adjacent to and accessible from a habitable room within a dwelling unit but shall exclude areas used for off-street parking, off-street loading, service driveways and required front and exterior side yards.

5794 **PRODUCE SALES** means the retail sale of agricultural products produced on the same lot.

7394-2017 **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 and may include, but not be limited to, accountants, architects, engineers, health service providers, insurance and employment agencies, lawyers, planners, real estate agents, and veterinarians.

3913 **PUBLIC SERVICE** use 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 Corporation, 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 sewer, watermain, powerlines and telephone lines.

REAR LOT LINE 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.

6591 **REAR YARD** means the area between the rear lot line and the nearest wall of the single family residential use.

5794 **RECREATIONAL VEHICLE** means a vehicle which is or was originally designed as a recreational conveyance to travel or to be transported on a highway and constructed or equipped to be used as temporary living quarters by travellers.

5835 **RELATIVE** means a person related by blood, marriage, adoption, or foster parenthood, and includes one or more full-time domestic servants.

6647 **REMAINDER LOT** - is the remainder area of a parent parcel that is being subdivided into one or more lots.

3581 **RENTAL STABLE** use 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 boarding of horses; but shall not include a tourist accommodation use, dining facilities or catering services or facilities.

4838 **REPAIR SERVICES, INDUSTRIAL** means repair of industrial vehicles exceeding a gross vehicle weight of 5600 kilograms and trailers and heavy equipment.

4838 **REPAIR SERVICES, PERSONAL** means repair to household goods, electrical or electronic appliances and personal items, excludes Vehicle and Equipment Repair Services.

4838 **REPAIR SERVICES, VEHICLE AND EQUIPMENT** means repair of motor vehicles, trailers and light equipment and excludes Industrial Repair Services.

RESIDENTIAL FLOOR AREA - means the total of the gross horizontal area of each floor of a building for residential use as measured from the outermost perimeter of the building; but excludes for the purpose of a one-family residential , two-family residential dwelling or accessory building, any portion of a floor used for parking purposes.

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

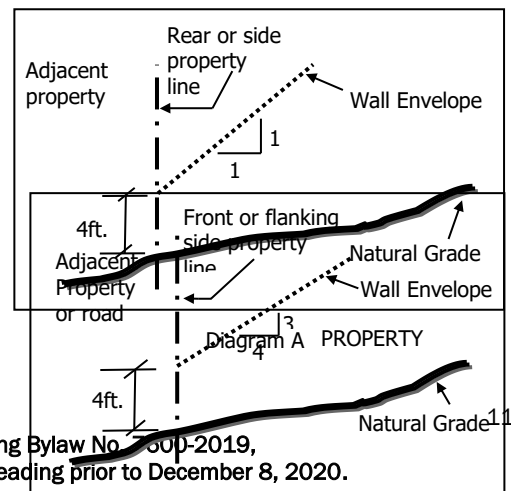
RESOURCE USE means a use providing for the conservation, management, and extraction of primary forest materials; specifically excludes the extraction, grading and crushing of mineral resource materials, and all manufacturing and processing not specifically included.

6105 **RESTAURANT** means an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises. The establishment may be licensed as "Food Primary" under the Liquor Control and Licensing Act.

6148 **RETAIL** means a use providing for the sale for final consumption, in contrast to a sale for further sale or processing, and includes accessory manufacturing or assembly of the articles for sale, and excluding adult entertainment and pawnshop use.

5990 **RETAINING WALL GRADE LINE** means the line used to determine the maximum height of a retaining wall or soil deposit anywhere on the property calculated as follows:

- a) **Rear or side property line:**
Determined by drawing a line 1.2m (4') vertically from natural grade at the rear or side property line and then in towards the property at 1:1 slope, as illustrated by Diagram A.



This Zoning Bylaw has been replaced by Zoning Bylaw No. 7600-2019, except for existing rezoning bylaws that were at third reading prior to December 8, 2020.

Diagram B

b) **Front or Flanking (Exterior) Side** property line:
Determined by drawing a line 1:2m (4') vertically from
natural grade at the front or side property line and then
in towards the property at 3:4 slope as illustrated
by Diagram B.

5680 **SECONDARY SUITE RESIDENTIAL USE** means a residential use accessory to a one family residential use, limited to one dwelling unit contained within the same building as the one family residential use.

SENIOR CITIZENS DWELLING UNIT means a dwelling unit within a building for an apartment 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 contract with the Municipality to provide facilities for elderly citizens comparable to those provided by a charitable agency or corporation.

5794 **SERVICE STATION** means a use providing for the retail sale of motor fuels and lubricants.

6647 **SETBACK** - means the horizontal distance from the designated lot boundary and the building or structure on the lot.

7184-2015 **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.

SLEEPING UNIT means one or more rooms used for the lodging of one family when such unit contains no cooking facilities.

7651-2020 **SPECIAL NEEDS HOUSING** includes Supportive Recovery Housing and Transitional Housing.

3553 **STOCK-IN-TRADE** means the inventory carried by a business for sale in the ordinary course of business.

4453 **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 height in accordance with this Zoning Bylaw, a basement is not considered a storey when the finished floor elevation is greater than 0.3 m below the average finished grade.

4453 **STOREY, HALF** means a storey under a gable, hip or gambrel roof the wall plates of which on at least two opposite exterior walls are not more than 600 mm (1.97 feet) above the floor of such storey.

5794 **STREET** means a road allowance 10 metres or more in width and which is intended to provide primary access to parcels of land.

6650 **STREET TOWNHOUSE RESIDENTIAL** use means a residential use consisting of one dwelling unit vertically attached to one or more dwelling units (i.e. a duplex, triplex, or fourplex) with each dwelling unit located on a lot abutting a street.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water.

7651-2020 **SUPPORTIVE RECOVERY HOUSING** means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

5835 **TEMPORARY RESIDENTIAL** use means a temporary dwelling unit for the accommodation of a relative of the property owner.

TOURIST ACCOMMODATION use means a use providing for the accommodation of the transient public in individual dwelling units or sleeping units, or providing space for tents, camper vehicles, or trailer for such lodging, may include dining facilities.

7312-2017 **TOWNHOUSE(S)** – means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

7651-2020 **TRANSITIONAL HOUSING** means an Assisted Living Residence for adults receiving services to allow them to transition from temporary to permanent housing.

7312-2017 **TRIPLEX** means a residential use where one building contains only three dwelling units.

TWO FAMILY RESIDENTIAL use means a residential use where the building on a lot is used for two dwelling units.

4700 **UNENCLOSED STORAGE** means a use which provides for the storage of goods or things on a lot when such storage is not within a building.

5023 **UNLICENSED VEHICLE** means a vehicle which is not currently licensed in accordance with the Motor Vehicle Act, R.S.B.C. 1979, C.288, as amended.

4453 **USABLE OPEN SPACE** means a compact and unobstructed area or areas available for safe and convenient use by all the building's inhabitants, having no dimension of less than 6.0 metres, providing for greenery, recreational space and other leisure activities normally carried on outdoors. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and roof areas, unless otherwise permitted in this bylaw.

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

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

5794 **VEHICLE** - means a device in, on, or by which a person or thing is or may be transported or drawn on a highway except a device used exclusively on stationary rails or tracks.

6647 **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.

4690 **WHOLESALE** use means a use providing for selling to the retailer rather than to consumers.

4838 **WIDTH** of a lot means the lesser of:
i) the length of the building line; or
ii) the length of a line, running parallel to the building line and 8 metres to the rear of the building line, between the two side lot lines. The front lot line shall be not less than 2/3 of the minimum width requirement except in the R-1 zone where the front lot line shall be not less than 1/2 of the minimum width requirement.

4453 **WINDOW, REQUIRED** means a window for rooms of residential occupancy as regulated by the British Columbia Building Code.

5023 **WRECKED VEHICLE** means a vehicle which:

- (a) is dismantled, dilapidated, physically wrecked or disabled so it cannot be operated by its own mode of power; or
- (b) is dilapidated or appears to be physically wrecked, although it could be operated by its own mode of power; or

- (c) is parts, frames, or bodies of a vehicle.

PART 3 BASIC PROVISIONS

301 APPLICATION

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.

5191

302 ZONES

- (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:

	<u>SHORT FORM</u>	<u>ZONE DESIGNATION</u>
	A-1	Small Holding Agricultural
	A-2	Upland Agricultural
	A-3	Extensive Agricultural
	A-4	Intensive Greenhouse
6647	A-5	Agricultural only Zone
	R-1	Residential District
6758	R-2	Urban Residential District
5523	R-3	Special Amenity Residential District
5275	CD-1-93	Amenity Residential District
	RS-1	One Family Urban Residential
	RS-1a	One Family Amenity Residential
	RS-1b	One Family Urban (Medium Density) Residential
	RS-1c	One Family Urban (Low Density) Residential
	RS-1d	One Family Urban (Half Acre) Residential
	RS-2	One Family Suburban Residential
	RS-3	One Family Rural Residential
6643	RST	Street Townhouse Residential
6650	RST-SV	Street Townhouse – Silver Valley
	RT-1	Two Family Urban Residential
7312-2017	RT-2	Ground-Oriented Residential Infill
	RM-1	Townhouse Residential
	RM-2	Medium Density Apartment Residential
	RM-3	High Density Apartment Residential
	RM-4	Multiple Family Residential District
	RM-5	Low Density Apartment Residential
6380	RM-6	Regional Town Centre High Density Apartment Residential
	SRS	Special Urban Residential
	RE	Elderly Citizens Residential
	RG	Group Housing Zone
	RG-2	Suburban Residential Strata Zone
	RG-3	Rural Residential Strata Zone
	RMH	Mobile Home Residential
5794	C-1	Neighbourhood Commercial
5794	C-2	Community Commercial
5794	C-3	Town Centre Commercial
6647	C-4	Neighbourhood Pub Zone
5794	C-5	Village Centre Commercial
6585	C-6	Community Gaming Facility Zone
5794	H-1	Heritage Commercial
5794	CRM	Commercial/Residential

5794	CS-1	Service Commercial
5794	CS-2	Service Station Commercial
5794	CS-3	Recreation Commercial
5794	CS-4	Rural Commercial
6148	CS-5	Adult Entertainment and Pawnshop Service Commercial

	M-1	Service Industrial
	M-2	General Industrial
6647	M-3	Business Park Zone
	M-4	Extraction Industrial
6647	M-5	High Impact Industrial

	P-1	Park and School
	P-2	Special Institutional
	P-3	Childrens Institutional
6355	P-4	Place of Worship Institutional
6647	P-4a	Place of Worship & Educational District
	P-5	Corrections and Rehabilitation
	P-6	Civic Institutional

CD	Comprehensive Development
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- (2) The geographic area comprising each of the said zones is as shown on Map A, a copy of which is attached hereto and forms part of this Bylaw.
- (3) The boundary lines of said zones shall be the centre lines of road allowances or railways unless referenced to lot lines, Municipal boundaries, or shown otherwise on Map A.

303 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

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

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

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

4349

305 OFF STREET PARKING AND LOADING SPACES

Off street parking spaces and off street loading spaces shall be provided in conformity with "Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990" for the number of required spaces for each building class and the design of spaces. Other regulations concerning additional requirements or restrictions, such as siting, landscaping, lot coverage and use are to be found under the respective zone of Maple Ridge Zoning Bylaw No. 3510-1985 as amended.

306 ENFORCEMENT

- (1) Inspection. The Building Inspector, or any other employee of the Corporation appointed by the Council to administer or enforce this Bylaw, is hereby authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with.

- (2) Violation. It is unlawful for any person to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of the Building Inspector or other appointed employee, authorized under Section 306(1)
- (3) Repealed by Bylaw No. 3991-1987
- (4) Remedial Powers. The Council may, in accordance with the provisions of the Municipal 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.

306A OFFENSES AND PROHIBITIONS

3991

- (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.
- (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 provision 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.
- (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 by this Bylaw required to be done is guilty of an offence and is liable on summary conviction to a fine of not less than \$100.00 and not more than \$2000.00.
- (4) Every person who commits an offence of a continuing nature against this Bylaw is liable to a fine not exceeding \$100.00 for each day such offence is continued.
- (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.

307 AMENDMENT PROCEDURE

- 3913 (1) For an amendment to this Bylaw, the procedure shall be as defined in the "Corporation of the District of Maple Ridge Procedures Bylaw No. 3770 - 1986 as amended " from time to time.

308 Repealed by BYLAW 3913-1987

6355 (New 308)

308 SEVERABILITY

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.

309 EFFECTIVE

This Bylaw shall come into force and take effect on and after its final adoption.

PART 4 GENERAL REGULATIONS

401 USES OF LAND, BUILDINGS AND STRUCTURES

(1) Non-conforming use

- (a) The regulations governing non-conforming use as set forth in the Municipal Act are presented in Schedule "A" of this Bylaw.
- (b) No use shall be established so as to render an existing use on the same lot non-conforming.

5794 (2) Permitted Uses of Land, Buildings and Structures

- (a) A Public Service use shall be permitted in all zones.
- (b) Accessory off-street parking and accessory off-street loading shall be permitted in all zones.

(3) Prohibited Uses of Land, Buildings and Structures

The following uses shall be prohibited in all zones.

- (a) A boarding use, an accessory boarding use or a dwelling unit within a building used for an apartment use involving a habitable room located such that its floor level at any given point is more than 0.6 metres below the highest finished ground elevation located within 3 metres of an outside wall of the building which contains an access and egress doorway, measured at right angles to and outwards from such wall.
- (b) A use located in part or in total in a tent or trailer, except as specifically permitted in this Bylaw.
- 3913 (c) A use providing an access or egress driveway that is within 7.5 metres of the point of intersection of an exterior side lot line with a front lot line or a rear lot line.
- 5794 (d) An advertising use or an accessory advertising use, except as specifically permitted in Maple Ridge Sign Bylaw.
- 7011-2013 (e) commercial cultivation, processing, testing, packaging, shipping and sale of marihuana, except as specifically permitted on lands designated as Agricultural Land Reserve in the RS-1, RS-2, RS-3, A-1, A-2, A-3, A-4, and A-5 zones."
- 7136-2015 (f) Cheque cashing centres and payday loan uses.
- 7190-2015 (g) The sale in or from an ineligible grocery store, or in or from a store located in an ineligible grocery store, of beer, cider, wine or spirits, or any other product intended for human consumption, that contains more than 1% alcohol by volume, except a product produced primarily for cooking purposes, and for this purpose "ineligible grocery store" means a grocery store any part of any public entrance to which is located within 1 kilometre, measured in a straight line, from any part of any public entrance to a Licensee Retail Store or government liquor store that is carrying on business when sales referred to in this section commence.
- 7487-2018 (h) The retail sale of cannabis products if located within the following distance, measured in a straight line from the property lines, to one of the following uses:
 - i. 200 metres from an elementary or secondary school,
 - 7615-2020 ii. 1000 metres from a cannabis retail use, except for:
 - 7669-2020 (a) the property legally described as Lot "A" Except: Part within Heavy Black Outline on Highway Statutory Right of Way Plan 63822; District Lot 398 Group 1 New Westminster District Plan 9388, that is 860 metres from a cannabis retail use.
 - (b) the property legally described as Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007, that is 340.5 metres from a cannabis retail use.

5794 (4) Accessory Use

All accessory uses shall be located on the same lot as the principal permitted use to which it is accessory except as provided for in Maple Ridge Off-Street Parking and Loading Bylaw.

402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES

- (1) Deleted by Bylaw 4349-1990
- (2) Deleted by Bylaw 4349-1990
- (3) Guest House
 - (a) Purpose - to provide additional sleeping accommodation for temporary non-paying guests of the occupant of the main dwelling.
 - (b) Construction.
 - (i) Shall be permitted on sites of .8 hectares or more in area.
 - (ii) Maximum height shall not exceed 4.5 metres.
 - (iii) The total floor area shall not exceed 47 m².
 - (iv) Shall be located not nearer than 4.25 metres from the main residential dwelling and not in front or side yards.
 - (v) Shall be located not less than 7.5 metres from any lot line.
 - (vi) Cooking facilities shall not be installed.
 - (vii) Separate electrical service will not be allowed.
 - (viii) External appearance of structure shall be of a residential character.
 - (ix) If structure is isolated from main property by future subdivision, the structure must meet siting requirements of zone in which it is located or be removed.

7394-2017

(4) Home Occupation Use

Where permitted, a Home Occupation use:

- (a) Be entirely enclosed within:
 - (i) A dwelling unit; or
 - (ii) An accessory building meeting all the siting, height, and floor area required of an accessory building in the pertinent zone.
- (b) Be considered for Agricultural, Residential and CD (Comprehensive Development) zones:
 - (i) A Type 1 Home Occupation where the operation occurs in a multi-family dwelling unit, unless otherwise prohibited by this Bylaw; or
 - (ii) A Type 2 Home Occupation where the operation occurs on a lot less than 1,200.0 m²; or
 - (iii) A Type 3 Home Occupation where the operation occurs on a lot equal to or greater than 1,200.0 m²; or
 - (iv) A Type 4 Home Occupation where the operation occurs on a lot equal to or greater than 0.4 ha, as expressly permitted by this Bylaw.
- (c) Occupy not more than:
 - (i) 30% of the gross floor area of the dwelling unit in which the home occupation is located, up to maximum of 50.0 m² in total for Type 1 Home Occupations; or
 - (ii) 30% of the gross floor area of the dwelling unit and accessory building in which the home occupation is located, up to maximum of 50.0 m² in total for Type 2 Home Occupations; or
 - (iii) 45% of the gross floor area of the dwelling unit and accessory building in which the home occupation is located, up to a maximum of 100.0m² in total for Type 3 Home Occupations;
- (d) Be conducted by the resident of the dwelling unit and, provided that non-resident employee parking is accommodated on-site, be permitted up to a maximum of:
 - (i) 1 non-resident employee per dwelling unit for Type 1 Home Occupations; or
 - (ii) 2 non-resident employees per dwelling unit for Type 2 Home Occupations; or

22

- (iii) 3 non-resident employees per dwelling unit for Type 3 Home Occupations.
- (e) Be permitted on-site client visits, only by appointment scheduled in advance, up to a maximum of:
 - (i) 6 clients per day per dwelling unit for Type 1 Home Occupations, limited to Tutoring & Lesson uses only;
 - (ii) 10 clients per day per lot for Type 2 Home Occupations; or
 - (iii) 16 clients per day per lot for Type 3 Home Occupations.
- (f) Be permitted, subject to Section 402.4 (e), group sessions up to a maximum of:
 - (i) 2 group sessions per day for Type 1 Home Occupations, limited to Tutoring & Lessons use only; and
 - (ii) 6 clients at any one time for Type 2 Home Occupations; and
 - (iii) 8 clients at any one time for Type 3 Home Occupations.
- (g) Be permitted for the following uses:
 - (i) Animal Services, excluding dog day care and for Type 1 and Type 2 Home Occupations, restricted to off-site or mobile-based services only;
 - (ii) Business Services;
 - (iii) Office uses;
 - (iv) Health Services, for Type 1 Home Occupations, restricted to off-site or mobile-based services only;
 - (v) Homecraft;
 - (vi) Personal Services, excluding dry cleaning and for Type 1 Home Occupations, restricted to off-site or mobile-based services only;
 - (vii) Professional Services;
 - (viii) Tutoring & Lessons;
 - (ix) Family Day Care, unless otherwise expressly prohibited by this Bylaw. For Neighbourhood Day Care requirements refer to Section 402.10 of this Bylaw; and
 - (x) Off-site, online and mobile-based sales.
- (h) Be permitted the storage on the lot of not more than one vehicle provided that it is used in connection with the home occupation and that such vehicle not be in excess of 3,630.0 kilograms licenced gross vehicle weight and be subject to Section 402.6 of this Bylaw.
- (i) Comply with Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), Section 3(1)(c) and ALC Policy L-07 Home Occupation Use in the ALR.
- (j) Be prohibited for the following uses and/or activities:
 - (i) Body modification;
 - (ii) Assembly use;
 - (iii) Orchestra and band training;
 - (iv) A family daycare use within a dwelling unit in the RM-2 (Medium Density Apartment Residential), RM-3 (Medium/High Density Apartment Residential), an apartment use within RM-4 (Multiple Family Residential), RM-5 (Low Density Apartment Residential), RM-6 (High Density Apartment Residential), C and CS zones;
 - (v) The unenclosed storage or display of raw materials, components, or stock-in-trade;
 - (vi) The 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;
 - (vii) The discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;

- (viii) The generation of parking shortages, traffic congestion, electrical interference, fire hazards or health hazards;
 - (ix) The use of mechanical or electrical equipment except as is ordinarily employed in purely domestic and household use, or recreational hobbies, or office uses; and
 - (x) The external structural alteration 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. 6830-2011.

- 4296 (5) Wherever in any zone pursuant to this bylaw, a Two Family Residential use is permitted, both dwelling units shall be contained within one structure sharing a common roof and shall either:
 - (i) share a common wall or walls for a minimum length of 15% of the total perimeter dimensions of the structure; or
 - (ii) be situated one above the other.

- 4700 (6) Parking of Commercial Vehicles

- 6647 (a) Only one commercial vehicles, not to exceed 3630 kg G.V.W., may be parked on any parcel of land equal to or less than 0.8 hectares provided that the owner or occupier of such land shall hold a valid trade license issued by the Corporation of the District of Maple Ridge for a business in which the subject commercial vehicle is used; and
- (b) Commercial vehicles may be parked on any parcel of land not less than 0.8 hectares provided the following conditions are met:
 - (i) the owner or occupier of any such parcel of land shall hold a valid trade licence issued by the Corporation of The District of Maple Ridge for a business in which the subject commercial vehicle is used;
 - (ii) no more than two commercial vehicles shall be parked on any such parcel of land at the same time;
 - (iii) any area used for the parking of any such commercial vehicle(s) shall be fully screened from adjoining streets and lands by a landscape screen of not less than 2.0 metres in height;
 - (iv) any area used for such parking shall be situated not less than 7.5 metres from front, side and rear lot lines;
 - (v) no major repair to any commercial vehicle shall be made on any such parcel of land.

- 5023 (7) Parking or Storing of Unlicensed or Wrecked Vehicles in Residential Zones
 - (a) A parcel of land in a residential zone shall not be used for the parking or storing of:
 - (i) more than two unlicensed vehicles, or
 - (ii) wrecked vehicles;
 unless the vehicles are completely enclosed within a building or underground;
 - (b) A parcel of land in the RS-1, RS-2 or RS-3 zone may be used for the parking or storing of vehicles used for an agricultural use on the lot.

- 5680 (8) Dwelling units for a Secondary Suite Residential Use:
5847
- (a) shall be limited to one per lot;
 - (b) shall be contained within the same building as the One Family Residential Use;
 - (c) shall not be permitted where there is a Boarding Use or Temporary Residential Use on the lot;
 - (d) shall have a minimum floor area of 37 m² and a maximum floor area of 90 m², not to exceed 40% of the total floor area of the building;
 - (e) Deleted by bylaw 7674-2020
- 6647 (e) will require proof of notification to the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
- (f) shall not be strata-titled;
- (g) shall not be permitted on property situated within a floodplain;
- 6069 (h) shall not be permitted unless permitted by the provisions of section 601 (A.) of the Zoning Bylaw.
- 6069 (8.1) The registered owner of a property shall not permit a secondary suite to exist on a property, unless the secondary suite complies with the requirements of section 402(8).
- 5835 (9) Temporary Residential use:
- (a) shall be limited to one per Residential Lot;
 - (b) will not be permitted where there is a Boarding Use or Secondary Suite Use on the lot;
 - (c) will be permitted on the condition that the registered owner of the lot enters into a Housing Agreement with the Corporation of the District of Maple Ridge which must be executed and delivered to the Municipality prior to the issuance of a Temporary Residential permit. The Housing Agreement includes a term among others that either the One Family Residential Use or the Temporary Residential Use be occupied by the registered owner; the Temporary Residential Use is intended to provide affordable housing to a relative; the property owner will enter into an annual Temporary Residential Use agreement with the District of Maple Ridge for a fee of \$30.25; and the Temporary Residential Use will be removed within thirty days of the relative no longer residing on the property;
- 6647 (d) will require proof of notification to the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
- 5946 (e) shall be contained within the same building as the One Family Residential Use. A lot 0.4 hectares or greater in area may have a Temporary Residential Use contained within the same building as the One Family Residential Use; a self contained mobile home certified under certificate Z240 by the Canadian Standards Association; or any other dwelling unit designated as a Temporary Residential Use by the Director of Licenses, Permits and Bylaws or his/her designate. A self contained mobile home or any other designated Temporary Residential Use shall not be sited less than:
- (i) 7.5 metres from the front and rear lot line;
 - (ii) 1.5 metres from an interior side lot line;
 - (iii) 4.5 metres from an exterior side lot line;
 - (iv) 6 metres from a building used for one family residential use;
- 5946 (f) where contained within the same building as the One Family Residential Use, shall not exceed 40% of the total floor area of the building.

6430 (10) Neighbourhood Daycare Use

Where permitted a Neighbourhood Daycare use is subject to the following provisions:

- (a) a maximum of 15 children may be cared for at any one time;
- (b) shall be limited to one per lot;
- (c) shall be contained within the same building as the One Family Residential Use and is not permitted in a Two-Family Residential unit;
- (d) shall not be permitted where there is a Boarding Use, Temporary Residential Use, Secondary Suite, or Home Occupation use on the lot;
- (e) shall be permitted on the condition that the 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 property;
- 6647 (f) will require proof of notification to the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
- (g) shall not be permitted unless permitted by the provisions of section 601 (A.) of the Zoning Bylaw;
- (h) any required outdoor recreation space shall be provided within a rear yard that is enclosed by a fence;
- (i) the facility shall be located not less than 200 metres from another licensed Neighbourhood Daycare, measured from the nearest property line, along the same street. This does not include licensed family daycares; and
- (j) if the facility accommodates 10 or more persons at any one time, including all children and caregivers, the facility shall comply with the standards and requirements for Assembly use as provided in the British Columbia Building Code.

6591 (11) Dwelling units for a Detached Garden Suite use:

Where permitted a Detached Garden Suite Use is subject to the following provisions:

- (a) Must be limited to one unit per residential or agriculture zoned lot, where there is one family residential use;
- (b) Must be permitted at ground level as a one storey structure subject to compliance with the other criteria prescribed in the Bylaw. Properties 0.4 hectares (1 acre) or greater in area or properties with lane access may have a Detached Garden Suite at ground level as a one storey structure or a Detached Garden Suite above an accessory residential structure or Off-Street parking structure subject to compliance with the criteria prescribed in the Bylaw. A Basement must not be permitted;
- (c) Must not be permitted on a lot with an area less than 557m²;
- (d) Must be located within the rear yard of a one family residential use;
- (e) Deleted by bylaw 7674-2020
- (e) Must be permitted on the condition that the registered owner of the lot registers a "Parking Covenant" which must be executed and delivered to the Municipality upon issuance of a building permit for a Detached Garden Suite;
- (f) Must not be permitted where there is a Secondary Suite use, Temporary Residential use, Temporary Tourist use, Boarding use or Accessory Employee Residential use on the same lot;
- 6647 (g) will require proof of notification to the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
- (h) Must provide verification from an Engineer or a Certified Professional confirming adequate water quantity and potability, if located on a lot that is not serviced by Municipal water;

- (i) Must not be strata-titled or subdivided;
 - (j) Must not be permitted on a property situated within a floodplain area unless the finished floor elevation of the Detached Garden Suite unit is above the established minimum flood construction level;
 - (k) Required fees must be paid to the District for any necessary service upgrades;
 - (l) Must provide at least one unobstructed pathway, a minimum of 1.5 metres wide between the front street and the Detached Garden Suite. This 1.5 metres unobstructed pathway must be levelled, graded and finished with a suitable permeable surface and be clear of any cornices, sills, pilasters, hutches, eaves, nooks, bay windows and/or architectural features cantilevering beyond the building face;
 - (m) Must have a Gross Floor Area of not less than 37m² and not more than 90m² or 10 % of the lot area, whichever is less, not to exceed the total lot coverage permitted in the zone;
 - (n) Must provide a minimum area equivalent to 25% of the Gross Floor Area of the Detached Garden Suite as private outdoor space, adjacent to and accessible from a habitable room of the Detached Garden Suite (may include any covered or uncovered sundeck/patio or veranda);
 - (o) Where a Detached Garden Suite use is proposed on lands subject to the regulations of the Agricultural Land Commission Act, approval from the Agricultural Land Commission must be obtained prior to the issuance of a Building Permit;
 - (p) Height of a Detached Garden Suite, must comply with the following:
 - (i) Not exceed a height of 4.5 metres from ground level, nor one storey, whichever is less, for lot sizes less than 0.4 hectares (1 acre), except;
 - A) Properties zoned RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) may build a Detached Garden Suite to a maximum height of 6.0 metres from ground level;
 - B) Properties with a lane access may build a Detached Garden Suite above the detached accessory residential structure or an Off-Street parking structure to a maximum height of 6.0 metres from ground level or a ground level unit of not more than 4.5 metres in height;
 - (ii) Not exceed a height of 6.0 metres from ground level, nor two storeys, whichever is less, for lot sizes 0.4 hectares (1 acre) or more, except;
 - a. Properties zoned A-1(Small Holding Agricultural), A-2 (Upland Agricultural), A-3 (Extensive Agricultural), and A-4 (Intensive Greenhouse District) may build a Detached Garden Suite above the detached accessory residential structure or an Off-Street parking structure to a maximum height of 7.5 metres;
 - (q) Siting of a Detached Garden Suite, must comply with the following:
 - (i) The distance between a Detached Garden Suite and one family residential use must comply with the prevalent BC Building Code but be not be less than 2.4 metres from the nearest projection on the rear face of the one family residential structure;
 - (ii) Must not be less than 2.4 metres from the rear lot line, except;
 - A) On Properties zoned A-1(Small Holding Agricultural), A-2 (Upland Agricultural), A-3 (Extensive Agricultural), and A-4 (Intensive Greenhouse District) where the minimum distance from rear lot line must not be less than 7.5 metres;
 - B) On Properties with a lane access, for a Detached Garden Suite built above a detached accessory residential structure or an Off-Street parking structure, the minimum distance from rear lot line must not be less than 1.5 metres;
 - (iii) Must not be less than 1.5 metres from an interior side lot line;
 - (iv) Must not be less than 3.0 metres from an exterior side lot line;
 - (r) Must comply with the requirements of Section 601 (A) of the Zoning Bylaw.
- 7472/7473-2018 (s) The Detached Garden Suite provisions in this Section 11 will apply to the properties listed below, except where differences to these provisions are specifically stated for each:
- (i) At 26378 – 126 Avenue (Lot 34, Except: Part Subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District, Plan LMP19841) a

- Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) and a maximum building height of 7.5 metres from ground level is permitted.
- (ii) At 23525 Dogwood Avenue (Lot “B”, Section 28, Township 12, New Westminster District, Plan 6734) a Detached Garden Suite with a maximum Gross Floor Area of 140m² (1500 ft²) located in the front yard is permitted.

6838 (12) Hobby Beekeeping Use

Where permitted a Hobby Beekeeping use is subject to the following provisions:

- a) A maximum of two (2) hives per property 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) Hives must:
 - (i) be raised a minimum of 2.5 metres above grade; or
 - (ii) be behind a solid fence or hedge a minimum of 2.0 metres in height located parallel to an adjacent property line and extending a minimum of 6.0 metres horizontally beyond the hive in either direction.
 - (iii) be oriented with the hive entrance facing towards the centre of the property.

7651-2020 (13) Albion Area Density Bonus Amenity Contribution Regulations

6996-2013 Density Bonus Amenity Contributions are permitted on properties zoned RS-1d or RS-1b and located with the boundaries of the Albion Area Plan (see Schedule I). Amenity funds received will contribute to any of the following eligible amenities to be located within the Albion Area Plan boundaries:

- Park Construction;
- Park Maintenance;
- Multi-Use Trail Construction;
- Multi-Use Trail Maintenance;
- Civic Facility/Community Gathering Place Construction;
- Civic Facility/Community Gathering Place Maintenance.

Density is determined by the area applied to lot size, lot width, and lot depth. A Density Bonus may be applied in exchange for an Amenity Contribution as follows:

- 1) For the RS-1d zone, the base density is a minimum net lot area of 2,000m², minimum lot width of 30m, and minimum lot depth of 40m. A Density Bonus is an option in the RS-1d zone and shall be applied as follows:
 - a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 2,000m², payable when the Approving Officer approves the subdivision.
 - b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 557m²;
 - ii. minimum lot width of 15.0m;
 - iii. minimum lot depth of 27m.
 - c. Zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone will apply and supersede the zoning requirements for the RS-1d zone.
- 2) For the RS-1b zone, the base density is a net lot area of 557m². A Density Bonus is an option in the RS-1b zone and shall be applied as follows:
 - a. An Amenity Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 557m², payable when the Approving Officer approves the subdivision.
 - b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 371m²;
 - ii. minimum lot width of 12.0m;
 - iii. minimum lot depth of 24m.

- c. Zoning requirements consistent with the R-1 Residential District zone will apply and supersede the zoning requirements for the RS-1b zone.

7184-2015 (14) A shipping container may be used:

- (a) as a temporary use for office or equipment storage in all zones, during a phase of construction in progress, subject to issuance of a current and valid building permit. Security must be posted to cover the cost of removal of the structure within 30 days of the closing or expiry of the building permit.
- (b) as accessory to an institutional use where enclosed behind a continuous landscape screen.
- (c) as accessory to an industrial use where enclosed behind a continuous landscape screen.
- (d) as accessory to an agricultural use. Demonstration of need would be required, along with farm status from BC Assessment Authority.

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. Maximum height shall not exceed 4.5 metres.

The following shall not be stored in a shipping container:

- (a) Gasoline, propane, or any flammable, combustible liquid or compressed gas; or
- (b) Explosive as defined in the Maple Ridge Fire Prevention By-law No. 4111-1988.

7298-2016 (15) Farm Home Plate

For properties within the Agricultural Land Reserve, the following limits 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 a farm home plate shall not exceed 60.0 metres from the lot line that abuts the fronting road to the rear of the farm home plate.
- (c) The one family residential, boarding, agricultural employee residential, temporary residential, secondary suite residential, detached garden suite residential, and bed and breakfast uses shall be sited within the farm home plate.
- (d) The gross floor area for the one family residential use shall not exceed 650.0 square metres.
- (e) The maximum distance from the lot line that abuts the fronting road to any portion of the one family residential use shall not exceed 50.0 metres.
- (f) The maximum building separation between the one family residential use and any of the agricultural employee residential, temporary residential, secondary suite residential, boarding, and bed and breakfast uses shall not exceed 20.0 metres.

7651-2020 (16) Density Bonus Regulations for the provision of Assisted Living Residences

- (a) An Assisted Living Residence is a permitted use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
 - i. The base density is three (3) residents per building;
 - ii. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;

- iii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
 - iv. Shall not be strata-titled.
- (b) A Density Bonus of up to a maximum of ten (10) residents per building is allowed for Supportive Recovery Housing or Transitional Housing classes of Assisted Living Residence in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
- i. The owner enters into a Housing Agreement with the Corporation of the City of Maple Ridge, in accordance with Section 483 of the *Local Government Act*, which must be executed and delivered to the Municipality including all appendices prior to the issuance of any building permit or business license for the land in relation to which the use is permitted;
 - ii. Shall have a maximum of 10 residents including staff;
 - iii. Shall be contained within a One Family Residential building;
 - iv. Shall not be permitted where there is a Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot;
 - v. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
 - vi. Shall not be strata-titled;
 - vii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
 - viii. Shall not be permitted unless permitted by the provisions of section 402 (16) (a) and section 601 A. of the Zoning Bylaw;
- (c) A Community Care Facility which satisfies the conditions in section 20 of the *Community Care and Assisted Living Act*, including that it has no more than ten (10) residents, not more than six (6) of whom are persons in care is not subject to this Bylaw in accordance with section 20(2) of the *Community Care and Assisted Living Act*.

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

(1) Non-Conforming Size, Shape or Siting

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.

(2) Buildings Per Lot

One or more buildings may be sited on one lot, except as otherwise limited in this Bylaw.

(3) Siting on Lot

The siting of new buildings and structures and the siting of extensions to existing buildings and structures shall be such as to facilitate the future subdivision of the lot, where the lot serving as the site has an area greater than 1395 m².

5415 (4) Siting Exceptions

- 5701 (a) Where cornices, leaders, pilasters, belt courses, or sills extend beyond the face of a building, the minimum distance between the projection and an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.61 metres provided that the distance between the projection and the abutting interior side lot line shall not be less than 0.9 metres, and further

Where bay windows, hutches, nooks, or other architectural features are cantilevered beyond the face of a building, the minimum distance between the projection and an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 0.61 metres provided that:

- i) the distance between the projection and the abutting interior side lot line shall not be less than 0.9 metres; and
- ii) any single projection shall not exceed a horizontal length of three metres, and
- iii) the total length of all projections on any wall shall not exceed 40% of the total horizontal length of the wall.

4142, 5415

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- (b) Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, stairs/staircase wells, porches or unenclosed balconies project beyond the building face, the minimum setback:

- 1) to an abutting front, rear or exterior side lot line permitted elsewhere in this bylaw may be reduced by not more than 1.25 m;
- 2) to an abutting interior side lot line permitted elsewhere in this bylaw may be reduced by not more than 0.61 m;

provided such reductions shall apply only to the projecting feature and shall include any support necessary for the feature. Stairs may project beyond the building face as required with no minimum setback to an abutting front or rear lot line.

In the CD-1-93 zone, where porches and balconies are placed no higher than 1.5 m from the finished grade, the minimum distance to a rear yard may be reduced by not more than 3 m, and further

Where eaves for an accessory building in the CD-1-93, R-1, R-2 or R-3 zone project beyond the face of a building, the minimum distance to an abutting rear or interior side lot line may be reduced by not more than 0.3 m.

- 6647 (c) An underground structure may be sited in any portion of a lot provided that the top surface of such structure shall at no point extend above the average finished grade elevation.

- (d) Freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign structures, except as otherwise limited in other Bylaws, may be sited on any portion of a lot.
- 7140-2015 (e) Except as otherwise provided in this or other Bylaws:
- (i) where a use on lands designated Commercial, Service Commercial, Industrial or Institutional abuts a use on lands designated Residential or Multi-residential, a landscape screen of a minimum 2.0 metres in height and a maximum of 3.6 metres in height shall be provided along common property lines between the abutting uses. Except as restricted by Section (7) Visual Clearance at Intersections, the maximum height shall not apply to a hedge or other vegetation;
 - (ii) fences:
 - (a) not exceeding a height of 3.6 metres may be sited on any portion of a lot in the A, M-1, M-2, M-4, M-5 and P zones; and
 - (b) not exceeding a height of 2.0 metres in the C, CS and M-3 zones, may be located:
 - i. to the rear of the front face of a building or to the rear of the required front lot line set back whichever is greater; and
 - ii. in the case of a corner lot, to the exterior side lot line whichever is greater.
 - (iii) In the A, R, RS, SRS, RG, RT and RM zones, a fence
 - (a) height of 1.2 metres may be sited on any portion of a lot;
 - (b) not exceeding a height of 2.0 metres may be located to the rear of a required front lot line setback, and in the case of a corner lot, to the interior of the required exterior side lot line setback; and
 - (c) notwithstanding the above, landscape screens not exceeding a height of 2.0 metres may be sited on any portion of a panhandle lot except the panhandle.
 - (iv) Barbed or razor wire fences shall not be permitted except:
 - (a) in the A, RS-2 and RS-3 zones, and
 - (b) in an M, C, CS, or P zone where the wire is located on a fence or wall above a height of 2.0 metres.
 - (v) Notwithstanding Section 403 (4)(e)(iv), barbed wire or razor wire fences shall not be permitted in the Town Centre as shown in Schedule E.
- 4777 (5) Where land has been divided into two or more strata lots by the registration of a Bare Land Strata Plan, the provisions of this Bylaw which regulate the size, shape and siting of buildings and structures shall apply to the development as defined in the Bare Land Strata Regulations and not to the individual strata lots.
- 6355,6647 (6) Height Exceptions
- The heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded for industrial cranes, grain elevators, silos and windmills, towers, tanks and bunkers; radio and television antennas; place of worship spires, belfry and domes; monuments, chimney and smoke stacks, flag poles, drive-in theatre screens, stadium bleachers, lighting poles, apartment elevator shafts, stair towers, and scenery lofts.
- (7) Visual Clearance at Intersections
- In any zoning district no fence, wall or structure other than a permitted building or any hedge, bush, shrub, tree or other growth shall be erected or allowed to grow to a height greater than 1 metre in the area bounded by:
- (i) the intersection of lot lines at a street corner and a line joining points along the said lot lines 7.5 metres from their point of intersection;
 - (ii) the intersection of lot lines at a lane corner and a line joining points along the said lot lines 6 metres from their point of intersection. This requirement shall also apply to the intersection of a lane with any other lane or with a street.

5990 (8) Maximum Retaining Wall Height

The entire height of all retaining walls must be below the Retaining Wall Grade Line. The maximum exposed height of a retaining wall at a property line is 1.2m (4'). As illustrated by Diagram A.

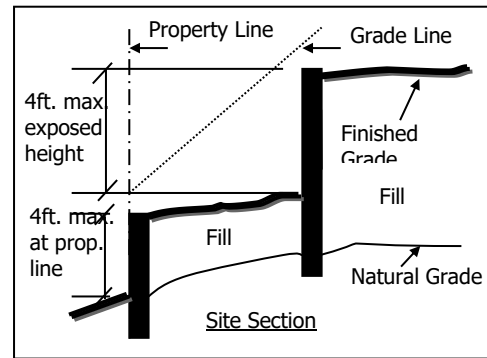


Diagram A

The maximum exposed height of an excavated wall (a shoring wall below natural grade is 1.2m (4')). As illustrated by Diagram B.

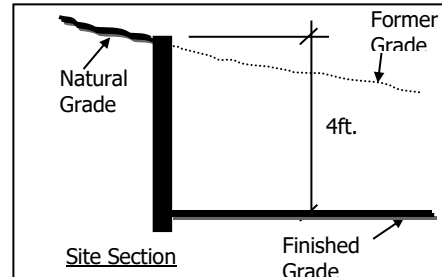


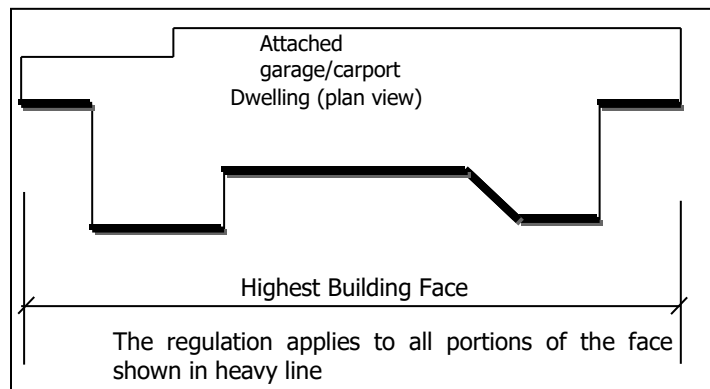
Diagram B

5990 (9) Highest Building Face

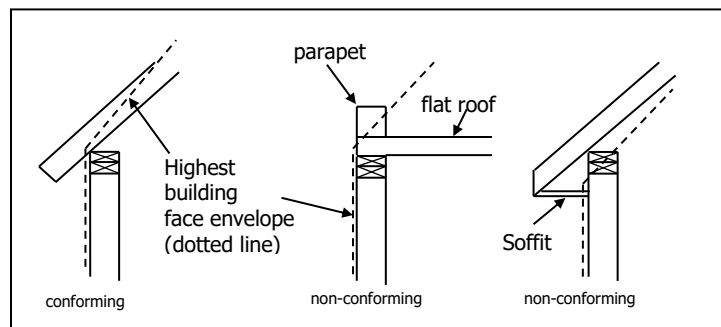
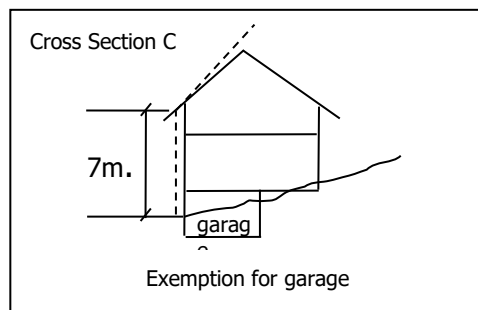
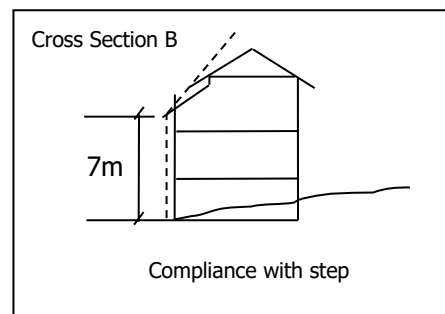
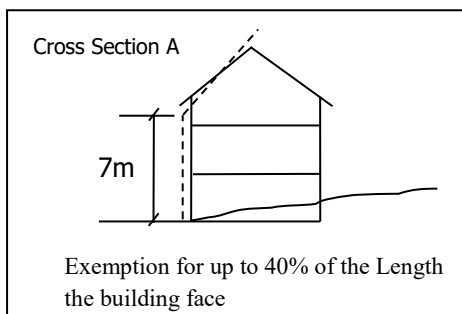
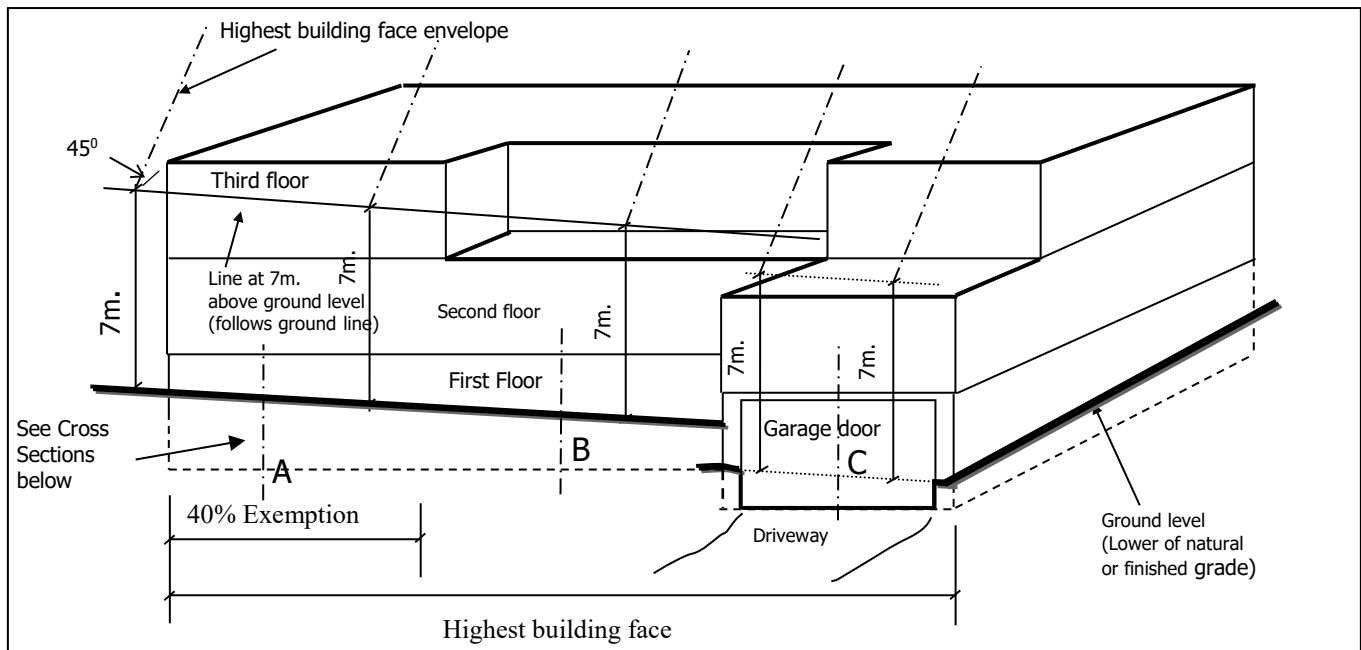
- a) All single family and two family residential buildings shall not exceed the Highest Building Face height of 7.0 metres.

The Highest Building Face:

- (i) applies to only one building elevation, the elevation which has the greatest height between the top plate and the average of the lesser of Natural or Finished Grade at its base.

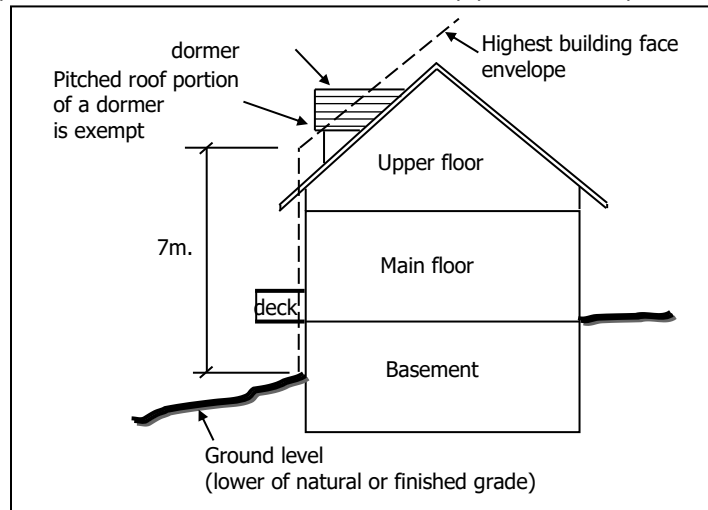


- (ii) is established by drawing a series of lines 7 metres (23') up from the lesser of Natural or Finished Grade along each point on the exterior building face, and then in towards the building at a 45 degree angle. A series of vertical lines at each change of ground level elevation will be required to determine the envelope over the entire elevation. The top plate of the wall must be within the measured envelope.



b) Highest Building Face Exemptions:

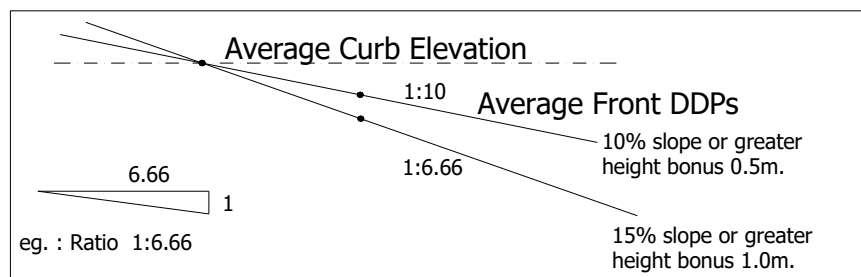
- (i) 40% of the length of the building face can be exempt from this regulation. Different parts of the building face can be exempted, provided that the sum of their lengths does not exceed 40% of the total length of the elevation.
- (ii) 100% of the length of the rear building face for those lots whose entire rear lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the rear building elevation.
- (iii) 100% of the length of the interior side building face for those lots whose entire interior side lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the interior side building elevation.
- (iv) Roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt.
- (v) Any portion of the roof structure above the top plate is exempt from this calculation.



(10) Height Bonus

All single family and two family residential buildings shall not exceed either the maximum Height stipulated by the zone or the Highest Building Face regulation in Section 403(9)a except where the average elevation of the front Datum Determination Points is below the average curb elevation so that a line joining the two average elevations inclines at a slope of 10% or greater below the horizontal, then

- the allowable height of the principal building is bonused with an increase in height of 0.5 metres for a slope of 10% or greater; or 1.0 metres for a slope of 15% or greater; and
- the allowable Highest Building Face is bonused with an increase in height of 0.5 metres for a slope of 15% or greater to the extent that the height of the Highest Building Face does not exceed 7.0 metres from Finished Grade; as illustrated by the following diagram.



404 REPEALED BY BYLAW 4349-1990.

405 DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

- 3913 (1) The Council may issue Development Permits and Development Variance Permits in accordance with the procedures contained in the applicable provisions of the Municipal Act, Chapter 290, R.S.B.C. 1979 and the "Corporation of the District of Maple Ridge Procedures Bylaw No. 3770 - 1986".

3767

406 REGULATIONS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION

- 4142 (1) No lot shall be created having a building area with:
- (a) dimensions of less than:
 - (i) 8.0 metres x 12.0 metres in the R-1 zone;
 - (ii) 12.0 metres x 12.0 metres in the RS-1b zone;
 - (iii) 12.0 metres x 15.0 metres in the RS-1 zone;
 - 5931 (iv) 5.0 metres x 9.0 metres in the R-3 zone; and
 - (v) 6.0 meters x 10.0 metres in all other zones.
 - (b) a slope greater than 25% gradient for each potential dwelling unit.
- (2) All Panhandles shall have a width of not less than 6 metres or where, in the opinion of the Approving Officer, access to adjacent lots is likely to be required, not less than 18 metres.
- (3) Panhandle lots shall not be permitted in Commercial or Industrial zones.
- (4) 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 which may be anticipated within 20 years from the date of subdivision approval.
- (5) The area occupied by a Panhandle shall not be included in the lot area used to determine compliance with the minimum area requirements under this Bylaw.
- (6) Except as hereinafter provided, no lot shall be created having an area or dimensions less than those specified in Schedule "D" hereto.
- (7) Notwithstanding the foregoing, where:
- (a) an existing lot does not conform to the minimum dimension requirements specified in Schedule "D", the Approving Officer may approve the subdivision of the lot so long as no additional non-conformities with Schedule "D" are created thereby and so long as the subdivision would in all other respects conform to this Bylaw and the Subdivision Bylaw and would not, in the opinion of the Approving Officer adversely affect the established amenities of the surrounding area;
 - (b) two or more existing adjacent lots do not conform to the minimum area requirements specified in Schedule "D", the Approving Officer may approve a subdivision which realigns the boundaries of the existing lots but which does not create any additional lots;

- 3913 (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 area requirements specified in Schedule "D";
- 6899-2012 (d) a portion of a lot is used or intended to be used for a public service, school or public park use and the title to such portion is or is intended to be in the name of the Municipality, or the School District, or the Greater Vancouver Regional District or a public or private utility company, the minimum dimension and area requirements specified in Schedule "D" shall not apply to such portion or to the remainder of the lot, provided that if the remainder of the lot meets the requirements of Schedule "D" it shall not be further subdivided except in accordance with Schedule "D";
- (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 "D" 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 "D" shall not apply to such subdivision."
- 3913 (8) Where land is intended to be divided into two or more strata lots by the registration of a Bare Land Strata Plan, the minimum area and dimension provisions of this Bylaw shall apply to the development as defined in the Bare Land Strata Regulations and not to the individual strata lots.

501 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN THE AGRICULTURAL ZONES

5680 Subject to the regulations in Sections 401, 402 and 502, the following uses and no others shall be permitted in the A-1, A-2 or A-3 zones:

- (1) agricultural use
- (2) resource use
- (3) one family residential use
- (4) boarding use
- (5) accessory residential use
- (6) accessory employee residential use
- (7) accessory produce sales use
- (8) accessory home occupation
- 5835 (9) temporary residential use (subject to Section 402)
- 3581 (10) rental stable use
- 3699 (11) temporary tourist accommodation
- 5680 (12) Secondary Suite Residential Use (subject to Section 402)
- 6044 (13) Commercial Kennel (subject to Section 502)
- 6044 (14) Hobby Kennel.
- 6591 (15) Detached Garden Suite Use (subject to Section 402)
- 7011-2013 (16) Medical Marihuana, Commercial Production

502 REGULATIONS IN ADDITION TO THOSE IN SECTION 402 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN AGRICULTURAL ZONES**(1) A Use**

- (a) in the A-1 zone shall not be permitted on a lot of less than 2 hectares;
- (b) in the A-2 zone shall not be permitted on a lot of less than 4 hectares;
- (c) in the A-3 zone shall not be permitted on a lot less than 8 hectares;

except where such lot was existing at the effective date of this Bylaw, or except where the zoning for such lot is changed to comply with the zoning of this section, and such change in zoning is from a zone of more intensive use to a zone of less intensive use.

(2) A Boarding Use

- (a) shall be completely enclosed within a building used for a one family residential use;
- 4453 (b) shall accommodate not more than 2 boarders.

(3) An Accessory Employee Residential Use

- 3723 (a) shall be permitted on a lot with a minimum area of 2 hectares; except where a lot is designated on the Official Community Plan for "Agricultural" or "Rural Residential" use, the minimum lot area shall be 1.7 hectares;
- (b) shall be limited to a lot classified as farmland under the Assessment Act;
- (c) shall be limited to one accessory employee residential dwelling per lot;

- (d) shall not be permitted unless there is registered in the Land Title Office a restrictive covenant in respect of any Accessory Employee Residential dwelling restricting such dwelling to an Accessory Employee Residential use;
 - (e) the restrictive covenant referred to in this sub-section shall be registered in the Land Title Office with the consent of the registered owner of the lands against which it is charged and in priority to any other encumbrance or charge, save and except any reservation in the original Crown Grant or any Easement, Right-of-way or other restrictive covenant.

- 3691 (4) An Agricultural Use that involves the keeping of mink or swine shall not be permitted on a lot of less than 4 hectares.
- (5) DELETED BY BYLAW 5835-1999.
- (6) DELETED BY BYLAW 5835-1999.
- (7) DELETED BY BYLAW 5835-1999.

- 3581 (8) A rental stable use shall be permitted in the A-1, A-2 and A-3 zones subject to the following regulations:
 - (a) a use shall not be permitted on a lot less than 2.0 hectares in area;
 - (b) the use shall be permitted only upon issuance of a licence issued pursuant to Maple Ridge Business Licence Bylaw No. 2542 - 1978;
 - (c) subject to any approval required by subsection (d), the rental stable use shall be permitted on land designated Agricultural, Rural Residential or Urban Reserve on Maple Ridge Official Community Plan Designation Bylaw No. 5434-1996;
 - (d) where such a use is proposed for land subject to the regulations of the Agricultural Land Commission Act, the approval of the Agricultural Land Commission shall be obtained before issuance of a licence required by subsection (b);
 - (e) not fewer than one public washroom shall be provided on each lot licensed for rental stable use, and septic disposal facilities shall be provided in accordance with the requirements of the Medical Health Officer;
 - (f) DELETED BY BYLAW 4349-1990.
 - (g) all buildings shall be sited in accordance with the requirements of this Part;
 - (h) notwithstanding subsections (a) through (g) of this section, any premises with a combined total of fewer than six horses being boarded and/or available for riding lessons shall not be subject to the regulations applicable to "Riding Stables".

- 3699 (9) A Temporary accommodation use shall be permitted in the A-1, A-2 and A-3 zones subject to the following regulations:
 - (a) a maximum of one unit shall be permitted on a lot with an area of less than 0.4 hectares;
 - (b) a maximum of two units shall be permitted on a lot with an area of 0.4 hectares or larger;
 - (c) DELETED BY BYLAW NO. 4349-1990.

- 4452 (10) No commercial vehicle shall be parked for longer than eight (8) continuous hours.
- (11) Notwithstanding subsection 10 of this section, commercial vehicles may be parked in the A-1 and A-2 zones on any parcel of land not less than 0.8 hectares provided the following conditions are met:

- a) any such commercial vehicle shall be owned and operated solely by the owner of the said parcel of land on which it is parked;
- b) the owner of any such parcel of land shall hold a valid trade licence issued by the Corporation of the District of Maple Ridge for a business in which any such commercial vehicle is used;
- c) no more than two commercial vehicles shall be parked on any such parcel of land at the same time;
- d) any area used for the parking of any such commercial vehicle(s) shall be fully screened from adjoining streets and lands by a landscape screen of not less than 2.0 metres in height;
- e) any area used for such parking shall be situated not less than 7.5 metres from front, side and rear property lines;
- f) no major repair to any commercial vehicle shall be made on any such parcel of land.

6044 (12) A Commercial Kennel shall be permitted in the A-1, A-2, and A-3 zones subject to the following regulations:

- (a) a use shall not be permitted on a lot less than 4 hectares in area;
- (b) shall only be permitted upon issuance of a licence issued pursuant to Maple Ridge Business Licence Bylaw No. 2542-1978;
- (c) where such a use is proposed for land subject to the regulations of the Agricultural Land Commission Act, the approval from the Land Reserve Commission shall be obtained before the issuance of a licence required by subsection (b); and
- (d) all buildings shall be sited in accordance with the requirements of this Part.

6044 (13) A Hobby Kennel shall be permitted in the A-1, A-2, and A-3 zones subject to the following regulations:

- (a) a use shall not be permitted on a lot less than 0.8 hectares in area;
- (b) shall only be permitted upon issuance of a permit issued pursuant to Maple Ridge Kennel Regulation Bylaw No. 6036-2002;
- (c) where such a use is proposed for land subject to the regulations of the Agricultural Land Commission Act, the approval from the Land Reserve Commission shall be obtained before the issuance of a permit required by subsection (b); and
- (d) all buildings shall be sited in accordance with the requirements of this Part.

7011-2013 (14) A Medical Marihuana, Commercial Production Use shall not be permitted on lands zoned A-1, A-2, or A-3 unless the lands are designated as Agricultural Land Reserve.”

503 SITING OF BUILDINGS AND STRUCTURES IN AGRICULTURAL ZONES

- (1) All buildings and structures:
- (a) together shall not exceed a lot coverage of 60%.
 - (b) for one family residential use, shall be limited to one per lot.
 - (c) for accessory employee residential use, shall be limited to one per lot.
 - (d) for accessory produce sales, shall be limited to one per lot.
 - (e) for temporary residential use shall be limited to one per lot.
- (2) Buildings and structures for agricultural use or resource use:
- (a) irrespective of other provisions of this Bylaw, shall not exceed a lot coverage of 20% except for greenhouse structures which shall not exceed a lot coverage of 50%.
 - 3913 (b) except as provided for in Section 503(2)(c) and (d), shall be sited not less than:
 - (i) 30 metres from front and exterior side lot lines;
 - (ii) 15 metres from rear and interior side lot lines;
 - (iii) 30 metres from all wells and streams;
 - (iv) 15 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
 - (c) that involve mushroom growing or the keeping of swine or poultry for domestic purposes, shall be sited not less than:
 - (i) 60 metres from front and exterior side lot lines;
 - (ii) 30 metres from rear and interior side lot lines;
 - (iii) 30 metres from all wells and streams;
 - (iv) 30 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
 - (d) Greenhouse structures shall be sited not less than:
 - (i) 15 metres from front and rear lot lines;
 - (ii) 7.5 metres from side lot lines;
 - (iii) 30 metres from all wells and streams;
 - (iv) 15 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
- 3691 (3) Buildings and Structures for One Family Residential Use:
- (a) shall not exceed a lot coverage of 10%.
 - (b) shall not exceed a height of 11 metres.
 - (c) shall be sited not less than:
 - (i) 7.5 metres from front and rear lot lines;
 - (ii) 1.5 metres from an interior side lot line;
 - (iii) 3 metres from an exterior side lot line.
- (4) Buildings and structures for accessory residential use, accessory employee residential use, or accessory produce sales use:
- (a) shall not exceed a lot coverage of 10% or 279 m², whichever is the lesser;
 - (b) shall not exceed a height of 7.5 metres;

- (c) shall not be sited less than:
 - (i) 7.5 metres from front and rear lot lines;
 - (ii) 1.5 metres from an interior side lot line;
 - (iii) 3 metres from an exterior side lot line;
 - (iv) 3 metres from a building used for a one family residential use.
- (d) for accessory produce sales, shall not exceed a total area of 11 m².

6044 (5) Buildings and structures for a Commercial Kennel:

- (a) Irrespective of other provisions of this Bylaw, shall not exceed a lot coverage of 20%;
- (b) Shall not exceed a height of 11 metres;
- (c) Shall be sited not less than:
 - i) 30 metres from the front and exterior side lot line;
 - ii) 30 metres from all wells and streams;
 - iii) 15 metres from the rear and side lot lines and from any building used for residential use situated on the parcel of land on which the Commercial Kennel is located; and
 - iv) 91 metres from any building used for a residential use on any adjacent property.

See Schedule "E" for an illustration of the siting requirements for a Commercial Kennel.

6044 (6) Buildings and Structures for a Hobby Kennel:

- (a) Irrespective of other provisions of this Bylaw, shall not exceed a lot coverage of 20%;
- (b) Shall not exceed a height of 11 metres;
- (c) Shall be sited not less than:
 - i) 30 metres from the front and exterior side lot line;
 - ii) 30 metres from all wells and streams;
 - iii) 15 metres from the rear and side lot lines; and
 - iv) 91 metres from any building used for a residential use on any adjacent property, unless the Hobby Kennel is located within the principle residential dwelling.

See Schedule "F" for an illustration of the siting requirements for a Hobby Kennel.

7011-2013 (7) Buildings and structures for Medical Marihuana, Commercial Production as authorized under Federal legislation:

- (a) Shall be sited not less than:
 - (i) 60 metres from front and exterior side lot lines;
 - (ii) 30 metres from rear and interior side lot lines;
 - (iii) 30 metres from all wells and streams;
 - (iv) 30 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
- (b) Shall be located not less than 200 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.
- (c) Shall be located not less than 1000 metres from the nearest point of any lot on which another Medical Marihuana, Commercial Production use is occurring, or on which such a use has been authorized under Federal legislation."

504 INTENSIVE GREENHOUSE DISTRICT (A-4)

This district permits intensive cultivation of crops in greenhouse structures in the Municipality.

A. Permitted Uses

1. One family residential use;
2. Greenhouse operations and accessory uses;
3. The keeping of not more than two boarders;
4. Accessory employee residential use, provided that,
 - 3723 (a) the lot has a minimum area of 2 hectares; except where a lot is designated on the Official Community Plan for "Agricultural" or "Rural Residential" use, the minimum lot area shall be 1.7 hectares;
 - (b) the lot is classified as farmland under the Assessment Act;
 - (c) the use is limited to one accessory employee residential dwelling per lot;
 - (d) such use shall not be permitted unless there is registered in the Land Title Office a restrictive covenant in respect of any Accessory Employee Residential use;
 - (e) the restrictive covenant referred to in this sub-section shall be registered in the Land Title Office with the consent of the registered owner of the lands against which it is charged and in priority to any other encumbrance or charge, save and except any reservation in the original Crown Grant or any Easement, Right of Way or other restrictive covenant.
5. Accessory residential use;
6. Accessory home occupations;
7. Accessory produce sales use.
- 5835 8. Temporary residential use (subject to Section 402).
- 5680 9. Secondary Suite Residential Use (subject to Section 402)
- 6591 10. Detached Garden Suite Use (subject to Section 402)
- 7011-2013 11. Medical Marihuana, Commercial Production

B. Repealed by Bylaw No. 3767-1986.

C. Site Coverage

- 3913 1. All buildings and structures shall not exceed a lot coverage of 60% except that no limit shall apply where the requirements of subsection 2. are met.
- 3913 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 storm water are provided.
3. All buildings and structures for accessory off-street parking use or accessory residential use shall not exceed a lot coverage of 10% or 279 m², whichever is the lesser.

7011-2013 D. General Requirements and Regulations

1. Greenhouse buildings and structures shall be not less than:
 - (a) 15 metres from front and rear lot lines;
 - (b) 7.5 metres from side lot lines;
 - (c) 30 metres from all wells and streams;

- (d) 15 metres from all buildings used for one family residential use or accessory employee residential use.

2. Buildings and structures for One Family Residential use shall be sited not less than:

- (a) 7.5 metres from front and rear lot lines;
- (b) 1.5 metres from an interior side lot line;
- (c) 4.5 metres from an exterior side lot line.

3. Buildings and structures for Accessory Residential use, Accessory Employee Residential use, or Accessory Produce Sales use shall be sited not less than:

- (a) 7.5 metres from front and rear lot lines;
- (b) 1.5 metres from an interior side lot line;
- (c) 4.5 metres from exterior side lot lines;
- (d) 3 metres from buildings used for one family residential use.

3913

4. DELETED BY BYLAW 5835-1999.

5. DELETED BY BYLAW 5835-1999.

6. DELETED BY BYLAW 5835-1999.

7. DELETED BY BYLAW 5835-1999.

7011-2013

8. A Medical Marihuana, Commercial Production Use shall not be permitted on lands zoned A-4 unless the lands are designated as Agricultural Land Reserve.

9. Buildings and structures for Medical Marihuana, Commercial Production as authorized under Federal legislation:

- (a) Shall be sited not less than:
 - (i) 60 metres from front and exterior side lot lines;
 - (ii) 30 metres from rear and interior side lot lines;
 - (iii) 30 metres from all wells and streams;
 - (iv) 30 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
- (b) Shall be located not less than 200 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.
- (c) Shall be located not less than 1000 metres from the nearest point of any lot on which another Medical Marihuana, Commercial Production use is occurring, or on which such a use has been authorized under Federal legislation.

505 AGRICULTURE ONLY ZONE (A-5)

This zone is established to permit an intensive Agriculture Use of land with limited buildings or structures being permitted.

A. Principal Uses

- 7011-2013
1. An agricultural use;
 2. Resource use;
 3. Medical Marihuana, Commercial Production

B. Accessory Uses

Accessory Off Street Parking

C. Lot Area

No person shall create a lot which is less than 8.0 ha in area.

D. Lot Dimensions

No person shall create a lot which is less than:

- 1) 100 m in width; or
- 2) 150 m in depth.

E. Density

No person shall exceed a lot coverage of 1%.

F. Siting

- 7011-2013
- 1) No person shall site a building or structure less than 15 m from all lot lines.
 - 2) Buildings and structures for Medical Marihuana, Commercial Production as authorized under Federal legislation:
 - (a) Shall be sited not less than:
 - (i) 60 metres from front and exterior side lot lines;
 - (ii) 30 metres from rear and interior side lot lines;
 - (iii) 30 metres from all wells and streams;
 - (iv) 30 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
 - (b) Shall be located not less than 200 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.
 - (c) Shall be located not less than 1000 metres from the nearest point of any lot on which another Medical Marihuana, Commercial Production use is occurring, or on which such a use has been authorized under Federal legislation.

G. Size of Building

No person shall site a building or structure which exceeds a height of 12 m.

H. Other Regulations

- 1) No use of land, buildings or structures shall be deemed to be authorized until all works and services have been provided to the standards for the zone as identified in "Maple Ridge Subdivision Bylaw No. 2573 - 1978" as amended
- 7011-2013 2) A Medical Marihuana, Commercial Production Use shall not be permitted on lands zoned A-5 unless the lands are designated as Agricultural Land Reserve.

PART 6

RESIDENTIAL ZONES

7651-2020 **601**

ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93)

A. PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

Subject to the regulations of Section 401, 402 and 601B, the following uses and no others shall be permitted in the zone indicated:

USE	ZONE IN WHICH USE IS PERMITTED													
	R-1	R-2	R-3	RS-1	RS-1a	RS-1b	RS-1c	RS-1d	RS-2	RS-3	RT-1	SRS	RE	CD-1-93
Agriculture				✓					✓	✓				
One Family Residential	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two Family Residential							✓	✓			✓			
Boarding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Accessory Residential	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Accessory Home Occupation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Accessory Off-Street Parking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Accessory Employee Residential										✓				
Accessory Produce Sales										✓				
Elderly Citizens Residential													✓	
Temporary Residential (subject to Section 402)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Rental Stable										✓				
Temporary Tourist Accomodation	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Secondary Suite Residential	✓			✓	✓	✓	✓	✓	✓	✓		✓		✓
Hobby Kennel										✓				
Neighbourhood Daycare				✓	✓	✓	✓	✓	✓	✓	✓	✓		
Detached Garden Suite Use (subject to Section 402)				✓	✓	✓	✓	✓	✓	✓		✓		
Hobby Beekeeping Use (subject to Section 402)				✓	✓	✓	✓	✓	✓	✓		✓		
Albion Area Density Bonus (subject to Sec. 402)						✓		✓						
Medical Marihuana, Commercial Production				✓					✓	✓				
Assisted Living Res. (Supportive Recovery)				✓	✓		✓	✓	✓	✓				

Class)														
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B. REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES

- (1) An Agricultural Use
 - (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;
 - (c) shall not be permitted on lands zoned RS-1 or RS-2 unless these lands are designated as "Agricultural Land Reserve".
- (2) Repealed by Bylaw No. 3767-1986.
- (3) An Accessory Employee Residential Use
 - 3723 (a) shall be permitted on a lot with a minimum of 2 hectares; except where a lot is designated on the Official Community Plan for "Agricultural" or "Rural Residential" use, the minimum lot area shall be 1.7 hectares;
 - (b) shall be limited to a lot classified as farmland under the Assessment Act;
 - (c) shall be limited to one accessory employee residential dwelling per lot;
 - (d) shall not be permitted unless there is registered in the Land Title Office a restrictive covenant in respect of any Accessory Employee Residential dwelling restricting such dwelling to an Accessory Employee Residential use;
 - (e) the restrictive covenant referred to in this sub-section shall be registered in the Land Title Office with the consent of the registered owner of the lands against which it is charged and in priority to any other encumbrance or charge, save and except any reservation in the original Crown Grant or any Easement, Right of Way or other restrictive covenant.
- 4142 (4) A Boarding Use
 - (a) shall be completely enclosed within a building used for a one family residential use;
 - (b) shall accommodate not more than two boarders;
- (5) An Accessory Off Street Parking Use
 - (a) shall occupy not more than 30% of the surface of the lot area, not to exceed 42 m² per dwelling unit or shall be concealed parking;
 - (b) unless completely enclosed within a building or underground, shall not be used for the parking or storing of:
 - (i) commercial vehicles exceeding a Gross Vehicle Weight rating of 3630 kilograms,
 - (ii) contractor's equipment,
 - 6054/6355 (iii) recreational vehicles, boat trailers, trailers or boats which exceed 7.5 m in length;
 - (c) in the R-1 and the RS-1b zone, shall occupy not more than 20% of the surface of the lot area not to exceed 37 m² per dwelling unit, unless concealed;
 - (e) DELETED BY BYLAW 4349-1990.
- (6) An Elderly Citizens Residential Use
 - (a) shall not be permitted on a lot of less than 2 hectares;
 - (b) or with a width less than 60 metres.
- (7) No commercial vehicle shall be parked for longer than eight (8) continuous hours in an RS-3 zone.

- (8) Notwithstanding subsection 7 of this Section, commercial vehicles may be parked in the RS-3 zone on any parcel of land not less than 0.8 hectares provided the following conditions are met:
- (a) any such commercial vehicle shall be owned and operated solely by the owner of the said parcel of land on which it is parked;
 - (b) the owner of any such parcel of land shall hold a valid trade licence issued by the Corporation of the District of Maple Ridge for a business in which any such commercial vehicle is used;
 - (c) no more than two commercial vehicles shall be parked on any such parcel of land at the same time;
 - 4452 (d) any area used for the parking of such commercial vehicle(s) shall be fully screened from adjoining streets and lands by a landscape screen of not less than 2.0 metres in height;
 - (e) any area used for such parking shall be situated not less than 7.5 metres from front, side and rear property lines;
 - (f) no major repair to any commercial vehicle shall be made on any such parcel of land.
- (9) DELETED BY BYLAW 5835-1999.
- 5946 (10) Where a temporary residential unit is allowed and designated pursuant to Section 402(9) herein, it shall be permissible for another dwelling unit to be constructed or moved onto the same parcel of land where the temporary residential unit exists provided all other requirements of the Municipality are complied with.
- 4142 (11) Within thirty days of a building or dwelling unit ceasing to be used for temporary residential use, such building shall either be removed from the parcel of land on which it was used as a temporary residential unit, or any facilities for cooking in a dwelling unit used for temporary residential use shall be permanently removed.
- 3581 (12) A rental stable use shall be permitted in the RS-3 zone subject to the following regulations:
- (a) a use shall not be permitted on a lot less than 2.0 hectares in area.
 - (b) the use shall be permitted only upon issuance of a licence issued pursuant to Maple Ridge Business Licence Bylaw No. 2542 - 1978.
 - (c) subject to any approval required by subsection (d), the rental stable use shall be permitted on land designated Agricultural, Rural Residential or Urban Reserve on Maple Ridge Official Community Plan Designation Bylaw No. 5434-1996.
 - (d) where such a use is proposed for land subject to the regulations of the Agricultural Land Commission Act, the approval of the Agricultural Land Commission shall be obtained before issuance of a licence required by subsection (b).
 - (e) not fewer than one public washroom shall be provided on each lot licensed for rental stable use, and septic disposal facilities shall be provided in accordance with the requirements of the Medical Health Officer.
 - (f) DELETED BY BYLAW 4349-1990.
 - (g) all buildings shall be sited in accordance with the requirements of this Part.
 - 5946 (h) notwithstanding subsections (a) through (g) of this section, any premises with a combined total of fewer than six horses being boarded and/or available for riding lessons shall not be subject to the regulations applicable to "Rental Stables".
- 3699 (13) A Temporary tourist accommodation use shall be permitted in R-1, RS-1, RS-1a, RS-1b,

- 5191 RS-1c, RS-1d, RS-2, RS-3, RT-1 and SRS zones subject to the following regulations:
- (a) a maximum of one unit shall be permitted on a lot with an area of less than 0.4 hectares;
 - (b) a maximum of two units shall be permitted on a lot with an area of 0.4 hectares or larger;
 - (c) DELETED BY BYLAW NO. 4349-1990.
- 6044 (14) A Hobby Kennel shall be permitted in the RS-3 zone subject to the following regulations:
- a) a use shall not be permitted on a lot less than 0.8 hectares in area;
 - b) shall only be permitted upon issuance of a permit issued pursuant to Maple Ridge Kennel Regulation Bylaw No. 6036-2002.
 - c) where such use is proposed for land subject to the regulations of the Agricultural Land Commission Act, the approval from the Land Reserve Commission shall be obtained before the issuance of a permit required by subsection (b); and
 - d) all buildings shall be sited in accordance with the requirements of this Part.
- 7011-2013 (15) A Medical Marihuana, Commercial Production Use shall not be permitted on lands zoned RS-1, RS-2 and RS-3 unless the lands are designated as Agricultural Land Reserve.

C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

- (1) All buildings and structures in the R-1, RS-1, RS-1a, RS-1b, RS-1c, RS-1d, SRS, RS-2, RS-3, RT-1 and RE zones, shall not exceed a lot coverage of 40%.
 - (2) Buildings and structures for agricultural use:
 - (a) shall not exceed a lot coverage of 10%, except for greenhouse structures which shall not exceed a lot coverage of 20%;
 - (b) shall not exceed a height of 9.5 metres;
 - (c) shall be sited not less than:
 - (i) 30 metres from front and rear lot lines except for greenhouse structures which shall be sited not less than 15 metres from front and rear lot lines;
 - (ii) 30 metres from exterior side lot lines, except for greenhouse structures which shall be sited not less than 7.5 metres from exterior side lot lines;
 - (iii) 7.5 metres from interior side lot lines;
 - (iv) 30 metres from all wells and streams;
 - (v) 15 metres from a building used for one family residential use.
 - (3) Buildings and Structures for One Family Residential Use in the RS-1, RS-1a, RS-2, RS-3 and SRS zones.
 - (a) shall be limited to one per lot;
 - (b) shall not exceed a height of 11 metres;
 - (c) shall be sited not less than:
 - (i) 7.5 metres from the front and rear lot lines provided that where a Terasen 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;
 - (iii) 4.5 metres from the lot line adjoining a flanking street in the case of a corner lot.
- 6647-2009
- 3746-1986/6647-2009

- (d) in the SRS zone shall be sited not less than:
 - (i) 7.5 metres from front lot line;
 - (ii) 10 metres from rear lot lines;
 - (iii) 2 metres from an interior side lot line;
 - (iv) 4.5 metres from an exterior side lot line.
- 3913 (4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone.
 - (a) shall be limited to one per lot;
 - 7165-2015 (b) shall not exceed a height of 11.0 metres;
 - (c) shall be sited not less than:
 - 3746-1986/6647-2009 (i) 7.5 metres from the front and rear lot lines provided that where a Terasen 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;
 - (iii) 4.5 metres from the lot line adjoining a flanking street in the case of a corner lot.
 - 7249-2016 (d) shall not be permitted on a lot less than 750 m²;
 - 7249-2016 (e) notwithstanding item (d) above, lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be permitted on a lot less than 557 m².
 - 7322-2017 (f) Notwithstanding the above, shall not be permitted on a lot less than 742 m², for the parcel or tract of land described as Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112
- (5) Buildings and Structures for Accessory Residential Use or Accessory Off-Street Parking use.
 - (a) shall not exceed a lot coverage of 15% or 279 m², whichever is the lesser;
 - 4142 (b) shall not exceed a height of 6.0 metres in the RS-2 or RS-3 zone; otherwise shall not exceed a height of 4.5 metres in every other residential zone;
 - (c) shall be sited not less than:
 - (i) 1.5 metres from a rear and interior side lot line;
 - 3913 (ii) 3.0 metres from a front and exterior side lot line except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
 - (iii) 1.5 metres from a building used for residential use.
- (6) Buildings and Structures for Elderly Citizens Residential Use.
 - (a) shall not exceed a lot coverage of 40%;
 - (b) shall not exceed a height of 12 metres nor two storeys;
 - (c) shall be sited not less than:
 - 3746-1986/6647-2009 (i) 7.5 metres from front and exterior side lot lines;
 - (ii) 9 metres from rear lot line provided that where a Terasen 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;
 - (iii) 4.5 metres from an interior side lot line.
- (7) Buildings and Structures for One Family Amenity Residential use shall have a minimum finished floor area of not less than 120 m².

4142 (8) DELETED BY BYLAW 5835-1999

(9) Buildings and Structures for One Family Residential Use in the RS-1b Zone.

(a) shall be limited to one per lot;

7165-2015 (b) shall not exceed a height of 11.0 metres;

(c) shall be sited not less than:

- 3746-1986/6647-2009 (i) 6 metres from the front and rear lot lines provided that where a Terasen 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;
- (iii) a minimum of 3 metres from exterior side lot lines.

(10) Buildings and Structures for Accessory Residential Use or Accessory Off-Street Parking Use in the RS-1b zone:

(a) shall not exceed a lot coverage of 10% or 279 m², 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) 6 metres from a front lot line;
- (iii) 3 metres from an exterior side lot line;
- (iv) 1.5 metres from a building used for residential use.

(11) Buildings and Structures for One Family Residential Use in the R-1 zone:

(a) shall be limited to one per lot;

7165-2015 (b) shall not exceed a height of 11.0 metres;

(c) shall be sited not less than:

- 3746-1986/6647-2009 (i) 5.5 metres from the front lot line;
- (ii) 8 metres from the rear lot line provided that where a Terasen 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;
- (iii) 1.2 metres from an interior side lot line;
- (iv) 3 metres from an exterior side lot line.

(12) Buildings and Structures for Accessory Residential Use or Accessory Off Street Parking use in the R-1 zone:

(a) shall not exceed a lot coverage of 10%;

(b) shall not exceed a height of 4.5 metres;

(c) shall be sited not less than:

- (i) 1 metre from a rear and interior side lot line;
- (ii) 5.5 metres from a front lot line;
- (iii) 3 metres from an exterior side lot line;
- (iv) 1.5 metres from a building used for residential use.

(13) Buildings and Structures for Accessory Residential Use or Accessory Off-Street Parking Use in the SRS zone:

(a) shall not exceed a lot coverage of 15%;

- (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) 7.5 metres from a front lot line;
 - (iii) 4.5 metres from an exterior side lot line;
 - (iv) 1.5 metres from a building used for residential use.

4142 (14) Buildings and Structures for Accessory Employee Residential Use:

- (a) shall not exceed a lot coverage of 10% or 279 m² whichever is the lesser;
- (b) shall not exceed a height of 7.5 metres;
- (c) shall not be sited less than:
 - (i) 7.5 metres from front and rear lot lines;
 - (ii) 1.5 metres from an interior side lot line but with the sum of the two interior side lot line setbacks to be not less than 3.5 metres;
 - (iii) 3.0 metres from an exterior side lot line;
 - (iv) 3.0 metres from a building used for a one family residential use.

5191 (15) Buildings and Structures for One Family Residential Use in the RS-1c and RS-1d zones:

- (a) shall be limited to one lot;
- (b) shall not exceed a lot coverage of:
 - (i) 25% in the RS-1c zone; and
 - (ii) 15% in the RS-1d zone;
- (c) shall not exceed a height of 11 metres;
- (d) shall be sited not less than:

- 6647-2009
- i) 9 metres from the front lot line and 9 metres from the rear lot line provided that where a Terasen 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 2.5 metres from an interior side lot line, but with the sum of the two interior side yards to be not less than 5.5 metres;
 - iii) 9 metres from the lot adjoining a flanking street in the case of a corner lot."

6044/02 (16) Buildings and structures for a Hobby Kennel:

- a) Irrespective of other provisions of this Bylaw, shall not exceed a lot coverage of 10%;
- b) Shall not exceed a height of 9.5 metres;
- c) Shall be sited not less than:
 - i) 30 metres from the front property and from all wells and streams;
 - ii) 15 metres from the rear and side lot lines; and
 - iii) 91 metres from any building used for a residential use on any adjacent property, unless the Hobby Kennel is located within a building used for a residential use.

See Schedule "F" for an illustration of the siting requirements for a Hobby Kennel.

7011-2013 (17) Buildings and structures for Medical Marihuana, Commercial Production as authorized under Federal legislation:

- (a) shall be sited not less than:
 - (i) 60 metres from front and exterior side lot lines;
 - (ii) 30 metres from rear and interior side lot lines;
 - (iii) 30 metres from all wells and streams;

- (iv) 30 metres from all buildings used for one family residential use, accessory employee residential use or temporary residential use.
- (b) Shall be located not less than 200 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.
- (c) Shall be located not less than 1000 metres from the nearest point of any lot on which another Medical Marihuana, Commercial Production use is occurring, or on which such a use has been authorized under Federal legislation.

7103-2014

(18) DENSITY BONUS REGULATIONS

- (a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:
 - 23598 Dogwood Avenue, Lot 1 Except: Firstly: Part on Plan 7806, Secondly: Part subdivided by Plan 38973 Section 28 Township 12 New Westminster District Plan 1105; AND
 - 23627 Dogwood Avenue, Parcel One (Exp. Plan 8154) of Parcel "B" (Reference Plan 8155) of the Southeast Quarter of Section 28 Township 12 New Westminster District
 provided that the owner dedicates park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and park dedication required by Local Government Act Section 941 Provision of Park Land.
- (b) The base density is a minimum subdivision lot area of 4,000 m², minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:
 - (i) The owner must dedicate as park land at least 7,759 m² in any subdivision containing one or more lots with an area of less than 4,000 m², 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.
 - (ii) The maximum density bonus is:
 - A) Minimum lot area of 1,200m²
 - B) Minimum lot width of 24 metres
 - C) Minimum lot depth of 36 metres

Zoning requirements for the RS-1c zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 18.

7392-2017

(19) DENSITY BONUS REGULATIONS

- (a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:
 - 23585 128th Avenue Lot: 24, Section: 28, Township: 12, Plan: NWP38973
 provided that the owner dedicates park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and park dedication required by Local Government Act Section 510 Provision of Park Land.
- (b) The base density is a minimum subdivision lot area of 4,000 m², minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:
 - (i) The owner must dedicate as park land at least 2,922 m² in any subdivision containing one or more lots with an area of less than 4,000 m², 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.

- (ii) The maximum density bonus is:
- A) Minimum lot area of 1,200 m²
 - B) Minimum lot width of 24 m
 - C) Minimum lot depth of 36 m.

601A CD-1-93 Amenity Residential District**A. PERMITTED USES**

Subject to the regulations of Section 401 and Section 601, the following uses and no others shall be permitted in the CD-1-93 zone.

1. One Family Residential (limited to one per lot)
2. Boarding use (Sec. 401 & 601)
3. Accessory residential use
4. Accessory home occupation use (Sec. 402)
5. Accessory off street parking use
6. Temporary tourist accommodation use (Sec. 601)
- 5835 7. Temporary residential use (subject to Section 402)
- 7153-2015 8. Secondary Suite Residential (subject to Section 402)

B. CONDITIONS OF USE

1. An Accessory Off Street Parking Use, unless completely enclosed within a building or underground, shall not be used for the parking or storing of:
 - (i) commercial vehicles exceeding a Gross Vehicle Weight rating of 3630 kilograms,
 - (ii) contractor's equipment
 - (iii) recreational vehicles, boat trailers, or boats which exceed 7.5m in length.

5946 **C. DENSITY**

1. The principle building shall not exceed a lot coverage of 40%;
2. Buildings and structures for accessory residential use, off street parking use shall not exceed a lot coverage of 12%;
3. All buildings and structures shall not exceed a lot coverage of 45%.

5946 **D. YARD REQUIREMENTS**

1. For lots with less than 15 metres width, all buildings and structures for one family residential use shall be sited not less than:
 - (a) 3 metres from the front lot line;
 - (b) 14.5 metres from the rear lot line;
 - (c) 1.2 metres from the interior lot line;
 - (d) 3 metres from the exterior lot line.

For lots with a 15 metre width or greater, all buildings and structures for one family residential use shall be sited not less than:

- (a) 3 metres to the front face of the residence and 5.5 metres to the garage.
 - (b) 12 metres from the rear lot line;
 - (c) 1.5 metres from the interior side lot line.
 - (d) 3 metres from the exterior lot line;
 - (e) the rear yard may be reduced to 7.5 metres for lots backing on to a watercourse.
2. Building and Structures for Accessory Residential Use, Accessory Off Street Parking Use, shall be sited not less than:
 - (a) 0.6 metres from the rear lot line;
 - (b) 0.6 metres from the interior side lot line;

- E. HEIGHT
- 7165-2015
1. All buildings and structures for one family residential use shall not exceed a height of 11.0 metres.
 2. All buildings used for accessory residential use and/or accessory off street parking use shall not exceed a height of 6 metres.
- 5946 F. OTHER REGULATIONS:
1. Access
 - (a) All lots with less than 15 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."
 - H. A residential use shall be permitted only if the site serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended.

A. PERMITTED USES

Subject to the regulations of Section 401 and Section 601, the following uses and no others shall be permitted in the R-2 zone.

1. One Family Residential (limited to one per lot)
2. Boarding Use (Sec. 401 & 601)
3. Accessory Residential Use
4. Accessory Home Occupation Use (Sec. 401)
5. Accessory Off Street Parking Use
6. Temporary Residential Use (subject to Section 402)

B. DENSITY

1. All buildings and structures shall not exceed a lot coverage of 50%;
2. Buildings and structures for Accessory Residential Use shall not exceed a lot coverage of 12%

C. AREA AND DIMENSIONS

1. Lot Area

- a) No person shall create a lot which is less than 315 m² in area.

2. Lot Dimensions

a) Width:

i With lane access:

No person shall create an interior lot which is less than 9.2 metres in width measured at a distance of 7.5 metres from the front property line.

No person shall create an exterior lot which borders either a street or lane on 2 sides, one of which is a side lot line which is less than 13.2m in width measured at a distance of 7.5 metres from the front property line.

ii Without lane access:

No person shall create an interior lot which is less than 10.5 m in width measured at a distance 7.5 metres from the front property line.

No person shall create an exterior lot which borders either a street or lane on 2 sides, one of which is a side lot line which is less than 13.5 metres in width measured at a distance of 7.5 metres from the front property line.

b) Depth:

No person shall create a lot which is less than 27 metres in depth.

D. YARD REQUIREMENTS

a) Regulations for the size, shape and siting of buildings and structures shall be:

1. For lots with a rear lane, shall be sited not less than:

- a) 3.0 metres from the front lot line;
- b) 13.0 metres from the rear lot line;
- c) 1.2 metres from the interior lot line;
- d) 3.0 metres from an exterior side lot line;

2. For lots with no rear lane, shall be sited not less than:

- a) 3.0 metres from the front lot line except that the distance to the garage shall not be less than 5.5 metres;

- b) 8.0 metres from the rear lot line;
- c) 1.2 metres from the interior lot line;
- d) 3.0 metres from the exterior lot line.

- b) Buildings and Structures for Accessory Residential Use and Accessory Off-Street Parking Use shall be sited not less than:
 - i) 1.0 metres from the rear lot line;
 - ii) 0.45 metres from an interior side lot line provided that a minimum setback of 2 m is maintained for the other side yard;
 - iii) 2.0 metres from an exterior side yard;
 - iv) 11.0 metres from a front lot line;
 - 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.

E. HEIGHT

- 7165-2015 1. All buildings and structures for one family residential use shall not exceed a height of 11.0 metres.
- 2. All buildings used for accessory residential use and/or accessory off street parking use shall not exceed a height of 4.9 metres.

F. OTHER REGULATIONS:

- 1. Access

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."

- H. A residential use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended.

601C R-3 Special Amenity Residential District**A. PERMITTED USES**

Subject to the regulations of Section 401 and Section 601, the following uses and no others shall be permitted in the R-3 zone.

1. One Family Residential (limited to one per lot)
2. Boarding use (Sec. 401 & 601)
3. Accessory residential use
4. Accessory home occupation use (Sec. 401)
5. Accessory off street parking use
- 5835 6. Temporary tourist accommodation use (Sec. 601)
7. Temporary residential use (subject to Section 402)

B. CONDITIONS OF USE

1. A comprehensive plan of development must be registered at the Land Title Office;
2. An Accessory Off Street Parking Use:
 - a) unless completely enclosed within a building or underground, shall not be used for the parking or storing of:
 - 6054 (i) commercial vehicles exceeding a Gross Vehicle Weight rating of 3630 kilograms,
 - (ii) contractor's equipment
 - (iii) recreational vehicles, boat trailers, or boats which exceed 7.5m in length.
 - b) when not concealed, shall be bound on an exterior side yard by a landscape screen of not less than one metre in height.

5931 C. DENSITY

1. All buildings and structures shall not exceed a lot coverage of 50%;

D. AREA AND DIMENSIONS**1. Lot Area**

- a) No person shall create a lot which is less than 213 m² in area.

2. Lot Dimensions**a) Width:****i With lane access:**

No person shall create a lot which is less than 7.9 metres in width measured at a distance of 7.5 metres from the front property line.

ii Without lane access:

No person shall create a lot which is less than 10.5 m in width measured at a distance 7.5 metres from the front property line.

b) Depth:

No person shall create a lot which is less than 27 metres in depth.

E. YARD REQUIREMENTS

- a) Regulations for the size, shape and siting of buildings and structures shall be:

1. For lots with a rear lane, shall be sited not less than:

- a) 3.0 metres from the front lot line;
 - b) 11.0 metres from the rear lot line;
 - c) 1.2 metres from the interior lot line;
 - d) 2.0 metres from an exterior side lot line;
- 6647 2. For lots with no rear lane, shall be sited no further than:
 - a) 3.0 metres from the front lot line except that the distance to the garage shall not be less than 5.5 metres;
 - b) 6.0 metres from the rear lot line;
 - c) 1.2 metres from the interior lot line;
 - d) 2.0 metres from the exterior lot line.
- 6647 b) Buildings and Structures for Accessory Residential Use and Accessory Off-Street Parking Use shall be sited not less than:
 - i) 0.45 metres from the rear lot line;
 - 5931 ii) 0.45 metres from an interior side lot line provided that a minimum setback of 2 m is maintained for the other side yard;
 - iii) 2.0 metres from an exterior side yard;
 - iv) 11.0 metres from a front yard;
 - 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.

F. HEIGHT

- 7165-2015 1. All buildings and structures for one family residential use shall not exceed a height of 11.0 metres.
- 2. All buildings used for accessory residential use and/or accessory off street parking use shall not exceed a height of 4.9 metres.

G. OTHER REGULATIONS:

1. Access

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

- H. Off Street Parking spaces shall be provided in accordance with "Maple Ridge Off Street Parking and Loading Bylaw No. 4350 - 1990."
- I. A residential use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended.

6643-2009 The Street Townhouse Residential Zone is intended for use only within the areas of Silver Valley designated as Eco-Cluster.

1.0 Permitted Uses

Only the following uses shall be permitted in the RST zone:

1. Street Townhouse Residential Use
2. Duplex Use
3. Accessory Boarding Use
4. Accessory Home Occupation Use

2.0 Conditions of Use

1. A Street Townhouse residential use shall be permitted where no more than four street townhouse residential units are attached and located on a lot abutting a public street.
2. Vehicular access for lots backing on a Municipal lane will be restricted to the lane.
3. All motor vehicle parking areas must be fully enclosed within a garage structure.

3.0 Density

The maximum permitted gross floor area of a unit shall be 223 m² (2400 s.f.), specifically excluding basement, garage, and accessory building.

4.0 Lot Coverage

The maximum permitted lot coverage shall be as follows:

Lot Type	Maximum Lot Coverage
Exterior Lot	55%
Interior Lot	65%
Exterior Lot on Street Corner	45%

Accessory Buildings & Structures:

The maximum lot coverage for accessory buildings and structures shall be 3%, which shall form part of the maximum lot coverage for the entire lot. A detached garage is not considered an accessory building in this zone.

5.0 Height of a Building or Structure

The maximum height of a principal building shall be 3 storeys or 11 metres, whichever is less.

The maximum height of any accessory building or structure shall be 4.6m

6.0 Setbacks

If building in this zone is next to an existing single-family development, then front setback must match that of single-family neighbourhood on same side of same street*.

If building in this zone is not adjacent to single-family development, then buildings and structures shall be sited in accordance with the following minimum setbacks:

Building or Structure	Front	Rear	Interior Side	End Lot/ Exterior Side	Corner Lot/ Exterior Side
Principle Building (no lane access)	4m	8m See #3 below	0m	1.5m	3m
Garage (no lane access)	6m	N/A	0m	1.5m	3m
Principle Building (lane access)	4m	14m	0m	1.5m	3m
Garage (lane access)	N/A	1.5m	0m	1.5m	3m
Accessory Building or Structure	N/A	0.5m	1.5m	1.5m	3m

1. Interior Side: 0 metre permitted where listed above, provided that the full length of the interior side wall of the principle building and/or garage is adjoined to the full length of the interior side wall of a neighbouring principle building and/or garage. Where a fee-simple subdivision results in no common property ownership among the attached units, the property line will run equally distant through the attached interior walls.
2. On a lot with rear lane access:
 - a) Each lot shall have useable rear yard *private outdoor space* with minimum dimensions of 6.5m x 7.5m that is defined by fences and landscaping.
 - b) Accessory buildings larger than 5m² are not permitted in the rear yard *private outdoor space*.
 - c) A minimum 1.5 metre wide walkway must be maintained along the length of the garage, into the rear laneway. This walkway does not make up any part of the *private outdoor space* requirement.
3. On a lot with no lane access, the rear yard setback may be reduced to a minimum of 6 metres if the rear yard backs onto a greenbelt that is dedicated as Conservation Area or Park.
4. All accessory buildings and structures must be located in the rear yard.

7.0 Minimum Lot Size

Lot Type	Minimum Lot Area	Minimum Lot Width
Exterior Lot	234m ²	9m
Interior Lot	195m ²	7.5m
Exterior Lot on Street Corner	273m ²	10.5m

* In a neighbourhood where redevelopment is expected and the current zoning of the single-family neighbourhood in question is not consistent with the designation in the Official Community Plan, or the zoning matrix within the Official Community Plan, the front setback must match that of a zone that would be consistent with the current Official Community Plan.

8.0 Parking Requirements

To be the same requirements listed in Schedule "A", under 1.0 b) for one and two family residential use in the Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990.

9.0 Other Regulations

1. A Street Townhouse Residential use shall be permitted only if the site is serviced to the RT-1 zone standard, excluding road standards, set out in the Maple Ridge Subdivision Servicing Bylaw No. 4800-1993.
2. A Street Townhouse Residential use shall be permitted only if the site is serviced to the Eco-Cluster road standards identified within the Silver Valley Area Plan.

601E RST-SV Street Townhouse – Silver Valley

6650 The Street Townhouse Residential Zone is intended for use only within the areas of Silver Valley not designated as Eco-Cluster.

1.0 Permitted Uses

Only the following uses shall be permitted in the RST-SV zone:

5. Street Townhouse Residential Use
6. Two Family Residential Use
7. Accessory Boarding Use
8. Accessory Home Occupation Use
9. Accessory Off Street Parking
10. Accessory Residential Use

2.0 Conditions of Use

4. A Street Townhouse residential use shall be permitted where no more than six street townhouse residential units are attached and located on a lot abutting a public street.
5. Vehicular access for lots backing on a Municipal lane will be restricted to the lane.
6. All required off-street parking areas must be fully enclosed within a garage structure.
7. No dwelling unit shall be located above any other dwelling unit.

3.0 Density

The maximum permitted gross floor area of a unit shall be 223 m² (2400 ft²), specifically excluding basement, garage, and accessory buildings.

4.0 Lot Coverage

The maximum permitted lot coverage shall be as follows:

Lot Type	Maximum Lot Coverage
Exterior Lot	55%
Interior Lot	65%
Exterior Lot on Street Corner	45%

Accessory Buildings & Structures:

The maximum lot coverage for accessory buildings and structures excluding detached garage shall be 3%, which shall form part of the maximum lot coverage for the entire lot.

5.0 Height of a Building or Structure

The maximum height of a principal building shall be 3 storeys or 11 metres, whichever is less.

The maximum height of any accessory building or structure shall be 4.6 metres.

6.0 Setbacks

All buildings and structures shall be sited in accordance with the following minimum setbacks:

Building or Structure	Front	Rear	Interior Side	End Lot/ Exterior Side	Corner Lot/ Exterior Side
Principle Building (no lane access)	4m	6m	0m	1.2m	3m
Garage (no lane access)	* 5.5m	N/A	0m	1.2m	3m
Principle Building (lane access)	4m	14m	0m	1.2m	3m
Garage (lane access)	N/A	1.5m	0m	1.2m	3m
Accessory Building or Structure	N/A	0.5m	1.2m	1.2m	3m

*Garage doors shall be recessed a minimum of 0.6m behind the main building façade.

- Interior Side: 0 metre permitted where listed above, provided that the full length of the interior side wall of the principle building and/or garage is adjoined to the full length of the interior side wall of a neighbouring principle building and/or garage. Where a fee-simple subdivision results in no common property ownership among the attached units, the property line will run equally distant through the attached interior walls.
- On a lot with rear lane access:
 - Each lot shall have useable rear yard *private outdoor space* with minimum dimensions of 6.5m x 7.5m that is defined by fences and landscaping.
 - Accessory buildings larger than 5m² are not permitted in the rear yard *private outdoor space*.
 - A minimum 1.2 metre wide walkway must be maintained along the length of the garage, into the rear laneway. This walkway does not make up any part of the *private outdoor space* requirement.
- All accessory buildings and structures must be located in the rear yard.

7.0 Minimum Lot Size

Lot Type	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
With Rear Lane:			
Exterior Lot	252m ²	8.7m	29m
Interior Lot	217m ²	7.5m	29m
Exterior Lot on Street Corner	304m ²	10.5m	29m
Without Rear Lane:			
Exterior Lot	235m ²	8.7m	27m
Interior Lot	202m ²	7.5m	27m
Exterior Lot on Street Corner	283m ²	10.5m	27m

8.0 Parking Requirements

To be the same requirements listed in Schedule "A", under 1.0 b) for one and two family residential use in the Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990.

9.0 Other Regulations

A Street Townhouse Residential use shall be permitted only if the site is serviced to the RT-1 zone standard, set out in the Maple Ridge Subdivision Servicing Bylaw No. 4800-1993.

A. PURPOSE

This zone provides for the infill of ground-oriented residential buildings established in a form similar to surrounding single-detached residential uses. In all forms, Ground-Oriented Residential Infill should emphasize pedestrian connections and open space, while accommodating vehicle access from a street or lane where possible.

B. PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:

- (a) Triplex residential use;
- (b) Fourplex residential use;
- (c) Courtyard residential use.

C. ACCESSORY USES

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:

- (a) Boarding use;
- (b) Home occupation use.

D. LOT AREA AND DIMENSIONS

1. Minimum net lot area and dimensions for a triplex residential use:

- (a) In net lot area 800 square metres;
- (b) In lot width 20.0 metres;
- (c) In depth 27.0 metres.

2. Minimum net lot area and dimensions for a fourplex residential use:

- (a) In net lot area 850 square metres;
- (b) In lot width 22.0 metres;
- (c) In depth 30.0 metres.

3. Minimum net lot area and dimensions for a courtyard residential use:

- (a) In net lot area 950 square metres;
- (b) In lot width 25.0 metres;
- (c) In depth 35.0 metres.

4. Minimum net lot area on a lot located within the Town Centre, as identified on Schedule H of the Zoning Bylaw, for the following permitted uses are:

- (a) Triplex residential use in net lot area 700 square metres;
- (b) Fourplex residential use in net lot area 800 square metres;
- (c) Courtyard residential use in net lot area 900 square metres.

E. DENSITY

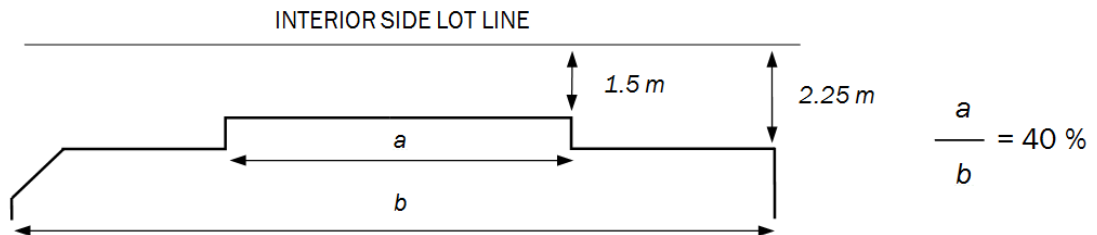
1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.75 times the net lot area.

F. LOT COVERAGE

1. Buildings and structures shall not exceed lot coverage of 45%.

G. SITING

1. Minimum setbacks for principal buildings or principal structures shall not be less than:
 - (a) from a front lot line 7.5 metres for a triplex residential use;
 - (b) from a front lot line 6.0 metres for a fourplex and courtyard residential use;
 - (c) from a rear lot line 7.5 metres;
 - (d) from an exterior side lot line 4.5 metres;
 - (e) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.



2. Minimum setbacks for principal buildings or principal structures located on lots located within the Town Centre, as identified in Schedule H of the Zoning Bylaw, shall not be less than:
 - (a) from a front lot line 5.5 metres;
 - (b) from a rear lot line 7.5 metres;
 - (c) from an exterior side lot line 4.5 metres;
 - (d) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.
3. Minimum setbacks for Accessory Buildings and Accessory Structures shall not be less than:
 - (a) from a rear and interior side lot line 1.5 metres;
 - (b) from a front and exterior side lot line 3 metres, except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
 - (c) from a building used for residential use 1.5 metres;

H. SIZE OF BUILDINGS AND STRUCTURES

1. No principal building or principal structure shall exceed a height of 9.5 metres.
2. No accessory building or accessory structure shall exceed a height of 4.5 metres.

I. OTHER REGULATIONS

1. Areas for an Accessory Off-Street Parking Use shall, when not concealed, be surrounded by a continuous landscape screen of not less than one metre in height.
2. Hard surface areas in this zone must be 50% permeable.
3. Useable open space for all residential uses must be provided for each dwelling unit on a lot based on the following ratio:
 - (a) 45.0 square metres for each dwelling unit with 3 or more bedrooms;
 - (b) 30.0 square metres for each dwelling unit with less than 3 bedrooms.
4. In a Courtyard Residential use, the courtyard space shall be common to all dwelling units, and:

- (a) be not less than 7.0 metres in width;
- (b) be landscaped, which may include:
 - (i) variation in type and scale with areas of large perennials, shrubs and trees, not just grassed areas;
 - (ii) existing trees and landscape features should be kept wherever possible; and
 - (iii) should be designed to create filtering and screening of views;
- (c) may be used to accommodate driveway access to the dwelling units, but shall not be used to accommodate an Accessory Off-Street Parking uses; and
- (d) not be included in the requirements for useable open space if the courtyard space also provides driveway access.

602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT

6417 This zone provides for low density townhouses and two family residential buildings.

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the RM-1 zone.

6355 a) Townhouse use

4599 b) Two Family Residential

6417 c) One Family Residential is only permitted in the following locations:

1. 23796 – 116 Avenue
2. 11497 - 236 Street
3. 23838 - 120A Lane
4. 11442 – Best Street
5. 12169 – 228 Street
6. 12123 – 222 Street
7. 21868 Loughheed Highway
8. 12191 – 228 Street”

2. ACCESSORY USES

- a) Accessory boarding use
- b) Accessory residential use
- c) Accessory home occupation use
- d) Accessory off street parking use

3. LOT AREA

5523 No person shall create a lot which is less than 557 m² in area.

4. LOT DIMENSIONS

5523 No person shall create a lot which is less than 18 m in width.

6417/6647 5. DENSITY

7037-2013 a) All buildings and structures shall not exceed a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area.

7432-2018 b) Notwithstanding the above:

- i. all buildings and structures shall not exceed a floor space ratio of 0.64 times the net lot area, excluding a maximum of 50m² of habitable basement area, for the parcel or tract of land described as 13260 236 Street (Lot 21 Section 28 Township 12 New Westminster District Plan 47603)
- ii. All buildings and structures shall not exceed a floor space ratio of 0.63 times the net lot area, for the parcels or tracts of land described as 23795 and 23831 Dewdney Trunk Road (Lot 27 Section 21 Township 12 New Westminster District Plan LMP30403; and Parcel “One” (Explanatory Plan 17000) Of Parcel “A” (Reference Plan 1734) of the South East Quarter Section 21 Township 12 New Westminster District)

7238-2016 c) Notwithstanding the above, all buildings and structures shall not exceed a floor space ratio of 0.63 times the net lot area, excluding a maximum of 50m² of habitable basement area per unit, for the parcel or tract of land described as 23183

- 6417 6. SITING
All buildings and structures shall be sited not less than:
a) 7.5 metres from a front, rear or exterior side lot line; and
b) 4.5 metres to an interior side lot line for a wall with no windows to a habitable room or 6.0 metres for a wall with a balcony or a window to a habitable room.
- 6355 7. SIZE OF BUILDINGS AND STRUCTURES
- 7165-2015 a) All buildings and structures for two family residential and townhouse use shall not exceed a height of 11.0 metres.
- 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.
8. OTHER REGULATIONS
- a) An accessory off street parking use, when not concealed, shall be bounded by a landscape screen of not less than one metre in height.
- b) An accessory off street parking use shall be sited so that the surface of such use at ground level, 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.
- 6417 c) All buildings for two family residential use or townhouse use shall be sited so that there will be a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:
(i) 15 metres from the centre of all required windows in a living room;
(ii) 10 metres from the centre of all other required windows other than a living room;
(iii) 3 metres from the centre of all other windows;
- these sub-sections do not apply to windows which are obscured and which are not required.
- 6417 d) Usable open space shall be provided for each unit in the development based on the following ratio:
(i) 45 m² for each 3 bedroom unit.
(ii) 30 m² for each 2 bedroom unit.
- e) A common activity area or areas shall be provided on the lot on the basis of 5 m² for each unit. This area may form part of the usable open space requirement.
- 6417 f) A use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.
- 6996-2013 9. DENSITY BONUS AMENITY CONTRIBUTION REGULATIONS

DENSITY BONUS AMENITY CONTRIBUTIONS

Density Bonus Amenity Contributions are permitted on properties zoned RM-1 and located within the boundaries of the Albion Area Plan (see Schedule I). Amenity funds received will contribute to any of the following eligible amenities to be located within the Albion Area Plan boundaries:

- Park Construction;
- Park Maintenance;
- Multi-Use Trail Construction;
- Multi-Use Trail Maintenance;
- Civic Facility/Community Gathering Place Construction;
- Civic Facility/Community Gathering Place Maintenance.

Intent: This Density Bonus provision provides for a density that is consistent with the RM-4 zone.

1. Despite Section 602.5 “Density”, the floor space ratio may be increased to not more than 0.75 times the lot area, thereby incurring a Density Bonus, if an Amenity Contribution per unit is provided. Where the resulting site density exceeds a floor space ratio of 0.6, an Amenity Contribution of \$3,100 per unit will be required and be payable upon issuance of the Building Permit.
2. If using a Density Bonus, as described in 602.9(1) above and despite Sections 602.1, 602.3, 602.6, and 602.7 and 602.8 the following regulations shall be applied instead:

Principal Uses	1. apartment residential use; and 2. townhouse residential use.
Lot Dimension	No lot shall be created less than 1115m ² in area.
Lot Coverage	Unenclosed off-street parking shall not occupy more than 2% of the area of the lot.
Setbacks	<p>1. Minimum setbacks for principal buildings and structures for apartment residential use, townhouse residential use and accessory buildings and structures shall not be less than:</p> <p>(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</p> <p>2. Minimum setbacks for accessory off-street parking located within a structure, as described in item 1 “Other Regulations” below, shall be sited not less than:</p> <p>(a) from a front lot line 3 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 metres</p>
Height	<p>1. No principal building or structure shall exceed a height of 11 metres.</p> <p>2. No accessory building or structure shall exceed a height of 4.5 metres.</p>
Other Regulations	<p>1. Accessory off-street parking, except for that provided as visitor parking, shall be located within a 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.</p> <p>2. At grade visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.</p> <p>3. Useable open space shall be provided on the lot for each unit contained in an apartment and townhouse building, based on the following ratio:</p> <p>(a) 45.0 m² for each 3 or more bedroom unit; and (b) 30.0 m² for each unit with less than 3 bedrooms.</p> <p>4. A common activity area or areas shall be provided on the lot on the basis of 5.0m² for each unit. This area may form part of the useable open space requirement.</p> <p>5. An apartment residential and townhouse residential use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.</p>

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3. For lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014):

- a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).

603 RM-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT

This zone provides for higher density townhouses in the vicinity of the downtown core area where the parking spaces are located under the residential units.

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the RM-4 zone.

- 6355 a) Apartment and townhouse use
- b) Two Family Residential

2. ACCESSORY USES

- a) Accessory boarding use
- b) Accessory residential use
- c) Accessory home occupation use
- d) Accessory off street parking use

3. LOT AREA

No person shall create a lot which is less than 1115 m² in area.

4. LOT DIMENSIONS

No person shall create a lot which is less than 18 m in width.

5. DENSITY

- a) Site Coverage
An accessory unenclosed off street parking use shall occupy not more than 2% of the surface of the lot area.

- 6355 b) Floor Space Ratio
All buildings for apartment and townhouse use shall not exceed a floor space ratio of 0.75 times the lot area.

- 7569-2019 i) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).

6. SITING

- 6355 a) All apartment, townhouse and accessory residential buildings shall be sited not less than 7.5 metres from all lot lines.

- 6647 b) Notwithstanding Clause “a” 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 usable part of the yard area may be sited not less than:
- (i) 1.5 metres from a rear and interior side lot line;
 - (ii) 3 metres from a front and exterior side lot line.

7. SIZE OF BUILDINGS AND STRUCTURES

- 7165-2015 a) All apartment and townhouse buildings shall not exceed a height of 11.0 metres.
- b) All buildings for accessory residential use shall not exceed 4.5 metres nor one storey in height.

8. OTHER REGULATIONS

- a) Accessory off street parking use, except for that provided as visitor parking, shall be located within a structure all parts of which are 0.8 metre or less above the average finished grade of the site and which are landscaped and integrated to become a usable part of the yard area.
- b) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
- c) An accessory off street parking use shall be sited so that the surface of such use at ground level, including a driveway for such use, is not within an arc of 3 metres in radius measured from the nearest surface of a window to a habitable room.
- 6355 d) A building for apartment and townhouse 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 metres from the centre of all required windows in a living room;
 - (ii) 10 metres from the centre of all other required windows other than a living room;
 - (iii) 3 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 e) Usable open space shall be provided on the lot for each unit contained in an apartment and townhouse building, based on the following ratio:
- (i) 45 m² for each 3 bedroom unit.
 - (ii) 30 m² for each 2 bedroom unit.
- f) A common activity area or areas shall be provided on the lot on the basis of 5 m² for each unit. This area may form part of the usable open space requirement.
- g) No dwelling unit shall be located above any other dwelling unit.
- 5038/6355 h) An apartment and townhouse use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.

604 RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the RM-2 zone.

- a) Apartment use.

2. ACCESSORY USES

- a) Accessory boarding use
- b) Accessory residential use
- c) Accessory home occupation use
- d) Accessory off street parking use

3. LOT AREA

No person shall create a lot less than 1300 m² in area.

4. LOT DIMENSIONS

No person shall create a lot which is less than 30 m in width.

5748 5. DENSITY

The maximum floor space ratio shall be 1.8 except that the following shall not be included as floor area for the purpose of computing the floor space ratio:

- a) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- b) Amenity areas, swimming pools and open sun decks;
- c) Any portion of a storey used for mechanical or electrical service room;
- d) Balconies;
- e) Common stairwells and common corridors;

7569-2019 f) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:

- i) for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

6967-2013 g) The maximum floor space ratio shall be 1.89 at the following locations:

- 22577 Royal Crescent
Parcel A (Explanatory Plan 8215) Lot 8, District Lot 401, Group 1, NWD Plan 4769
- 22569 Royal Crescent
Lot 9, District Lot 401, Group 1, NWD Plan 4769
- 22557 Royal Crescent
Lot D, District Lot 401, Group 1, NWD Plan 21162
- 11771 226 Street
Lot 8 Except Parcel "A" (Explanatory Plan 8215) District Lot 401, Group 1, NWD Plan 4769

- 7401-2017 h) The maximum floor space ratio shall be 1.8 times the lot area with the following exception: Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521:
- i. An amount equal to 0.2 times the lot area may be added, not to exceed a maximum floor space ratio of 2.0 times the lot area.
6. SITING
- a) All apartment and accessory residential buildings shall be sited not less than 7.5 metres from all property lines.
- 6647 b) Notwithstanding Clause “a” 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 usable part of the yard area may be sited not less than:
- (i) 1.5 metres from a rear and interior side lot line;
- (ii) 3 metres from a front and exterior side lot line.
7. SIZE OF BUILDINGS AND STRUCTURES
- a) All apartment buildings shall not exceed 15 metres nor 4 storeys in height;
- 7401-2017 b) A maximum height of 22.0 metres nor 6 storeys shall be permitted at 11641 – 227 Street (Phase One). Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521.
8. OTHER REGULATIONS
- a) 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 site and which are landscaped and integrated to become a usable part of the yard area.
- b) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
- c) A minimum of 20 percent of the lot shall be provided as usable open space.
- d) A common activity area or areas shall be provided on the lot on the basis of 1.0 m² for each dwelling unit. This area may form part of the usable open space requirement.
- 5038 e) An apartment use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.

605 RM-3 HIGH DENSITY APARTMENT RESIDENTIAL DISTRICT

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the RM-3 zone.

- a) Apartment use.

2. ACCESSORY USES

- a) Accessory boarding use
- b) Accessory residential use
- c) Accessory home occupation use
- d) Accessory off street parking use

3. LOT AREA

No person shall create a lot which is less than 1300 m² in area.

4. LOT DIMENSIONS

No person shall create a lot which is less than 30 m in width.

5. DENSITY

- a) The maximum floor space ratio shall be 1.2 times the lot area, except that an amount may be added to the floor space ratio equal to 0.20 times the lot area for each storey above the fifth, but in no case shall this amount exceed 1.0 times the lot area. The following shall not be included as floor area for the purpose of computing the floor space ratio:
 - (i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
 - (ii) Amenity areas, swimming pools and open sun decks;
 - (iii) Any portion of a storey used for mechanical or electrical service room;
 - (iv) Balconies;
 - (v) Common stairwells and common corridors.

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- b) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
 - i) for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

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- c) Notwithstanding a), the following exceptions are permitted:
 - (i) The maximum floor space ratio shall be 1.543 times the lot area for the site comprised by: 12080 Edge Street (Lot 10 Section 20 Township 12 New Westminster District Plan 8081), 22554 121 Avenue (Lot 11 Section 20 Township 12 New Westminster District Plan 8081), 22566 121 Avenue (Lot 12 Section 20 Township 12 New Westminster District Plan 8081) and 22576 121 Avenue (Lot 1 Section 20 Township 12 New Westminster District Plan 8843).

6. SITING
- 6647 a) All apartment buildings shall be sited not less than 7.5 metres from all lot lines.
- b) Notwithstanding Clause “a” 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 usable part of the yard area may be sited not less than:
- (i) 1.5 metres from a rear and interior side lot line;
 - (ii) 3 metres from a front and exterior side lot line.
7. SIZE OF BUILDINGS AND STRUCTURES
- a) All apartment buildings shall not be less than 5 storeys.
- b) The floor plate shall not exceed 750 m² nor a maximum diagonal dimension of the tower envelope of 38 metres.
8. OTHER REGULATIONS
- a) 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 site and which are landscaped and integrated to become a usable part of the yard area.
- b) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
- c) A minimum of 30 percent of the lot shall be provided as usable open space. Up to 25 percent of this required open space may be provided on the roof.
- d) A common activity area or areas shall be provided on the lot on the basis of 1.0 m² for each dwelling unit. This area may form part of the usable open space requirement.
- 5038 e) An apartment use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.

606 RM-5 LOW DENSITY APARTMENT RESIDENTIAL DISTRICT (GARDEN APARTMENTS)

6355 This Zone provides for low density (approximately 50-80 units per hectare) apartment and townhouse buildings with private outdoor space for each unit adjacent to and accessible from each unit.

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no other uses shall be permitted.

- a) Apartment use.
- 6355 b) Townhouse use.

2. ACCESSORY USE

- a) Accessory boarding use
- b) Accessory residential
- c) Accessory home occupation
- d) Accessory off street parking

3. LOT AREA

No person shall create a lot less than 1115 m² in area.

4. LOT DIMENSIONS

No person shall create a lot less than 30 m in width.

5. DENSITY

7569-2019 All buildings for apartment and townhouse use shall not exceed a floor space ratio of 0.8 times the lot area:

- a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
- b) The calculations shall not include the following for computing the floor space ratio:
 - i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
 - ii) Amenity areas, swimming pools and open sundecks;
 - iii) Any portion of a storey used for mechanical or electrical service room;
 - iv) Balconies;
 - v) Common stairwells and common corridors.

6. SITING

6355 All buildings for an apartment and townhouse use shall be sited not less than:

- a) 7.5 metres from front and exterior lot lines;
- b) 6 metres from a rear or interior side lot line.

7. SIZE OF BUILDINGS AND STRUCTURES

7165-2015 All apartment and townhouse buildings shall not exceed a height of 11.0 metres.

8. OTHER REGULATIONS

- a) 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 site and which are landscaped and integrated to become a usable part of the yard area.
- b) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
- 6355 c) A building for apartment and townhouse 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 metres from the centre of all required windows in a living room;
 - (ii) 10 metres from the centre of all other required windows other than a living room;
 - (iii) 3 metres from the centre of all other windows;this section does not apply to windows which are obscured and which are not required.
- d) Landscaping and/or screening shall be provided to define private outdoor space for each dwelling unit.
- 6355 e) Private outdoor space :
 - (i) Private outdoor space shall be provided for each dwelling unit contained in a building for an apartment and townhouse use.
 - (ii) Private outdoor space shall be located adjacent to and accessible from a habitable room located within each dwelling unit.
 - (iii) All horizontal dimensions of each private outdoor space shall be not less than 2.5 m and each private outdoor space shall have an area of not less than:
 - (a) 10 m² for each bachelor or one bedroom dwelling unit;
 - (b) 15 m² for each two and three bedroom dwelling unit.
- f) A common activity area or areas shall be provided on the lot on the basis of 1.0 m² for each dwelling unit. This area may form part of the usable open space requirement.
- g) A minimum of 20 percent of the lot shall be provided as usable open space.
- 5038/6355 h) An apartment and townhouse use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.

The Regional Town Centre High Density Apartment Residential zone is intended to provide multi-family residential dwellings at a high density within the Regional Town Centre. The form of development is to incorporate a three-storey building at the base of the building with a residential tower above.

This zone is not permitted for use in those areas requiring ground floor commercial as identified on Schedule "G" in this bylaw.

1) **PERMITTED PRINCIPLE USES**

- a) Apartment use.

2) **PERMITTED ACCESSORY USES**

- a) Accessory Boarding use;
- b) Accessory Home occupation;
- c) Accessory off-street parking.

3) **LOT AREA**

No lot shall be created or developed for apartment use which is less than 2000m²

4) **LOT DIMENSIONS**

No lot shall be created which is less than 30 metres in width;

5) **DENSITY**

- a) The maximum floor space ratio shall be 1.6 times the lot area, with the following exceptions:
 - i. an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
 - ii. an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in an underground structure;
 - iii. Additional density not to exceed 0.5 times the lot area may be obtained for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).
 - iv. an amount not to exceed 0.35 times the lot area for Leadership in Energy and Environmental Design – Green Building Rating System certification level based on the following scale:
 - 1. an additional 0.2 times the lot area may be added for including elements that meet the Certification credit level;
 - 2. an additional 0.05 times the lot area may be added for including elements that meet the Silver credit level;
 - 3. an additional 0.05 times the lot area may be added for including elements that meet the Gold credit level;
 - 4. an additional 0.05 times the lot area may be added for including elements that meet the Platinum credit level.

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- b) The following shall not be included as floor area for the purpose of computing the floor space ratio:
- i. Any portion of a basement or cellar or other common area containing heating, laundry, storage facilities or bicycle locker room;
 - ii. Amenity areas including recreational rooms, fitness rooms, swimming pool areas, open sun decks or terraces;
 - iii. Any portion of a storey used for mechanical or electrical service rooms;
 - iv. Balconies, patios, terraces, courtyards or open roof decks;
 - v. Common entry lobby, stairwells and corridors.

6) SITING

- a) All apartment buildings shall be sited:
- i. Not more than an average of 4.5 metres from a front lot line;
 - ii. Not more than an average of 4.5 metres from an exterior side lot line;
 - iii. Not less than 7.5 metres from a rear or interior side lot line;

Except that above the third storey, the setback from the front and exterior side lot lines shall be not less than an average of 7.5 metres.

- b) Notwithstanding subsection 6)a), an underground parking 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 lot may be sited not less than:
- i. 1.5 metres from an interior side lot line;
 - ii. 3 metres from an exterior side lot line and rear lot line.

7) SIZE OF BUILDINGS AND STRUCTURES

- a) All apartment buildings shall be not less than 8 storeys;
- b) The maximum lot coverage for buildings shall be 40 percent of the lot area;
- c) Above the third storey, the maximum gross floor area shall be not greater than 80 percent of the third storey.

8) OTHER REGULATIONS

- a) A minimum of 30 percent of the lot area shall be provided as usable open space. Up to 15 percent of this required open space may be provided on a roof.
- b) A minimum of 1.0 m² of common indoor amenity space must be provided on the lot for each dwelling unit. This area may form part of the usable open space requirement.
- c) An accessory off-street parking use, except for that provided as visitor parking, shall be located within a structure all parts of which are no greater than 0.8 m above the average finished grade of the site and which are landscaped and integrated to become a useable part of the lot area.
- d) Visitor parking areas located at grade shall be bounded by a landscape screen of not less than 1 metre in height and 1.5 metres in width;
- e) An apartment use shall be permitted only if the site is serviced to the RM-3 zone standard set out in Maple Ridge Subdivision and Servicing Bylaw No. 4800-1993.

9) PARKING REQUIREMENTS

To be the same as the requirements listed under the RM-3 zone in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

608 RMH MOBILE HOME RESIDENTIAL DISTRICT

This district provides for the establishment of mobile home parks in the Municipality.

A. PERMITTED USES

1. Mobile Home parks
2. One family dwelling for the residence of a caretaker or manager
3. Accessory home occupation
4. Accessory buildings and uses.

B. CONDITIONS OF USE

1. All mobile homes shall be fully self-contained and shall have a floor area of not less than 65 m²;
2. A mobile home park shall have not less than 15% of its total area developed exclusively for usable outdoor recreation purposes and provided on a communal basis for all of its residents;
3. A mobile home park shall be designed in such a manner as to create an attractive residential environment in keeping with the area in which it is situated;
4. A mobile home park shall conform in all respects to the regulations contained in the Maple Ridge Mobile Home Park Bylaw No. 2315 - 1975;
5. A mobile home park shall not exceed an overall density of seventeen (17) dwelling units per hectare.

C. PLOT SIZES

1. Each mobile home plot shall have an area of not less than:
 - (a) 352 m² for mobile homes not exceeding 4.3 metres in width;
 - (b) 371 m² for mobile homes exceeding 4.3 metres in width.

D. PLOT COVERAGE

1. All buildings and structures in total shall not exceed a plot coverage of 40%. Accessory buildings and structures shall not exceed a plot coverage of 10%.

E. YARD REQUIREMENTS

1. Front yard of not less than 4 metres in depth;
2. Side yard such that no part of any mobile home or any permissible addition shall be less than 6 metres from another mobile home or permissible addition;
3. Rear yard of not less than 4 metres in depth;
4. No accessory building shall be sited less than 2 metres from any part of a mobile home or addition.

F. HEIGHT

All buildings and structures shall not exceed 4.5 metres nor one storey in height.

G. PARKING

- 4349 1. Off street parking spaces shall be provided in accordance with “Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990”;
2. Unless completely enclosed within a building or underground, shall not be used for the parking or storing of:
- (i) commercial vehicles exceeding a gross vehicle weight rating of 3630 kilograms;
- (ii) contractor's equipment;
- 6054/02 (iii) recreational vehicles, boat trailers, or boats which exceed 7.5 metres in length.

609 RG GROUP HOUSING ZONE

This zone provides for the establishment of low density urban strata development.

A. PERMITTED USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted.

- (1) Group housing
- (2) One family residential
- (3) Accessory residential
- (4) Accessory home occupation
- (5) Accessory off street parking
- 5680 (6) Secondary Suite Residential Use (subject to Section 402)
- 5835 (7) Temporary Residential Use (subject to Section 402)

B. REGULATIONS FOR PERMITTED USES

- 1. The permitted net density of residential development shall not exceed 15 units per net hectare.
- 2. A single family residential use shall not be permitted on a lot of less than 668 m².

C. REPEALED BY BYLAW NO. 3767-1986.

D. LOT COVERAGE

- 1. All buildings and structures for a group housing use or a one family residential use shall not exceed a lot coverage of 35%.

E. HEIGHT

- 1. All buildings and structures for a group housing use or a one family residential use shall not exceed a height of 10 metres or two storeys.

F. SITING REQUIREMENTS

- 1. All buildings and structures shall be sited not less than:
 - (a) 7.5 metres from a front lot line;
 - (b) 4.5 metres from a side lot line; and
 - (c) 9 metres from a rear lot line.

4349 G. OFF STREET PARKING

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

610 RG-2 SUBURBAN RESIDENTIAL STRATA ZONE

This zone provides for low density strata development in areas designated Suburban Residential on Schedule "B" of the Official Community Plan.

A. PERMITTED USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no other uses shall be permitted.

1. Group housing residential
2. Two family residential
3. Single family residential
4. Accessory residential
5. Accessory home occupation
6. Accessory off-street parking
- 5680 7. Secondary Suite Residential Use (subject to Section 402)
- 5835 8. Temporary Residential Use (subject to Section 402)

B. REGULATIONS FOR PERMITTED USES

- 6500 1. The permitted density of residential use in this zone shall not exceed 2.5 dwelling units per net hectare except where expressly permitted.
 - (a) That area being 29.1 hectares, delineated in heavy black line on the sketch plan annexed hereto and forming part of this Bylaw, may despite any regulation to the contrary be used to a density up to but not exceeding 3.64 dwelling units per net hectare.
2. An accessory off-street parking use shall not be used for the parking or storing of:
 - (a) commercial vehicles exceeding a GVW rating of 3,630 kg;
 - (b) contractor's equipment; or
 - 6054 (c) recreational vehicles, boat trailers, boats or recreational vehicles which exceed 7.5 metres in length.

C. REPEALED BY BYLAW NO. 3767-1986.

D. LOT COVERAGE AND FLOOR SPACE RATIO

1. All buildings and structures shall not exceed a lot coverage of 10%.
- 6500 2. Notwithstanding Section 610(D)(1) of this bylaw, the lot coverage of all buildings and structures for each strata lot created specifically from 25183 108 Avenue (Lot 9, Section 11, Township 12, New Westminster District, Plan 1363) and 25274 Bosonworth Avenue (The North East Quarter Section 11, Township 12 Except: Firstly Part Subdivided by Plan 23771; Secondly: Parcel A (Statutory Right of Way Plan LMP1489), New Westminster District) shall not exceed 35% and 557m².

E. HEIGHT

1. All buildings and structures for a group housing residential use, a two family residential use or a single family residential use shall not exceed a height of 10 metres.
2. All buildings and structures for an accessory residential use or accessory off street parking use shall not exceed a height of 5 metres.

6500

3. Notwithstanding Section 610(E)(1) of this bylaw, the maximum height of all buildings and structures for single family residential use for each strata lot created specifically from 25183 108 Avenue (Lot 9, Section 11, Township 12, New Westminster District, Plan 1363) and 25274 Bosonworth Avenue (The North East Quarter Section 11, Township 12 Except: Firstly Part Subdivided by Plan 23771; Secondly: Parcel A (Statutory Right of Way Plan LMP1489), New Westminster District) shall not exceed 11 metres.

F. SITING REQUIREMENTS

1. All buildings and structures for a group housing residential use, a two family residential use or a single family residential use shall be sited not less than:
 - (a) 15 metres from a front, rear or exterior side lot line;
 - (b) 8 metres from an interior side lot line.
2. All buildings and structures for an accessory off-street parking use or accessory residential use shall be sited not less than:
 - (a) 10 metres from a front, rear or exterior side lot line;
 - (b) 8 metres from an interior side lot line.

6500

3. Notwithstanding Section 610(F)(1) and 610(F)(2) of this bylaw, the minimum setbacks for each strata lot created specifically from 25183 108 Avenue (Lot 9, Section 11, Township 12, New Westminster District, Plan 1363) and 25274 Bosonworth Avenue (The North East Quarter Section 11, Township 12 Except: Firstly Part Subdivided by Plan 23771; Secondly: Parcel A (Statutory Right of Way Plan LMP1489), New Westminster District) shall be:
 - (a) For single family residential use:
 - i. 7.5 metres from the front and rear lot line;
 - ii. 4.5 metres from the exterior side lot line;
 - iii. 1.8 metres from the interior side lot line.
 - (b) For accessory off-street parking use and accessory residential use:
 - i. 7.5 metres from the front lot line;
 - ii. 1.8 metres from the rear lot line;
 - iii. 4.5 metres from the exterior side lot line;
 - iv. 1.8 metres from the interior side lot line.

4349

G. OFF STREET PARKING

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

611 RG -3 RURAL RESIDENTIAL STRATA ZONE

This zone provides for low density strata development in areas designated Rural Residential on Schedule "B" of the Official Community Plan.

A. PERMITTED USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted.

1. Group housing residential
2. Two family residential
3. Single family residential
4. Accessory residential
5. Accessory home occupation
6. Accessory off-street parking
7. Agricultural, excluding mushroom growing or the keeping of swine or mink
- 5680 8. Secondary Suite Residential Use (subject to Section 402)
- 5835 9. Temporary Residential Use (subject to Section 402)

B. REGULATIONS FOR PERMITTED USES

1. The permitted net density of residential development shall not exceed 0.5 units per hectare in areas designated Rural Residential in the Official Community Plan Designation Bylaw No. 5434-1996 as amended.
2. All residential development shall be constructed according to approved plans attached to a Development Permit, and a restrictive covenant registered under Section 215 of the Land Title Act shall ensure that all such development occurs strictly in accordance with the development permit.
3. An accessory off-street parking use shall not be used for the parking or storing of:
 - (a) commercial vehicles exceeding a GVW rating of 3,630 kg;
 - (b) contractor's equipment; or
 - 6054 (c) recreational vehicles, boat trailers, boats or recreational vehicles which exceed 7.5 metres in length.

C. REPEALED BY BYLAW NO. 3767-1986.

D. LOT COVERAGE AND FLOOR SPACE RATIO

1. All buildings and structures shall not exceed a lot coverage of 10%.

E. HEIGHT

1. All buildings and structures for a group housing residential use, a two family residential use or a single family residential use shall not exceed a height of 10 metres.
2. All buildings and structures for an accessory residential use or an accessory off street parking use shall not exceed a height of 5 metres.
3. All buildings and structures for an agricultural use shall not exceed a height of 12 metres.

F. SITING REQUIREMENTS

1. All buildings and structures for a group housing residential use, a two family residential use or a single family residential use shall be sited not less than:
 - (a) 15 metres from a front, rear or exterior side lot line;
 - (b) 8 metres from an interior side lot line.
2. All buildings and structures for an accessory off-street parking use or accessory residential use shall be sited not less than:
 - (a) 10 metres from a front, rear or exterior side lot line;
 - (b) 8 metres from an interior side lot line;
3. All buildings and structures for an agricultural use shall be sited not less than:
 - (a) 35 metres from a front, rear or exterior side lot line;
 - (b) 10 metres from an interior side lot line;
 - (c) 35 metres from all wells and streams;
 - (d) 15 metres from a building used for residential use.

4349 G. OFF STREET PARKING AND LOADING

Off street parking and loading shall be provided in accordance with “Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990”.

PART 7 COMMERCIAL ZONES**701 NEIGHBOURHOOD COMMERCIAL: C-1**

This zone provides for the small scale retailing of commodities of a convenience nature and related uses for household or personal needs in an urban setting.

1. PERMITTED PRINCIPAL USES

- a) convenience store;
- b) restaurant;
- c) personal services; and
- d) personal repair services;
- e) apartment use is permitted specific to the following sites:
6696-2009 Part of Lot 5, Section 16, Township 12, NWD Plan 26163; PID: 002-328-569;
6947-2012 Lot "C" District Lot 404 Group 1 New Westminster District Plan 19825;
7003-2013 Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534
Except: Plan BCP39158; PID 024-815-756;
- f) off-street parking is permitted specific to the following site:
7003-2013 Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534
Except: Plan BCP39158; PID 024-815-756;
- g) Child care centre is permitted specific to the following site:
7155-2015 Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520
PID 029-263-948;
- h) The following uses are permitted specific to the site legally described as Lot A
Section 16 Township 12 New Westminster District Plan EPP25279 and PID 029-
069-131:
 - i. Licensee Retail Stores
 - ii. Financial Services
 - iii. Professional Services limited to: Medical Clinics, Physiotherapists/Chiropractors,
Dentists, Veterinarians and Hearing/Eye Clinics
 - iv. Private Schools
 - v. Fitness Facilities
 - vi. Pharmacies
- i) The following uses are permitted specific to the area outlined in heavy black line
on Schedule "A" a copy of which is attached hereto and forms part of this Bylaw:
 - i. Apartment use;
 - ii. Assembly, including Daycare;
 - iii. Business Services;
 - iv. Civic;
 - v. Financial Services;
 - vi. Indoor Commercial Recreation;
 - vii. Liquor Primary Establishments;
 - viii. Professional Services; and
 - ix. Retail Sales, excluding Highway Commercial Use.

2. PERMITTED ACCESSORY USES

- a) recycling depot;
- b) retail;
- c) rentals;
- d) one family residential use;
- e) outdoor display or sales area; and
- f) home occupation.

3. LOT AREA

No lot shall be created which is less than 668 m² in area.

4. LOT DIMENSIONS

No lot shall be created which is less than 18 m in width and 27 m in depth.

5. LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 40%.

6. SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 7.5 m.

7. SITING

No building or structure shall be sited less than:

- a) 7.5 m from a front lot line;
- b) 6.0 m from a rear lot line;
- c) 3.0 m from an interior side lot line; and
- d) 7.5 m from an exterior side lot line.

8. OTHER REGULATIONS

- | | |
|-----------|--|
| 7003-2013 | a) Every use except for accessory outdoor display or sales area, principal off-street parking and accessory off-street parking and loading, shall be located and undertaken wholly within an enclosed building. |
| 6696-2009 | b) (i) The gross floor area of all permitted principal uses shall not in the aggregate exceed 279 m ² .

(ii) The gross floor area of all permitted principal uses shall not in the aggregate exceed 2100m ² on Lot 5, Section 16, Township 12, NWD Plan 26163; PID: 002-328-569. Gross Floor Area of the ground floor commercial uses shall not exceed a total of 960m ² . |
| 6947-2012 | (iii) The gross floor area of all permitted principal uses shall not in the aggregate exceed 481.1 m ² on the first floor and the gross floor area of Apartment Uses on the second floor shall not exceed 221.38 m ² on Lot "C" District Lot 404 Group 1 New Westminster District Plan 19825. |
| 7003-2013 | (iv) The gross floor area of all permitted principal uses shall not in the aggregate exceed 959.5 m ² on Lot 1 Section 28 Township 12, New Westminster District Plan LMP46534 Except Plan: BCP39158; PID 024-815-756. Gross floor area of the ground floor commercial uses shall not exceed a total of 530.6 m ² .

c) The gross floor area of all permitted accessory uses shall not in the aggregate exceed 279 m ² .

d) A one family residential use accessory to a convenience store shall be self-contained within the same building, and fully separated from the convenience store.

e) A home occupation use shall comply with the regulations of Section 402 (4).

f) An apartment use at |

6696-2009
6947-2012
7003-2013

Lot 5; Section 16; TP 12; NWD Plan 26163; PID: 002-328-569:
Lot "C" District Lot 404 Group 1 New Westminster District Plan 19825
Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534
Except: Plan BCP39158; PID 024-815-756

- (i) shall be limited exclusively to storeys above the first storey of a building;
- (ii) shall be the only use in a storey so used;
- (iii) shall be located within a building above a permitted commercial use;

7183-2015

- g) Notwithstanding the regulations contained in this part, the area outlined in heavy black line on Schedule "A" a copy of which is attached hereto and forms part of this Bylaw, the following regulations apply:
- i. Lot coverage of all buildings and structures shall not exceed 50%;
 - ii. No building or structure shall exceed a height of 12.0 metres or 3 storeys;
 - iii. Subject to Section 403 (7) Visual Clearance at Intersections, no building or structure shall be sited less than 3.0 metres from any lot line;
 - iv. The gross floor area of:
 - (a) all principle buildings and structures together shall not exceed 3,350 square metres; and
 - (b) all ground floor commercial uses shall not exceed 1,093 square metres;
 - v. Apartment residential use:
 - (a) shall be limited exclusively to the storeys above the first storey;
 - (b) shall be the only use in a storey so used;
 - (c) shall be located within a building above all storeys which are used for a non-residential principal use;
 - (d) shall have separate and independent access;
 - (e) shall provide indoor amenity space in the amount of 3.0 square metres per unit; and
 - (f) may have associated non-habitable spaces, including lobbies, meeting rooms, amenity areas, bicycle and other storage areas, on the first storey or underground.

702 **COMMUNITY COMMERCIAL: C-2**

This zone provides for convenience shopping and personal services to residents of surrounding neighbourhoods.

1. PERMITTED PRINCIPAL USES

- a) assembly;
- b) civic;
- c) financial services;
- d) convenience store;
- e) indoor commercial recreation;
- f) personal repair services;
- g) personal services;
- h) business services;
- i) professional services;
- j) recycling depot;
- 6105 k) restaurants;
- l) retail sales excluding highway commercial use; and
- 6750-2010 m) Liquor Primary Establishment
- 6750-2010 n) Licensee Retail Store.
- 6933-2012 o) Apartment is permitted in the following location:
11959 203 Street;
- 7487-2018 p) cannabis retail;

2) PERMITTED ACCESSORY USES

- a) outdoor display or sales area;
- b) apartment; and
- c) rentals
- 6250 d) drive-through
- 7289-2016 e) one or two dwelling units

3) LOT AREA

No lot shall be created which is less than 2500 m² in area.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 30 m in width; and
- b) 70 m in depth.

5) LOT COVERAGE

All buildings and structures shall not exceed a lot coverage of 70%.

6) SIZE OF BUILDINGS AND STRUCTURES

No buildings or structures shall exceed:

- a) a height of 7.5 m; and
- b) a second storey greater than 50% in area of the first storey.
- 7569-2019 c) a second storey greater than 50% in area of the first storey, not to exceed a height of 10.0 metres, may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

7) SITING

No buildings or structures shall be sited less than:

- a) 3.0 m from a front lot line;
- b) 6.0 m from a rear lot line; and
- c) 3.0 m from an exterior side lot line.

8) OTHER REGULATIONS

- 7289-2016 a) A principal or accessory apartment use or one or two dwelling unit use shall:
 - i) be limited exclusively to storeys above the first storey of a building;
 - ii) be the only use in a storey so used;
 - iii) be located within a building above all storeys which are used for a permitted commercial use;
 - iv) have dedicated access; and
 - v) be permitted only where all parking for such use is dedicated parking.
- b) Every use except for accessory outdoor display or sales area and accessory off-street parking and loading use, shall be located and undertaken wholly within an enclosed building.
- c) An accessory off-street parking use shall, on a lot not exceeding 2780 m², be sited to the rear of a building.
- d) Where parking is within 6m of a highway, it shall be bounded by a landscape strip not less than 1.5m in width.
- 6250 e) A drive-through shall comply with the following:
 - i) Where a drive-through in the Community Commercial C-2 zone adjoins a lot or parcel designated residential in the District of Maple Ridge Official Community Plan, a building is to be located between it and the adjoining residential lot or parcel; and
 - ii) Electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments shall be oriented on the site to face away from an adjoining lot or parcel designated residential in the District of Maple Ridge Official Community Plan.
 - 7229-2016 iii) the stipulations for item i) above are hereby waived for property located at South Half Lot "B" Section 16 Township 12 New Westminster District Plan 7528

703 TOWN CENTRE COMMERCIAL: C-3

This zone provides for uses in the central business area.

- 1) PERMITTED PRINCIPAL USES
 - a) apartment;
 - b) assembly;
 - 6355 c) place of worship;
 - d) civic;
 - e) financial services;
 - f) convenience store;
 - g) tourist accommodation;
 - h) indoor commercial recreation;
 - i) off street parking;
 - j) personal repair services;
 - k) personal services;
 - l) professional services;
 - m) business services;
 - n) recycling depot;
 - 6105 o) restaurants;
 - p) retail sales excluding highway commercial use; and
 - 6750-2010 q) Liquor Primary Establishment;
 - 6750-2010 r) Licensee Retail Store.
 - 7234-2016 s) light industrial use, not to exceed 150m² at:
#104, 11952 – 224 Street
Lot 1, District Lot 398, Plan BCP35451
 - 7487-2018 t) Cannabis retail;
- 2) PERMITTED ACCESSORY USES
 - a) outdoor display or sales area;
 - b) rentals; and
 - c) home occupation.
- 3) LOT AREA

No lot shall be created which is less than 186 m² in area.
- 4) LOT DIMENSIONS

No lot shall be created which is less than:

 - a) 6 m in width; and
 - b) 27 m in depth.
- 5) LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990.

6616 6) BUILDING HEIGHTS

Minimum Building Height within Town Centre Area for properties identified on Schedule “H” is three (3) storeys.

Maximum Building Height:

- Within Port Haney and Fraser River Waterfront Area for properties identified on Schedule “H” is four (4) storeys
- Town Centre Area (outside of Port Haney and Fraser River Area) – no height restriction (see Clause 7 for permitted Floor Area for this zone)

7) SIZE OF BUILDINGS OR STRUCTURES

6616 The residential floor area of any building or structure, outside of the Port Haney Heritage Area, shall not exceed 1.0 times the lot area, except that this amount may be increased by:

- a) 0.3 times the lot area times the ratio of concealed to required off street parking, not to exceed 0.3 times the lot area; plus
- b) 0.25 times the lot area for each storey above the second, not to exceed 1.0 times the lot area.

7569-2019 c) Additional density not to exceed 0.5 times the lot area may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

6647 d) The residential floor area calculations shall not include the following for computing maximum permitted residential density:

- (i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- (ii) Amenity areas, swimming pools and open sundecks;
- (iii) Any portion of a storey used for mechanical or electrical service room;
- (iv) Balconies;
- (v) Common stairwells and common corridors.

8) SITING

No building or structure shall be sited less than 6.0 m from a rear lot line except that:

- a) where the building is used for apartment use above the second storey, the distance from the front and rear lot lines above the second storey shall be not less than 7.5 m;
- b) above the third storey of a building, the distance from side lot lines shall be not less than 4.5 m;
- c) where a building exceeds three storeys in height, the required 6.0 m rear yard may be reduced to 0 m provided that:
 - i) a structure occupying the rear 6.0 m is used only for accessory off street parking; and
 - ii) the off street parking structure is part of the only structure on the land; and
 - iii) the off street parking structure is entirely covered by a landscaped recreation or amenity deck; and
 - iv) a residential use is provided above the recreation or amenity deck.

9) OTHER REGULATIONS

- 6354 a) Only for properties identified on Schedule “G” Ground Floor Commercial required, an apartment use shall:
 - i) be limited exclusively to storeys above the first storey of a building;
 - ii) be the only use in a storey so used;

- 6354
- iii) be located within a building above all storeys which are used for a permitted commercial use; and
 - iv) be permitted only where all parking for such use is concealed parking.
- b) Only for properties identified on Schedule "G" Ground floor commercial Required, the ground floor of all commercial buildings shall have not less than:
- i) 90% of the lot frontage developed for permitted commercial uses unless the frontage is developed for public pedestrian or public vehicular access; and
 - ii) 25% of the lot area developed for a permitted commercial use.
- c) Every use except for outdoor display or sales area and off-street parking and loading use, shall be located and undertaken wholly within an enclosed building.
- d) An off street parking or accessory off street parking use shall:
- i) not occupy more than 95% of the surface of the lot area;
 - ii) be sited to the rear of, or inside, a building, or underground; and
 - iii) where within 6 m of a highway, be bounded by a landscape strip of not less than 1.5 m in width and containing a landscape screen not less than 1.0 m in height.
- e) A home occupation use shall comply with the regulations of Section 402 (4).

704 NEIGHBOURHOOD PUB ZONE: C-4

This zone provides for the establishment of neighbourhood public houses.

1) PERMITTED PRINCIPAL USES

6105 Neighbourhood Pub.

2) PERMITTED ACCESSORY USES

- a) one family residential;
- b) recycling depot;
- c) restaurant;
- d) home occupation; and

6105 e) Licensee Retail Store.

3) LOT AREA

No lot shall be created which is less than:

- a) 2.0 ha in area where it is served by neither a community water system or a community sewer system; or
- b) 0.4 ha in area where it is served by a community water system only; or
- c) 929 m² in area where it is served by both a community water system and a community sewer system.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 30 m in width and 30 m in depth for a parcel served by both a community water and a community sewer system; or
- b) 36 m in width and 60 m in depth for a parcel served by a community water system only; or
- c) 60 m in width and 150 m in depth for a parcel served by neither a community water or a community sewer system.

5) LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 40%.

6) SIZE OF BUILDINGS AND STRUCTURES

No buildings or structures shall exceed a height of 11.0 m nor two and one half (2.5) storeys in height.

7) SITING

No building or structure shall be sited less than:

- a) 7.5 m from a front, rear and exterior side lot line; and
- b) 3.0 m from an interior side lot line.

8) OTHER REGULATIONS

- a) Every use except for outdoor display or sales area and off-street parking and loading use shall be located and undertaken wholly within an enclosed building.
- b) A one family residential use accessory to a neighbourhood public house shall be self-contained, above and fully separated from the commercial use.
- c) A landscape screen of not less than 1.0 m in height within a landscape strip not less than 1.5 m in width shall be provided along the side and rear lot lines and around the perimeter of all off street parking areas within 6.0 m of all highways.
- d) A home occupation use shall comply with the regulations of Section 402(4).
- 6105 e) Licensee Retail Store use shall:
 - i) be located within the Neighbourhood Pub;
 - ii) provide parking in accordance with the retail commercial provisions of the Maple Ridge Off-Street Parking and Loading Bylaw; and
 - iii) not exceed 40% gross floor area.

705 VILLAGE CENTRE COMMERCIAL: C-5

This zone provides for convenience shopping and personal services to residents of surrounding neighbourhoods in a compact village form.

1) PERMITTED PRINCIPAL USES

- a) DELETED BY BYLAW 6405-2006
- b) assembly;
- c) civic;
- d) financial services;
- e) convenience store;
- f) indoor commercial recreation;
- g) personal repair services;
- h) personal services;
- i) business services;
- j) professional services;
- k) recycling depot;
- 6105 l) restaurants;
- m) retail sales excluding highway commercial use; and
- 6750-2010 n) Liquor Primary Establishment;
- 6750-2010 o) Licensee Retail Store.

2) PERMITTED ACCESSORY USES

- a) outdoor display or sales area;
- b) home occupation;
- c) rentals.
- 6405 d) one-family residential;
- 6405 e) two-family residential; and
- 6405 f) apartment.

3) LOT AREA

No lot shall be created which is less than 668m² in area.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 6 m in width; and
- b) 27m in depth.

5) LOT COVERAGE

All buildings and structures shall not exceed a lot coverage of 70%.

6) SIZE OF BUILDINGS AND STRUCTURES

No buildings or structures shall exceed:

- a) a height of 11 m and 2.5 storeys; and
- 6405 b) a second storey greater than 80% of the first storey.

7) SITING

No buildings or structures shall be sited less than:

- a) 3.0 m from a front lot line;
- b) 6.0 m from a rear lot line; and
- c) 3.0 m from an exterior side lot line.

8) OTHER REGULATIONS

- a) Every use except for accessory outdoor display or sales area and accessory off-street parking and loading use shall be located and undertaken wholly within an enclosed building.
- 6405 b) An apartment use and one-family and two-family residential uses:
 - (i) shall be limited exclusively to storeys above the first storey of a building;
 - (ii) shall be the only use in a storey so used;
 - (iii) shall be located within a building above a permitted commercial use;
 - (iv) shall be permitted only where all parking for such use is concealed parking; and
 - (v) shall be permitted only where no advertising use or accessory advertising use is located above or extends above the first storey of the building.
- c) An Accessory Off Street Parking Use
 - (i) shall occupy not more than 75% of the surface of the lot area;
 - (ii) shall be sited to the rear of the building, inside a building or underground;
 - (iii) where within 6 metres of a highway shall be bounded by a landscape screen of not less than 1.0 m in height within a landscape strip not less than 1.5 m in width.
- d) All buildings and structures:
 - (i) on the ground floor shall have a minimum of 90% of the lot frontage developed for a commercial use permitted in this zone unless the frontage is used for public pedestrian access or public vehicular access;
 - (ii) on the ground floor shall have a minimum of 25% of the lot area developed for a commercial use permitted in this zone.
- e) A Home Occupation Use shall comply with the regulations of Section 402(4).

706 COMMUNITY GAMING FACILITY ZONE: C-6

This zone provides for community gaming facilities in the Town Centre.

1) PERMITTED PRINCIPAL USES

- a) Community Gaming Facility

2) PERMITTED ACCESSORY USES

- a) Assembly Use;
- b) Restaurant;
- c) Liquor Primary Establishment.

3) LOT AREA

No lot shall be created less than 4047 m² in size.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 30 m in width;
- b) 70 m in depth.

5) LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 90%.

6) SITING

No building or structure shall be sited less than:

- a) 1.5 m from the front lot line;
- b) 2.0 m from the rear lot line;
- c) 0.0 m from the interior lot line;
- d) 3.5 m from the exterior lot line.

7) DENSITY

All buildings and structures (except those used for parking) shall not exceed a floor space ratio of 1.0 times the lot area.

8) HEIGHT

All buildings and structures shall not exceed a height of 11 m.

9) OTHER REGULATIONS

Any area used for accessory assembly use must be a minimum size of 232 m².

707 COMMERCIAL/RESIDENTIAL: CRM

The Commercial/Residential zone provides for a mix of residential and commercial uses and is specifically for lands designated Commercial/Apartment in the Port Haney area.

1) PERMITTED PRINCIPAL USES

- a) apartment;
- b) group housing;
- c) retail use excluding highway commercial use;
- d) professional services;
- e) personal services;
- f) personal repair services;
- g) financial services;
- h) indoor commercial recreation;
- 6105 i) restaurants;
- j) tourist accommodation limited to hotels, motor hotels, motels, and bed and breakfast uses;
- k) civic;
- l) assembly;
- m) park and school;
- n) private hospital;
- 6355 o) place of worship;
- 6750-2010 p) Liquor Primary Establishment;
- 6750-2010 q) Licensee Retail Store.

2) PERMITTED ACCESSORY USES

- a) outdoor display or sales area;
- b) home occupation;
- c) rentals; and
- d) boarding.

3) LOT AREA

No lot shall be created which is less than 668m² in area.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 18m in width; and
- b) 27m in depth.

5) LOT COVERAGE

All buildings and structures shall not:

- 6617-2008 a) exceed a lot coverage of 90%; and
- b) exceed 95% coverage of the surface area of a lot for an off street parking or accessory off street parking use.

6) SIZE OF BUILDINGS AND STRUCTURES

All buildings and structures shall not exceed the following heights:

- 6901-2012
- a) 24 metres nor 6 storeys north of the lane between 117th Avenue and St. Anne Avenue;
 - b) 21 metres at the site located north of 116th Avenue, south of Callaghan Avenue, west of 224th Street, and east of the Haney Bypass.
 - c) 16 metres nor 4 storeys elsewhere.

7) SITING

- 1) Subject to subsection (2), no buildings or structures shall be sited less than:
 - a) 0 metres from the front lot line and exterior side lot line;
 - b) 0 metres from the interior side lot line;
 - c) 6 metres from the rear lot line.
- 2) Where a building exceeds three (3) storeys in height, the required 6 metre rear yard may be reduced to 0 metres provided that:
 - a) the structure occupying the rear 6 metres is used only for accessory off street parking;
 - b) the off street parking structure is part of the only structure on the land;
 - c) the off street parking structure is entirely covered by a landscaped recreational or amenity deck;
 - d) a residential use as permitted is provided above the recreational or amenity deck.

6617-2008

- 3) Deleted

8) OTHER REGULATIONS

- (a) An Apartment Use
 - (i) shall be permitted only where all parking for such a use is concealed parking;
 - (ii) shall be permitted only where no advertising use or accessory advertising use is located on the same storey;
 - (iii) above the second storey, where one wall faces another wall of the same building, shall be sited to provide a continuous 90 degree horizontal arc, unencumbered by buildings on the same lot, of radius not less than:
 - (a) 10.5 metres from a wall or building;
 - (b) 6 metres from an outside corner of a building.
- (b) An Apartment or Group Housing Use
 - (i) shall provide a minimum of 5% of the lot area as usable open space which may be provided in balconies, terraces, patios, rear yards, courtyards or roof decks.
 - (ii) shall provide a balcony for all dwelling units which are not ground oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres per dwelling unit, whichever is greater;
 - (iii) shall 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;
 - (iv) shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw.

- (c) A Commercial Use
 - (i) shall 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;
 - (ii) on the ground floor shall have a minimum of 25% of the lot area developed for a use permitted in this zone other than parking.
- (d) An Accessory Off Street Parking Use
 - (i) shall be sited to the rear of the building, inside a building, or underground;
 - (ii) where within 6 metres of a highway shall be bounded by a landscape screen of not less than 1.0 m in height within a landscape strip not less than 1.5 m in width.
- (e) A Home Occupation Use shall comply with the regulations of Section 402(4).

708 SERVICE COMMERCIAL: CS-1

This zone is intended to accommodate uses oriented to the motoring public.

- 1) PERMITTED PRINCIPAL USES
 - a) assembly use limited to public transportation depot, private schools, and movie theatres of a minimum 2,000 m² gross floor area;
 - b) drive-through use;
 - 6355 c) place of worship;
 - d) convenience store;
 - e) highway commercial use;
 - f) business services excluding consulting services;
 - g) research and non-medical testing laboratories;
 - h) light industry limited to 279 m² gross floor area;
 - i) indoor commercial recreation;
 - j) outdoor commercial recreation;
 - k) personal repair services;
 - l) personal services;
 - 7189-2015 m) (i) professional services limited to veterinarians, architects, engineering and surveying offices, and drop-in medical clinics;
(ii) professional services are permitted above the first storey on the parcel and tract of land and premises known and described as:
11980 227 Street – Lot A except part dedicated road on Plan BCP13823 District Lot 401 Group 1 New Westminster District Plan 9541;
 - 7601-2019 (iii) professional services limited to a physiotherapy and registered massage therapy clinic on the parcel and tract of land and premises known and described as:
20629 119 Avenue – Lot “A” District Lot 278 Group 1 New Westminster District Plan 76445;
 - n) recycling depot;
 - 6931-2012 o) retail limited to household furnishings, vehicle parts and accessories, second hand goods, antiques, musical instruments and accessories, and sports equipment and accessories, with other retail uses limited to a minimum 2000 m² gross floor area;
 - 6105 p) restaurants;
 - q) tourist accommodation limited to motor hotel and motel;
 - r) service station;
 - s) warehousing; and
 - 6105 t) Liquor Primary Establishment;
 - 6750-2010 u) Licensee Retail Store;
 - 7487-2018 v) Cannabis retail;
- 2) PERMITTED ACCESSORY USES
 - a) 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 m²;
 - b) retail to light industry use provided the accessory use gross floor area does not exceed 25% of the total principal use gross floor area;
 - c) rentals;
 - d) apartment;

- 6931-2012
- e) unenclosed storage; and
 - f) music lessons, where the principal use is for the retail of musical instruments.

3) LOT AREA

Subject to Subsection (8), no lot shall be created which is less than:

- a) 0.4 ha in area where it is served by neither a community water system or community sewer system;
- b) 2,000 m² in area where it is served by a community water system only; or
- c) 929 m² in area where it is served by both a community water system and community sewer system.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 18 m in width and 36 m in depth for a parcel served by both a community water system and community sewer system; or
- b) 30 m in width and 36 m in depth for a parcel served by a community water system only; or
- c) 36 m in width and 60 m in depth for a parcel served by neither a community water system or a community sewer system.

5) LOT COVERAGE

All buildings and structures shall not:

- a) exceed a lot coverage of 40%; and
- b) exceed 95% coverage of the surface area of a lot for an off street parking or accessory off street parking use.

6) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 7.7 m.

7) SITING

No building or structure shall be sited less than:

- a) 9.0 m from a front lot line;
- b) 6.0 m from a rear lot line;
- c) 7.5 m from an exterior side lot line; except that
- d) for a drive-through business use, in addition to the front, rear and exterior side lot line setbacks specified above, no building shall be sited within 6.0 m of the interior side lot line.

8) OTHER REGULATIONS

- a) All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed building except for:
 - i) accessory outdoor display or sales area
 - ii) car washes;
 - iii) outdoor commercial recreation use;
 - iv) accessory unenclosed storage provided the storage is located in other than the front yard and has a landscape screen of uniform height not less than 1.5 m nor more than 1.8 m in height on all sides not facing directly onto buildings on the lot.

- b) All uses shall:
- i) provide a landscape strip not less than 1.5m in width on front and exterior side lot lines; and
 - ii) provide landscaping covering not less than five percent (5%) of the developed site.
- c) An apartment use shall:
- i) be limited exclusively to storeys above the first storey of a building;
 - ii) be the only use in a storey so used;
 - iii) be located within a building above all storeys which are used for a permitted commercial use; and
 - iv) be permitted only where all parking for such use is dedicated parking.
- 5877 d) A drive-through use shall comply with the following:
- i) A drive-through use permitted in the Service Commercial CS-1 zone shall have a minimum of 30 m of highway frontage;
 - ii) Where a drive-through use permitted in the Service Commercial CS-1 zone, adjoins a lot or parcel designated residential in the District of Maple Ridge Official Community Plan, a building is to be located between the use and a lot line shared with the residential lot or parcel; and
 - iii) Electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments shall not be located on a Service Commercial CS-1 zoned parcel, when adjoining a lot or parcel designated residential in the District of Maple Ridge Official Community Plan.
- e) No building or structure shall exceed one sleeping unit or dwelling unit for each 93.0 m² of lot area for a permitted tourist accommodation use.

709 SERVICE STATION COMMERCIAL: CS-2

This zone is intended for fuel service stations and related uses.

1) PERMITTED PRINCIPAL USES

6250 Service station and car wash.

2) PERMITTED ACCESSORY USES

- a) one family residential;
- b) retail sale of automotive accessories;
- c) convenience store;
- d) rental of vehicles, trailers or equipment;
- e) restaurant;
- f) vehicle and equipment repair services; and
- g) home occupation.

3) LOT AREA

No lot shall be created which is less than 1100 m² in area.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 30 m in width;
- b) 36 m in depth; and
- c) 30 m in frontage.

5) LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 40% exclusive of canopies.

6) SIZE OF BUILDINGS AND STRUCTURES

No buildings or structures shall exceed a height of 7.5 m.

7) SITING

- a) Except as provided in Subsection (b), no building or structure shall be sited less than:
 - i) 9.0 m from a front lot line;
 - ii) 6.0 m from an interior side lot line;
 - iii) 7.5 m from an exterior side lot line; and
 - iv) 6.0 m from a rear lot line.
- b) Fuel pumps, pump islands and canopies shall be located not less than 4.5 m from any lot line.

8) OTHER REGULATIONS

- a) A use permitted in the CS-2 zone shall conduct the business or undertaking within a completely enclosed building except for:
 - i) accessory outdoor display or sales area; and
 - ii) motor vehicle refuelling facilities.
- b) All accessory uses in the aggregate shall not exceed 279m² gross floor area.
- c) Landscaping shall cover not less than five percent (5%) of the developed lot and shall include:
 - i) a landscape strip not less than 1.5 m in width along the front lot line and exterior side lot line; and
 - ii) a landscape screen not less than 2.0 m in height, within a landscape strip not less than 1.5m wide, shall be maintained along all lot lines adjacent to land zoned or designated for residential uses, or separated by a lane therefrom.
- d) Where a service station use is established in conjunction with an accessory restaurant use or an accessory convenience store use on the same lot, the lot shall be not less than 1,600 m² in area.
- e) Where a service station use is established in conjunction with an accessory convenience store use and an accessory restaurant use on the same lot, the lot shall be not less than 2,100 m².
- f) All uses in all buildings, exclusive of accessory one family residential use, shall not exceed 500 m² gross floor area.
- g) A home occupation use shall comply with the regulations of Section 402 (4)
- 5877 h) A building is to be located between a service station or car wash use and an adjoining lot or parcel designated residential in the District of Maple Ridge Official Community Plan.
- 5877 i) A drive-through use adjoining a lot or parcel designated residential in the District of Maple Ridge Official Community Plan shall comply with the following:
 - i. A building is to be located between the use and a lot line shared with the residential lot or parcel;
 - ii Electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments shall not be permitted.

710 RECREATION COMMERCIAL: CS-3

This zone is intended to provide for tourist and private recreational facilities.

1) PERMITTED PRINCIPAL USES

- a) indoor commercial recreation;
- b) outdoor commercial recreation; and
- c) tourist accommodation.

2) PERMITTED ACCESSORY USES

- a) assembly;
- b) rentals;
- c) restaurant;
- d) retail;
- e) licensed premises;
- f) one family residential;
- g) unenclosed storage;
- h) buildings and structures accessory to a permitted principal use; and
- i) home occupation.

3) LOT AREA

No lot shall be created which is less than 0.4 ha in area.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 36 m in width; and
- b) 60 m in depth.

5) LOT COVERAGE

All buildings and structures shall not exceed a lot coverage of 40%.

6) SIZE OF BUILDINGS AND STRUCTURES

No buildings or structures shall exceed a height of 7.7 m.

7) SITING

No building or structure shall be sited less than:

- a) 9.0 m from a front lot line;
- b) 6.0 m from a rear lot line;
- c) 7.5 m from an interior side lot line; and
- d) 7.5 m from an exterior side lot line.

8) OTHER REGULATIONS

- a) A permitted use shall be located within a completely enclosed building, except for:
 - i) accessory outdoor display or sales area; and
 - ii) campground spaces, and trailer park uses;
 - iii) outdoor recreation activities and related facilities;
 - iv) accessory unenclosed storage provided the storage is located in other than the front yard and has a landscape screen of uniform height not less than 1.5 m nor more than 1.8 m in height on all sides not facing directly onto buildings on the lot.
- b) Landscaping shall cover not less than five percent (5%) of the developed lot and shall include:
 - i) a landscape strip not less than 1.5 m in width along the front lot line and exterior side lot line; and
 - ii) a landscape screen not less than 2.0 m in height, within a landscape strip not less than 1.5m in width along all lot lines adjacent to land zoned or designated for residential uses, or separated by a lane therefrom.
- c) Where a tourist accommodation use is to be established, the use shall not exceed an accommodation ratio greater than one sleeping unit, one dwelling unit, one recreational vehicle space or campground space for each 2000 m² of lot area.
- d) A home occupation use shall comply with the regulations of Section 402 (4).

711 RURAL COMMERCIAL: CS-4

This zone provides for the small scale retailing of commodities of a convenience nature and related uses for household or personal needs in a rural area.

1. PERMITTED PRINCIPAL USES

- a) convenience store;
- b) restaurant; and
- c) retail.

2. PERMITTED ACCESSORY USES

- a) personal services;
- b) personal repair services;
- c) recycling depot;
- d) rentals;
- e) outdoor display or sales area;
- f) one family residential use; and
- g) home occupation.

3. LOT AREA

No lot shall be created which is less than:

- a) 2.0 ha in area where it is served by neither a community water system or a community sewer system; or
- b) 0.8 ha in area where it is served by a community water system only; or
- c) 0.4 ha in area where it is served by both a community water system and a community sewer system.

4. LOT DIMENSIONS

No lot shall be created which is less than 36 m in width and 60 m in depth, except for a parcel served by neither a community water system or a community sewer system, the minimum dimensions shall be 60 m in width and 150 m in depth.

5. LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 25%.

6. SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 7.5 m.

7. SITING

No building or structure shall be sited less than:

- a) 7.5 m from a front lot line;
- b) 6.0 m from a rear lot line;
- c) 6.0 m from an interior side lot line; and
- d) 7.5 m from an exterior side lot line.

8. OTHER REGULATIONS

- a) The gross floor area of all permitted principal uses shall not in the aggregate exceed 279 m².
- b) The gross floor area of all accessory uses shall not in the aggregate exceed 279 m².
- c) 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.
- d) A one family residential use shall be self-contained within the same building, and fully separated from, the commercial uses.
- e) Provide a landscape screen not less than 2.0m in height within a landscape strip not less than 1.5m in width along all lot lines adjacent to land zoned or designated for residential uses or separated by a lane therefrom.
- f) A home occupation use shall comply with the regulations of Section 402 (4).

712 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL: CS-5

This zone provides for adult oriented businesses and pawn shops and other uses catering to the motoring public. The zone is limited to areas of the community that are designated Service Commercial in the Maple Ridge Official Community Plan.

1) PERMITTED PRINCIPAL USES

- a) adult entertainment;
- b) pawnshops;
- c) convenience store;
- d) highway commercial use;
- e) business services excluding consulting services;
- f) light industry limited to 279 m² gross floor area;
- g) indoor commercial recreation;
- h) outdoor commercial recreation;
- i) personal repair services;
- j) personal services;
- k) professional services limited to veterinarians, architects, engineering and surveying offices, and drop-in medical clinics;
- l) recycling depot;
- m) retail limited to household furnishings, vehicle parts and accessories, adult paraphernalia, second hand goods, antiques, and sports equipment and accessories, with other retail uses limited to a minimum 2000 m² gross floor area;
- n) restaurants and drive-through use;
- o) warehousing; and
- p) Liquor Primary Establishment;
- q) Licensee Retail Store.

6750-2010

2) PERMITTED ACCESSORY USES

- a) retail to light industry use provided the accessory use gross floor area does not exceed 25% of the total principal use gross floor area;
- b) apartment;
- c) unenclosed storage; and

3) LOT AREA

Subject to Subsection (8), no lot shall be created which is less than:

- a) 0.4 ha in area where it is served by neither a community water system or community sewer system;
- b) 2,000 m² in area where it is served by a community water system only; or
- c) 929 m² in area where it is served by both a community water system and community sewer system.

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 18 m in width and 36 m in depth for a parcel served by both a community water system and community sewer system; or
- b) 30 m in width and 36 m in depth for a parcel served by a community water system only; or
- c) 36 m in width and 60 m in depth for a parcel served by neither a community water system or a community sewer system.

5) LOT COVERAGE

All buildings and structures shall not:

- a) exceed a lot coverage of 40%; and
- b) exceed 95% coverage of the surface area of a lot for an off street parking or accessory off street parking use.

6) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 7.7 m.

7) SITING

No building or structure shall be sited less than:

- a) 9.0 m from a front lot line;
- b) 6.0 m from a rear lot line;
- c) 7.5 m from an exterior side lot line; except that
- d) for a drive-through business use, in addition to the front, rear and exterior side lot line setbacks specified above, no building shall be sited within 6.0 m of the interior side lot line.

713 HERITAGE COMMERCIAL: H-1

This zone is intended for unique heritage commercial areas.

1) PERMITTED PRINCIPAL USES

- a) apartment;
- b) one family residential;
- c) assembly;
- 6355 d) place of worship;
- e) civic;
- f) financial services;
- g) business services;
- h) convenience store;
- i) tourist accommodation;
- j) indoor commercial recreation;
- k) personal repair services;
- l) personal services;
- m) professional services;
- 6355 n) restaurants;
- o) retail sales;
- 6750-2010 p) liquor primary establishment;
- 6750-2010 q) licensee retail store.

2) PERMITTED ACCESSORY USES

- a) outdoor display or sales area;
- b) boarding;
- c) rentals; and
- d) home occupation.

3) LOT AREA

No lot shall be created which is less than 186 m² in area,

4) LOT DIMENSIONS

No lot shall be created which is less than:

- a) 6 m in width; and
- b) 27 m in depth

5) LOT COVERAGE

A lot coverage of all buildings and structures shall not exceed 90% for a permitted commercial use provided that the lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990.

6) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed:

- a) 11.0 m nor two and one-half (2.5) storeys in height;
- b) a residential floor area ratio of 0.8; except that this may be increased by 0.2 times the lot area times the ratio of concealed to required off street parking, not to exceed 0.2 times the lot area.

7) SITING

No buildings or structures shall be sited:

- a) for a permitted commercial or accessory apartment use:
 - i) less than 6.0 m from the rear lot line;
 - ii) above the second storey, not less than 7.5 m from the front and rear lot lines and 4.5 m from side lot lines;
- b) for a permitted one family residential use, less than:
 - i) 7.5 m from front and rear lot lines;
 - ii) 1.5 m from an interior side lot line; and
 - iii) 4.5 m from an exterior side lot line.

8) OTHER REGULATIONS

- a) An apartment use shall:
 - i) be limited exclusively to storeys above the first storey of a building;
 - ii) be the only use in a storey so used;
 - iii) be located within a building above all storeys which are used for a permitted commercial use; and
 - iv) be permitted only where all parking for such use is concealed parking.
- b) No less than 20% of the lot area shall be developed for a permitted commercial use.
- c) All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed building except for accessory outdoor display or sales area and off street parking and loading.
- d) An accessory off street parking or accessory off street loading use shall:
 - i) not exceed a lot coverage of 75%;
 - ii) have a landscape screen not less than 1.0 m in height within a landscape strip not less than 1.0 m in width along lot lines within 6.0 metres of a highway.
- e) Where a tourist accommodation use is to be established, the minimum lot area shall be 1390 m².
- f) Where a one family residential use is to be established:
 - i) the minimum lot area shall be 668 m²;
 - ii) the minimum lot dimensions shall be:
 - a) 18 m in width; and
 - b) 27 m in depth,
 - iii) only one single family residential building shall be permitted per lot.
- g) Where a civic use or assembly use is to be established, the lot coverage of all buildings or structures shall not exceed 75%.
- h) A home occupation use shall comply with the regulations of Section 402 (4).

714 HAMMOND VILLAGE COMMERCIAL (H-2)**1) PURPOSE**

1. This zone is intended for mixed-use development within Hammond's historic commercial area and is specific to sites designated *Hammond Village Commercial* in the Hammond Area Plan.

2) PRINCIPAL USES

1. The following principal use and no other shall be permitted in this zone:
 - (a) apartment (see Section 10, OTHER REGULATIONS in this zone);
 - (b) assembly;
 - (c) convenience store;
 - (d) financial services;
 - (e) indoor commercial recreation;
 - (f) liquor primary establishment;
 - (g) licensee retail store;
 - (h) microbrewery, winery and distillery;
 - (i) personal services;
 - (j) personal repair services;
 - (k) professional services;
 - (l) restaurants;
 - (m) retail sales;
 - (n) off-street parking, permitted on those parcels included on attached Schedule "J" Hammond Commercial and Off-Street Parking;
 - (o) vehicle and equipment repair services, permitted on the following parcel:
20657 Lorne Avenue
Lot 697 District Lot 278 New Westminster District Plan 114

3) ACCESSORY USES

1. The following uses shall be permitted as accessory to a permitted principal use in this zone:
 - (a) boarding, accessory to an apartment use;
 - (b) home occupation, accessory to an apartment use;
 - (c) outdoor display or sales area.

4) LOT AREA & DIMENSIONS

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

(a) net lot area;	191.0 square metres
(b) lot width;	6.0 metres
(c) lot depth.	27.0 metres

5) LOT COVERAGE

1. The lot coverage of all buildings and structures shall not exceed 90%.

6) SETBACKS

1. No building or structure shall be sited less than:
 - (a) from a front lot line; 0 metres
 - (b) from a rear lot line; 1.5 metres
 - (c) from an interior lot line; 0 metres
 - (d) from an exterior lot line. 4.5 metres

7) HEIGHT

1. No building or structure shall be less than 11 metres.
2. No building or structure shall be greater than 15 metres.
3. Notwithstanding clauses 1 and 2, the following height restrictions on properties identified on Schedule 'J' Hammond Commercial and Off-Street Parking shall be as follows:
 - (a) No building or structure shall be less than 3.6 metres;
 - (b) No building or structure shall be greater than 11 metres.

8) PARKING & LOADING

1. Off-street parking and off-street loading shall be sited to the rear of the building, inside a building or structure, or underground;
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.

9) OTHER REGULATIONS

1. For properties identified on attached Schedule "K", Hammond Ground Floor Commercial Required, an apartment use shall be limited exclusively to storeys above the first storey of a building.
2. An apartment use:
 - (a) shall provide a minimum of 5% of the lot area as useable open space which may be provided in balconies, terraces, patios, rear yards, courtyards or roof decks.
 - (b) shall provide a balcony for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres per dwelling unit, whichever is greater;
 - (c) shall 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;
 - (d) shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw.
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.
4. A home occupation use shall comply with the regulations of Section 402 (4).

PART 8 INDUSTRIAL ZONES

4838-1993

801 SERVICE INDUSTRIAL M-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.

1) PRINCIPAL USES

- a) Light Industrial use not including industrial repair services and vehicle and equipment repair services;
- b) Industrial Trade Schools;
- c) Non-medical testing laboratories; and
- d) Mini-warehouse use.

2) ACCESSORY USES

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provisions of this bylaw:

- a) accessory office use provided that in any building or structure the total gross floor area devoted to such accessory office use does not exceed 25% of the gross floor area of the principal use to which it is accessory;
- b) one accessory restaurant per lot limited to 200 m² gross floor area;
- c) accessory retail use provided that in any building or structure the total gross floor area devoted to such accessory retail use does not exceed 25% of the gross floor area of the principal use to which it is accessory, to a maximum of 200 m² gross floor area;
- d) accessory refueling facilities for vehicles used in the business on the lot;
- e) accessory off-street parking and loading use;
- f) accessory advertising use; and
- g) accessory one family residential use to a permitted mini-warehouse use.

3) LOT AREA

No lot shall be created which is less than 2000 m² in area.

4) LOT DIMENSIONS

No lot shall be created which is less than 30 m in width and 50 m in depth.

5) DENSITY

All buildings and structures shall not exceed a lot coverage of 50%.

6) SITING

No building or structure shall be sited less than:

- a) 6.0 m from a front, rear and exterior side lot line; and
- b) 3.0 m from an interior side lot line

except that in all cases where a lot line abuts a lot designated for residential or agricultural use, the required minimum setback from that lot line shall be 9.0 m.

7) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 12.0 m.

8) OTHER REGULATIONS

a) 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:

- i) accessory off-street parking and loading;
- ii) accessory advertising; and
- iii) accessory refueling facilities.

7140-2015

b) A landscape screen not less than 2.0 m in height, not more than 3.6 m in height and not less than 2.0 m in width shall be required along a lot line where such lot line abuts a lot designated for commercial, residential or agricultural use.

c) A maximum of one accessory one family residential use shall be permitted per mini-warehouse development site. An accessory one family residential use shall be fully separated from any storage unit.

d) No use of land, buildings or structures shall be authorized until all works and services have been provided to the standards for the zone as identified in "Maple Ridge Subdivision Bylaw No. 2573-1978" as amended.

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

This zone provides for the accommodation of general industrial uses.

1) PRINCIPAL USES

- a) Industrial use not including:
 - i) asphalt, rubber and tar production and products manufacturing;
 - ii) hydrocarbon refining and bulk storage;
 - iii) chemical plants;
 - iv) stockyards and abattoirs;
 - v) septic tank services;
 - vi) waste reduction plants; and
 - vii) extraction industrial use;
 - viii) vehicle wrecking, salvaging and storing of wrecked or salvaged vehicles.
- b) Waste transfer stations;
- c) Industrial repair services;
- d) Industrial trade schools;
- e) Retail sale and rental of industrial vehicles, trailers, and heavy equipment; and
- f) One restaurant per lot limited to 200m² gross floor area.
- 7090-2014 g) Indoor Commercial Recreation use shall be permitted at 13065 Katonien Street (Lot 14 Section 25 Township 12 New Westminster District Plan BCP42202).
- 7177-2015 h) Notwithstanding clause 1) a) ii), Cleaning of low hazard (under 50 parts per million of PCB) electrical equipment; storage and minor processing of hydrocarbons is permitted at: 14160 256 Street Lot 2 District Lot 5326 Group 1 New Westminster District Plan 41830
- 7403-2017 i) Off Street parking use shall be permitted at 23782 and 23810 River Road (Lot 2, D.L. 405, Plan NWP7324 and Lot 3, D.L. 405, Plan NWP7324).

2) ACCESSORY USES

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provisions of this bylaw:

- a) accessory office use, provided that in any building or structure greater than 250 m² gross floor area, the total gross floor area devoted to such accessory office use does not exceed 25% of the gross floor area of the principal use to which it is accessory;
- b) accessory retail use provided that :
 - (i) in any building or structure the total gross floor area devoted to such accessory retail use does not exceed 25% of the total gross floor area of the principal use to which it is accessory; and
 - (ii) on any unenclosed outdoor area of a lot, the maximum site coverage of all accessory retail uses on the lot shall in the aggregate be limited to the lesser of 1000 m² or 25% of the area of the lot;
- c) accessory off-street parking and loading use;
- d) accessory advertising use;
- e) accessory refueling facilities for vehicles used in the business on the lot; and
- 6647 f) accessory one family residential use.

3) LOT AREA

No lot shall be created which is less than:

- a) 0.8 ha in area where it is served by neither a community water system nor a community sewer system;
- b) 0.4 ha in area where it is served by a community water system only; or
- c) 2000 m² in area where it is served by both a community water system and a community sewer system.

4) LOT DIMENSIONS

No lot shall be created which is less than 30 m in width and 50 m in depth.

5) DENSITY

All buildings and structures shall not exceed a lot coverage with buildings and structures of 60%.

6) SITING

No building or structure shall be sited less than:

- a) 6.0 m from a front, rear and exterior side lot line; and
- b) 1.5 m from an interior side lot line;

except that in all cases where a railroad track or spur, or the Fraser River abuts the rear lot line, buildings and structures may be built to the rear property line.

7) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 18.0 m.

8) OTHER REGULATIONS

- a) An industrial use involving the wrecking and salvaging of goods, materials or things shall be bounded by a landscape screen not less than 2.0 m in height on all sides not facing directly onto buildings on the lot. Storage of wrecked or salvaged goods, materials or things shall not exceed the height of the landscape screen.

7140-2015

- b) A landscape screen not less than 2.0 m in height, not more than 3.6 m in height and not less than 2.0 m in width shall be required along a lot line where such lot line abuts a lot designated for commercial, residential or agricultural use.

- c) No use of land, buildings or structures shall be authorized until all works and services have been provided to the standards for the zone as identified in "Maple Ridge Subdivision Bylaw No. 2573-1978" as amended.

6647

- d) An accessory one family residential use in the M-2 zone will be subject to the following:
 - i) One accessory one family residential use permitted per M-2 zone;
 - ii) the accessory one family residential use must be accessory to the industrial use;
 - iii) if located inside the building for industrial use, it must be completely separated with it's separate entrance;
 - iv) the maximum size of the accessory one family residential use must not exceed 400 m² and this area must not interfere with the industrial use;
 - v) minimum lot size to permit an accessory one family residential use in the M-2 zone is 0.4 hectares;
 - vi) the accessory one family residential use must be subject to all health regulations regarding septic and water approval.

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

This zone provides for a comprehensively designed business park industrial area, of a 10 hectare minimum size, accommodating certain uses with emphasis on landscaping and design guidelines.

1) **PRINCIPAL USES**

- a) Industrial use not including:
 - i) wrecking, salvaging and storing of wrecked or salvaged goods, materials or things;
 - ii) concrete and cement plants and product manufacturing;
 - iii) asphalt, rubber and tar production and products manufacturing;
 - iv) sawmills, shakemills and pulp mills;
 - v) hydrocarbon refining and bulk storage;
 - vi) chemical plants;
 - vii) stockyards and abattoirs;
 - viii) septic tank services;
 - ix) waste reduction and transfer plants; and
 - x) unenclosed storage.
- b) Non-medical testing laboratories;
- 5245 c) Recreational or instructional facilities limited to industrial trade schools, dance schools, fitness centres and gymnastic schools;
- d) Vehicle and equipment repair services and industrial repair services;
- e) Auction marts;
- f) Sale or rental of industrial vehicles, heavy equipment, and trailers;
- g) Warehouses and Mini-warehouse use;
- h) Parking of unoccupied commercial and recreational vehicles;
- i) Indoor commercial recreation uses;
- j) Restaurants excluding drive-through uses;
- k) Child care centre;
- l) Light industrial use including the wholesale and retail sales of products manufactured or assembled on the lot or as part of the wholesale or retail warehouse operations; and
- m) Office use related to construction, industrial, high technology and utility companies and government.
- 6464-2007 n) liquor primary use, specific to the following site:
Lot 4, DL 405, Group 1, NWD, Plan 7324
23840 River Road

2) **ACCESSORY USES**

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provisions of this bylaw:

- a) accessory office use provided that in any building or structure the total gross floor area devoted to such accessory office use does not exceed 25% of the gross floor area of the principal use to which it is accessory;
- b) accessory retail use provided that :
 - (i) in any building or structure the total gross floor area devoted to such accessory retail use does not exceed 25% of the total gross floor area of the principal use to which it is accessory; and
 - (ii) on any unenclosed outdoor area of a lot the maximum site coverage of all accessory retail uses on the lot shall in the aggregate be limited to a maximum of 25% of the area of the lot;

- 5212
- c) accessory advertising use;
 - d) accessory refueling facilities for vehicles used in the business on the lot;
 - e) accessory off-street parking and loading use;
 - f) accessory unenclosed storage; and
 - g) accessory one family residential use.
- 3) LOT AREA
- No lot shall be created which is less than 2000 m² in area.
- 4) LOT DIMENSIONS
- No lot shall be created which is less than 30 metres in width.
- 5) DENSITY
- All buildings and structures shall not exceed a lot coverage of 60%.
- 6) SITING
- No building or structure shall be sited less than:
- a) 6.0 metres from a front lot line;
 - b) 3.0 metres from a rear lot line, except 6.0 metres where adjacent to a lot designated for non-industrial use;
 - c) 1.5 metres from an interior side lot line; and
 - d) 4.5 metres from an exterior side lot line.
- 7) SIZE OF BUILDINGS AND STRUCTURES
- No building or structure shall exceed a height of 15.0 metres.
- 8) OTHER REGULATIONS
- a) All persons carrying out a use permitted in the M-3 zone shall conduct the business or undertaking within a completely enclosed building except for :
 - i) accessory advertising;
 - ii) accessory refueling facilities;
 - iii) accessory unenclosed storage;
 - iv) retail or rental use;
 - v) off-street parking and loading area;
 - vi) training programs; and
 - vii) outdoor play space for a child care centre.
 - b) All accessory unenclosed storage visible from an exterior side or front lot line shall be bounded by a landscape screen not less than 2.0 metres in height.
 - 5391 c) A continuous landscape strip not less than 5.0 metres in width shall be provided on each side of the developed portion of the development site which abuts an urban residential zone.
 - 7140-2015 d) A landscape screen not less than 2.0 m in height, not more than 3.6 m in height and not less than 2.0 m in width shall be required along a lot line where such lot line abuts a lot designated for commercial, residential or agricultural use.
 - 5391 e) A continuous 3.0 metre landscape strip shall be provided:
 - a) along the front lot lines; and
 - b) along the exterior side lot line of a corner lot.

- f) All loading bays, and accessory unenclosed storage shall be located in other than the front yard.
- g) There shall be no accumulation of used tire storage.
- h) No noise is permitted in excess of 70dB(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 60dB(A).
- 5212 i) An accessory one family residential use shall:
 - i) be limited to one dwelling unit per development site;
 - ii) be contained within a building containing a principal permitted use;
 - iii) be occupied by the caretaker and immediate family of the development site;
 - iv) be limited to the lesser of 140 m² gross floor area of the principal building or 33% of the total floor area of the principal building within which the unit is contained.
- j) No use of land, buildings or structures shall be deemed to 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.

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.”

804 EXTRACTION INDUSTRIAL M-4

This zone provides for the accommodation of high impact resource based industrial uses and the primary processing of bulk goods generated on the lot.

- 1) **PRINCIPAL USES**
Extraction industrial.

- 2) **ACCESSORY USES**

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provision of this bylaw:

- a) accessory primary processing;
- b) accessory asphalt plant and product manufacturing, specific to the following site:
Lot: 1, DL 5326, Group 1, NWD, Plan LMP13975
13790 256 Street
- c) accessory concrete plant and product manufacturing, specific to the following site:
Lot: 1, DL 5326, Group 1, NWD, Plan LMP13975
13790 256 Street
- d) accessory off-street parking and loading use;
- e) accessory one family residential use;
- f) accessory office use; and
- g) accessory industrial repair services.

- 3) **LOT AREA**
No lot shall be created which is less than 2.0 ha in area.

- 4) **LOT DIMENSIONS**
No lot shall be created which is less than 60 m in width and 150 m in depth.

- 5) **DENSITY**
All buildings and structures shall not exceed a lot coverage of 10% .

- 6) **SITING**
No building or structure shall be sited less than 7.5 m from all lot lines.

- 7) **SIZE OF BUILDINGS AND STRUCTURES**
No building or structure shall exceed a height of 15.0 m.

- 8) **OTHER REGULATIONS**

- a) A maximum of one accessory one family residential use shall be permitted per development site.
- b) A landscape screen not less than 2.0 m in height, not more than 3.6 m in height and not less than 2.0 m in width shall be required along a lot line where such lot line abuts a lot designated for commercial, residential or agricultural use.
- c) No use of land, buildings or structures shall be authorized until all works and services have been provided to the standards for the zone as identified in "Maple Ridge Subdivision Bylaw No. 2573 - 1978" as amended.

7140-2015

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

805 HIGH IMPACT INDUSTRIAL M-5

This zone provides for the accommodation of heavy industrial uses which require management of environmental impacts.

1) PRINCIPAL USES

- a) Extraction industrial;
- b) Industrial use limited to:
 - i) concrete and cement plants and product manufacturing;
 - ii) asphalt, rubber and tar production and products manufacturing;
 - iii) wrecking and salvaging of goods, materials or things;
 - iv) sawmills, shakemills and pulp mills;
 - v) hydrocarbon refining and storage;
 - vi) chemical plants;
 - vii) stockyards and abattoirs;
 - viii) septic tank services;
 - ix) waste reduction plants;
 - x) waste transfer site; and
 - xi) unenclosed storage.

2) ACCESSORY USES

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provisions of this bylaw:

- a) accessory primary processing;
- b) accessory office use;
- c) accessory industrial repair services;
- d) accessory off-street parking and loading use;
- e) accessory one family residential use;
- f) accessory retail use provided that:
 - i) in any building or structure the total gross floor area devoted to such accessory retail use does not exceed 25% of the total gross floor area of the principal use to which it is accessory; and
 - ii) on any unenclosed outdoor area of a lot the maximum site coverage of all accessory retail uses on the lot shall in the aggregate be limited to a maximum of 1000 m² of the area of the lot;
- g) accessory wholesale use provided that :
 - (i) in any building or structure the total gross floor area devoted to such accessory wholesale use does not exceed 25% of the total gross floor area of the principal use to which it is accessory; and
 - (ii) on any unenclosed outdoor area of a lot the maximum site coverage of all accessory wholesale uses on the lot shall in the aggregate be limited to a maximum of 1000 m² of the area of the lot.

3) LOT AREA

No lot shall be created which is less than 2.0 ha in area.

4) LOT DIMENSIONS

No lot shall be created which is less than 60 m in width and 75 m in depth.

5) DENSITY

All buildings and structures shall not exceed a lot coverage with buildings and structures of 20%.

6) SITING

No building or structure shall be sited less than 15.0 m from all lot lines; except where a lot line abuts a lot designated for non-industrial use, the required minimum setback from that lot line shall be 25.0 m.

7) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 18.0 m.

8) OTHER REGULATIONS

- a) A maximum of one accessory one family residential use shall be permitted for an extraction industrial use per development site.
- b) An industrial use involving the wrecking and salvaging of goods, materials or things shall be bounded by a landscape screen not less than 2.0 m in height on all sides not facing directly onto buildings on the lot. Storage of wrecked or salvaged goods, materials or things shall not exceed the height of the landscape screen.

7140-2015

- c) A landscape screen not less than 2.0 m in height, not more than 3.6 m in height and not less than 2.0 m in width shall be required along a lot line where such lot line abuts a lot designated for commercial, residential or agricultural use.
- d) No use of land, buildings or structures shall be authorized until all works and services have been provided to the standards for the zone as identified in "Maple Ridge Subdivision Bylaw No. 2573 - 1978" as amended.

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities."

PART 9

INSTITUTIONAL ZONES

901 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES

Subject to the regulations in Sections 401 and 902, the following uses and no others shall be permitted in the zone or zones indicated:

	PERMITTED USE	ZONE IN WHICH USE IS PERMITTED						
4121	Accessory Dwelling Units	P-1	P-2	P-3	P-4	P-4a		P-6
	Accessory Off Street Parking	P-1	P-2	P-3	P-4	P-4a	P-5	P-6
	Assembly	P-1	P-2		P-4	P-4a		P-6
	Boarding			P-3				
	Children's Institutional			P-3				
6355	Place of Worship				P-4	P-4a		
7313-2017	Civic							P-6
	Commercial Recreation							P-6
	Correction and Rehabilitation						P-5	
	Off Street Parking							P-6
	Private Hospital		P-2					
6647	Park and School	P-1						
	School					P-4a		
6433	Animal Shelter	P-1						

902 REGULATIONS IN ADDITION TO THOSE IN SECTION 402 FOR PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES

(1) An Assembly Use

Shall not be permitted on a lot of less than 668 m², except where the zoning for such lot is changed to comply with the zoning of this section, and such change in zoning is from a zone of more intensive use to a zone of less intensive use.

(2) An Off Street Parking Use or an Accessory Off Street Parking Use

(a) shall not occupy more than 95% of the surface of the lot area;

(b) shall be bounded by a landscape screen of not less than 0.5 metres in height.

4349 (c) Off street parking and loading spaces for all institutional zones shall be provided in accordance with "Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990".

(3) A Corrections and Rehabilitation Use

Shall not be permitted on a lot of less than 929 m² nor with a width of less than 22.5 metres, except that the lot area shall be increased by 93 m² for each person over eight (8) in number accommodated by the permitted use.

4121 (4) An accessory dwelling unit use in the P-6 (Civic Institutional Zone) shall be permitted for a public golf course use only.

7651-2020 (5) Private Hospital Use

7651-2020 (6) Assisted Living Residences with over 10 residences, including staff

7651-2020 (7) Community Care Facility of a residential class where there are more than 6 residents in care or where there are more than 10 residents.

903 REGULATIONS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES

(1) Buildings and Structures for a Civic Use

(a) shall be sited not less than 7.5 metres from all lot lines.

(2) Buildings and Structures for an Assembly Use

(a) together with other buildings shall not exceed a lot coverage of 40%;

(b) shall not exceed a height of 18 metres;

(c) shall be sited not less than 7.5 metres from all lot lines.

(3) Buildings and Structures for a Private Hospital Use

6990-2013 (a) together with other buildings shall not exceed a lot coverage of 40%, except that:

(i) the permitted maximum lot coverage for Parcel A, District Lot 278, Group 1, New Westminster District Reference Plan NWP88024 and Parcel B, District Lot 278, Group 1, New Westminster District Reference Plan NWP88024, shall not exceed 50% of the consolidated lot area;

7063-2014 (ii) the permitted maximum total floor area for Lot 220 District Lot 245 Group 1 New Westminster District Plan 62886 shall not exceed 0.75 times the lot area.

(b) shall not exceed a height of 11 metres;

- 6990-2013 (c) together shall not exceed a total floor area equal to 0.5 times the lot area, except that the permitted maximum total floor area for Parcel A, District Lot 278, Group 1, New Westminster District Reference Plan NWP88024 and Parcel B, District Lot 278, Group 1, New Westminster District Reference Plan NWP88024, shall not exceed 0.91 times the consolidated lot area;
- (d) shall be sited not less than 7.5 metres from all lot lines;
- 3913 (e) notwithstanding Subsection 903 (3) (a), (b), (c) and (d) where a Private Hospital use lies within an area designated on the Official Community Plan for Town Centre Commercial Use, buildings and structures for a Private Hospital use shall comply with the requirements of Sections 701 C. (1)(a)(iii), 701 C. (1)(c),(d),(e),(f) and (g) insofar as the regulations apply to the C-3 zone and 701 C. (2)(b).
- 3913 (f) notwithstanding Subsection 903 (3) (a), (b), (c), (d) and (e) where a Private Hospital use lies within an area designated on the Official Community Plan for High Density Apartment District, buildings and structures for a Private Hospital use shall comply with the requirements of Sections 602 C. (1), 602 C. (4)(a),(b),(c),(e) and (h) and 602 C. (5) and (6).
- 3913 (g) notwithstanding Subsection 903 (3) (a) throughout (f), where a Private Hospital use lies within an area designated on the Official Community Plan for Historic Commercial use, buildings and structures for a Private Hospital use shall comply with the requirements of Sections 705 B. (1),(2), 705 C. 3 and 5, and 705 D. (2) and (4), and with those changes necessary to reflect a Private Hospital use instead of a Commercial or Apartment use, Sections 705 C. (1) and (2).
- (4) Buildings and Structures for Children's Institutional and Boarding Use
- (a) together with other buildings shall not exceed a lot coverage of 40%;
- (b) shall not exceed a height of 11 metres;
- (c) together shall not exceed a total floor area of 0.5 times the lot area;
- (d) shall be sited not less than:
- (i) 7.5 metres from front, rear and exterior side lot lines;
- (ii) 1.5 metres or 1/2 the height of the building whichever distance is greater from the interior lot line.
- (5) Buildings and Structures for an Off Street Parking Use
- (a) together with other buildings shall not exceed a lot coverage of 95%;
- (b) shall not exceed a height of 12 metres.
- (6) Community Institutional Use
- (a) shall not be permitted in an RS-1, RS-1a, RS-1b, RT-1, RM-2 or RM-3 zone.
- 6355 (7) Place of Worship Use
- (a) Uses Permitted
- 6355 1. place of worship;
2. kindergartens, nursery schools and day nurseries;
3. 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;
4. accessory buildings and uses.
- (b) Conditions of Use
- (1) 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;
- (2) All buildings shall be constructed in an architectural manner in order to be compatible with surrounding land uses;

- (3) A continuous landscape screen of not less than 1.0 metre in height and 1.0 metre in width shall be constructed about the side and rear lot lines and all off street parking areas within 6 metres of all public road rights of way, except for access driveways.
- (c) Lot Sizes
- Each lot shall have an area of not less than 0.4 hectares and a frontage width of not less than 36 metres.
- (d) Site Coverage
- All buildings and structures shall not exceed a site coverage of 30% and a floor area ratio of 0.3.
- (e) Yard Requirements
1. A front yard and rear yard shall be provided of not less than 7.5 metres in depth;
 2. An interior side yard shall be provided of not less than 3 metres in width;
 3. An exterior side yard shall be provided of not less than 4.5 metres in width.
- (f) Height
- All buildings and structures shall not exceed 11 metres nor 2 ½ storeys in height.
- 6355 (g) DELETED BY BYLAW 4349-1990. (new 6355)
- 6355 (g) Parking shall be provided in accordance with the “Church Institutional use in the P-4 zone”, regulations in the Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990.
- (8) Buildings and Structures for Corrections and Rehabilitation Use
- (a) shall not exceed a lot coverage of 30 percent of the lot area;
- 3851 (b) shall not exceed a height of 30 metres;
- (c) shall be sited not less than:
- (i) 7.5 metres from front and exterior lot lines;
 - (ii) 4.5 metres from interior side lot lines;
 - (iii) 9 metres from rear lot lines.
- (9) Buildings and Structures for Park and School Use
- (a) shall not exceed a lot coverage of 40%;
- (b) shall be sited not less than 7.5 metres from all lot lines.
- 6355 (10) Place of Worship and Educational District, P-4a
- 6355 (a) Uses Permitted
1. Place of Worship;
 2. Kindergartens, nursery schools and day nurseries;
 3. Primary, elementary and secondary schools;
 4. 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;
 5. Accessory buildings and uses.
- (b) Conditions of Use
1. 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.

2. All buildings shall be designed so as to be compatible with surrounding land uses.
3. A continuous landscape screen of not less than 1.0 metre in height and 1.0 metre in width shall be constructed about the side and rear lot lines and all off-street parking areas within 6 metres of all public road rights of way, except for access driveways.

(c) Lot Sizes

Each lot shall have an area of not less than 0.4 hectares and a frontage width of not less than 36 metres.

(d) Site Coverage

All buildings and structures shall not exceed a site coverage of 30% and a floor area ratio of 0.3.

(e) Yard Requirements

All buildings and structures shall be sited not less than 7.5 metres from all property lines.

(f) Height

All buildings and structures shall not exceed 10 metres nor 2 ½ storeys in height.

(g) DELETED BY BYLAW 4349-1990. (new 6355)

6355

- (g) Parking shall be provided in accordance with the "Church Institutional use in the P-4 Zone", regulations in the Maple Ridge Off Street Parking and Loading bylaw No. 4350-1990.

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(11) Buildings and Structures for an Animal Shelter use in the P-1 Zone:

- a) together with other buildings shall not exceed a lot coverage of 40%;
- b) shall be sited not less than 7.5 metres from all lot lines;
- c) shall not exceed a height of 11 metres, nor 2 ½ storeys in height;
- d) shall be bounded along the side and rear lot lines by a landscape screen of not less than 1.0 metre in height within a landscape strip not less than 1.5 metres in width;
- e) must be completely enclosed within a building;
- f) an animal shelter shall not include an incinerator; and
- g) off-street parking and loading shall be provided in accordance with the Civic Use, Office requirement in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990.

PART 10 COMPREHENSIVE DEVELOPMENT ZONES

SECTION 1001 Repealed by Bylaw 3913-1987.

SECTION 1002 CD-2-85

A. PERMITTED USES

Subject to the regulations contained elsewhere in the Bylaw, the following uses and no others 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
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 metres shall be provided.
3. A rear yard of not less than 34 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 regulations specified in “Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990”.

A. Permitted Uses

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others 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 Restaurant
3. Accessory Off-Street Parking
4. Accessory Off-Street Loading

B. Conditions of Use

1. Landscape screening in the form of planted shrubs and trees of not greater than one metre in height for areas within 7.5 metres of an intersection and not less than two metres in height for areas further than 7.5 metres from an intersection shall be provided and properly maintained along all property 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 metres shall be provided
2. A rear yard of not less than 40 metres shall be provided
3. An interior side yard of not less than 3.5 metres shall be provided
4. An exterior side yard of not less than 18 metres shall be provided

4349

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 regulations specified in "Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990".

SECTION 1004 CD-1-87

A. Permitted Uses

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others 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”.

D. Deleted by Bylaw 4349-90.

E. A Tourist Accommodation Use

- a) shall not be permitted on a lot having an area of less than 1390 m²;
- b) shall provide accommodation in sleeping units and/or dwelling units;
- c) shall be limited exclusively to storeys above the first storey of a building;
- d) shall be the only use in a storey so used; and
- e) shall be located within a building above all storeys which are used for a permitted commercial use.

F. A Commercial Use:

- a) 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;
- b) 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.
- c) on the ground floor shall utilize not less than 25% of the lot area; and
- d) where developed in combination with an apartment use on the ground floor shall utilize not less than 20% of the lot area.

G. An Apartment Use:

- a) where in combination with commercial uses on the ground floor, shall be located to the rear of such commercial uses;
- b) shall be the only use in a storey so used above the ground storey; and
- c) 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 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 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 lot area, provided that this amount may be increased by 1.0 times the lot area times the ratio of concealed to required off street parking not to exceed 1.0 times the 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 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 metres
 - ii) Rear 6 metres
 - iii) Interior Side 0 metres
 - iv) Exterior Side 0 metres

provided that:

- i) above the second storey where the building is used for apartment 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."

SECTION 1006 CD-2-87

A. Permitted Uses

Subject to the regulations contained elsewhere in the Bylaw the following uses and no others shall be permitted in the CD-2-87 zone.

- 6355
1. Place of Worship;
 2. Monastery;
 3. Boarding;
 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;
 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. Site Coverage

- 1) All buildings and structures shall not exceed a site coverage of 10%.

D. Yard Requirements

1. All buildings and structures shall be sited not less than 7.5 metres from all property lines.

E. Height

1. All buildings and structures shall not exceed 10 metres nor 2 ½ storeys 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.

SECTION 1005 CD-3-87

A. Permitted Uses

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others 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 property 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 property 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.

- 4349 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.

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
 - (b) shall not exceed a height of 10 metres or 2 storey
 - (c) shall be sited not less than the distance from lot lines indicated:

front	9 metres
rear	6 metres
interior side	0 metres
exterior side	7.5 metres

4349 **D. OFF STREET PARKING AND LOADING**

1. Shall not occupy more than 75% of lot area.
2. Shall be provided in accordance with the ratios and design regulations specified in “Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990”.

SECTION 1007 CD-2-88**A. Permitted Uses**

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others 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 m².
- 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 lading spaces shall be provided in accordance with the ratios and regulations specified in "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) All buildings and structures:
 - a) together shall not exceed a lot coverage of 20%;
 - b) shall not exceed a height of 9 metres;
 - 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

SECTION 1008 CD-3-88

A. Permitted Uses

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others 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) Jewelry store
- 4) Accessory off street parking
- 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 m² 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 m² 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 m² in area with a minimum frontage of 30 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”.
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 odors, 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”.

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
- c) shall be sited not less than the distances from lot lines indicated
 - i) Front 9 metres
 - ii) Rear 6 metres
 - iii) Interior side 0 metres
 - iv) Exterior side 7.5 metres

A. PERMITTED USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others 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
 - 4-H events
2. Special events related to animals
 - rodeo
 - veterinarian shows
 - heavy horse pulls
 - pet grooming/care
 - dog obedience
 - petting zoo
 - hay rides
 - 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
 - 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.
 - beer garden

6. Regular events/users
 - athletic league play/practice
 - group meetings
 - casual sport use
 - camping
 - picnicking
 - 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
 - retail sale of groceries and household items within premises comprising not more than 275m² of floor area.
8. Accessory Caretaker Residential Use;
9. Accessory Home Occupation Use.
- 6154 10 Child Care Centre.
- 4349 B. 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”.
- 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%;
 - c) shall not exceed a height of 11 metres.

A PERMITTED USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the CD-5-88 zone:

1. All those uses permitted in the C-3 (Town Centre Commercial) zone;
2. All those uses permitted in the CS-1 (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 45%.

2. Height

All buildings and structures shall not exceed 10 metres.

3. Yard Requirements

- a) A front yard of not less than 20 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.

A. Subject To The Regulations Contained Elsewhere In This Bylaw, The Following Uses And No Others 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-1 (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.

A. Permitted Uses

Subject to the regulations contained elsewhere in this bylaw, the following uses and no others shall be permitted in the CD-1-89 zone:

- 1) Assembly;
- 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 (1) 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 property lines.

SECTION 1014 CD-2-90**A. Permitted Uses.**

Subject to the regulations contained elsewhere in this bylaw, the following uses and no others shall be permitted in CD-2-90 zone.

1. Apartment;
2. Boarding use;
3. Accessory residential use;
4. Accessory home occupation use;
5. Accessory off street parking use.

B. Regulations 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 use 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 lot area.

D. Floor Space Ratio

All buildings for apartment use shall not exceed a floor space ratio of .45 times the lot area.

E. Yard Requirements

1. All buildings and structures for apartment, accessory residential and accessory off street parking use 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 may 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 buildings shall not exceed 10.5 metres not 2 ½ storeys in height.
2. All buildings used for accessory residential use and/or accessory off street parking use shall not exceed 4.5 metres not one storey in height.

G. Off Street Parking

Off street parking shall be provided at the ratio of 1.0 space per dwelling unit.

SECTION 1015 CD-3-90**A. Permitted Uses**

Subject to the regulations contained elsewhere in this bylaw, the following uses and no others shall be permitted in the RM-2 zone.

1. Apartment
2. Boarding Use
3. Accessory Residential Use
4. Accessory Home Occupation Use
5. Accessory Off Street Parking Use

B. Regulations for Permitted Uses

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 metres or less above the average finished grade of the site and which are landscaped and integrated to become a usable 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 use shall be permitted only if the site is serviced to the standard set out for this zone in Schedule "B" of Maple Ridge Subdivision Bylaw No. 2573-1978.

C. Density

The maximum floor space ratio shall be 1.2.

D. Siting

1. All apartment and accessory residential buildings shall be sited not less than:
 - a) 7.5 metres from front and rear lot lines;
 - b) 6 metres from an exterior or interior side lot line except for apartment 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 may 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.

E. Size of Buildings and Structures

All apartment buildings shall not exceed 15 metres nor 4 storeys in height.

SECTION 1017 CD-5-90

A. Permitted Uses

Subject to the regulations contained elsewhere in this bylaw, the following uses and not others shall be permitted in the CD-5-90 zone.

1. Transition Residential;
2. One Family Residential;
3. Boarding;
4. Accessory Residential;
5. Accessory Off Street Parking;
6. Accessory Home Occupation.

B. Regulations 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 one family 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 One Family Residential use:
 - a) shall be limited to one per lot;
 - b) shall not exceed a height of 11 metres;
 - c) shall be sited not less than:
 - i) 7.5 metres from the front and rear lot lines provided that where a B.C. Hydro high pressure gas right of way is located within any portion of the required setback area from a rear lot line the setback shall not be 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;
 - 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 use.
 - a) shall not exceed a lot coverage of 15% or 279 m² 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 use shall be sited within the required front yard setback;
 - iii) 1.5 metres from a building used for residential use.

SECTION 1015 CD-1-92**A. Permitted Use**

Subject to the regulations of contained elsewhere in this bylaw the following uses and no others shall be permitted in the CD-1-92 zone.

1. Medical Care Facility.
2. Medical Specialists Office.
3. Ambulatory Care Facility.
4. X-Ray and Laboratory Facility.
5. Physiotherapy and Sports Medicine Facility.
6. Accessory off-street parking.

B. Regulations for Permitted Uses

1. Accessory off street parking
 - a) shall be bound by a landscape screen of not less than .5 metres in height;
 - b) shall not occupy more than 95% of the surface of the lot area;
 - c) shall 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. Regulations 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;
 - 7.5 metres from the exterior side lot line.

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 laboratories,
 - f) Personal service establishments including: drapery making, appliance repair, locksmiths, upholstering,
 - g) Printing, publishing and allied services,
 - h) Retail sale of:
 - new automobile parts and accessories,
 - flooring and carpets,
 - gas and wood-burning fireplaces,
 - hardware, glass, paint and wallpaper,
 - antiques,
 - 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,
 - 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,
 - 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,
- 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 m² 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 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;
 - iv) 1.72 m from an exterior side yard.

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 m² ;
 - b) A community commercial component not more than 365 m² 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
 - 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 m² 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 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 3.5 m from all lot lines.

SECTION 1020 CD-2-93

A. Permitted Use

Subject to the regulations contained elsewhere in this bylaw the following uses and no others shall be permitted in the CD-2-93 zone.

1. Private Hospital
2. Accessory off-street parking.

B. Regulations 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 .5 metres in height;
 - b) shall not occupy more than 95% of the surface of the lot area;
 - c) shall be regulated by Maple Ridge Off Street Parking and Loading Bylaw No. 4350 - 1990 as amended.

C. Regulations 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 metres;
2. shall be sited 7.5 m from all lot lines;
3. shall not exceed a floor space ratio of 0.8 times the lot area.

SECTION 1021 CD-3-93

Subject to the regulations contained elsewhere in this bylaw, the following use and no others shall be permitted in the CD-3-93 zone:

- 1) Landscape Feature.

SECTION 1027 CD-5-94 (COMPREHENSIVE DEVELOPMENT)

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the CD-5-94 zone.

- a) apartment use
- b) assembly use limited to the Elderly Citizens Recreation Association Centre
- c) commercial use limited to barber and beauty shops.

2. ACCESSORY USES

- a) accessory off-street parking
- b) accessory off-street loading
- c) accessory home occupation use

3. OFF STREET PARKING AND LOADING

Off street parking and loading shall be provided at the ratio of:

- a) 1 space per 20 m² gross floor area for assembly and commercial use.
- b) 1 space per 1.7 dwelling units for residential use.

4. LOT AREA

No person shall create a lot which is less than 1 ha. in area.

5. LOT DIMENSIONS

No person shall create a lot which is less than 70 m in width.

6. DENSITY

The maximum floor space ratio shall be 1.2 times the lot area, except that an amount may be added to the floor space ratio equal to 0.20 times the lot area for each storey above the fifth floor, but in no case shall this amount exceed 1.0 times the lot area. The following shall not be included as floor area for the purpose of computing the floor space ratio:

- i) any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- ii) amenity areas, swimming pools and open sun decks;
- iii) any portion of a storey used for mechanical or electrical service room;
- iv) balconies;
- v) common stairwells and common corridors.

7. SITING

- a) All buildings shall be sited not less than 7.5 metres from all lot lines.
- b) 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 usable part of the yard area may be sited not less than:
 - (i) 1.5 metres from a rear and interior side lot line;
 - (ii) 3 metres from a front and exterior side lot line.

8. SIZE OF BUILDINGS AND STRUCTURES

- a) All apartment buildings shall not be less than 5 storeys.
- b) All buildings for assembly and commercial use shall be not more than 2 storeys.

9. OTHER REGULATIONS

- a) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
- b) An apartment, assembly and commercial use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.

1. Principal Uses

Subject to the regulations 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 zone;
- b) an accessory residential use.

2. Regulations for Permitted Uses of Land, Buildings and Structures

- a) all those as stated in Section 702 B of "Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended".

3. Regulations for the Size Shape and Siting of Buildings and Structures

- a) All buildings and structures are subject to the regulations as stated in Section 702 C of "Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended" except;
- b) shall not exceed a height of 9 m;
- c) An accessory residential use
 - i) shall be located above the Commercial use;
 - ii) shall be limited to one only.

4. Off Street Parking and Loading

Off street parking and loading shall be provided in accordance with the CS-1 zone uses in the "Maple Ridge Off Street Parking And Loading Bylaw No. 4350 - 1990 as amended.

Section 1029 CD-2-95 (Comprehensive Development)**A. Principal Uses**

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the CD-2-95 zone.

- 1) Assembly Use;
- 2) Civic Use;
- 3) Commercial Use;
- 4) Off Street Parking Use

B. Accessory Uses

- 1) Accessory Off Street Parking Uses;
- 2) Accessory Off Street Loading Use

C. Conditions of Uses

- 1) A Commercial Use shall be limited to:
 - i) the retail sale of personal goods including clothes, jewelry, drugs, sporting goods, toys, cameras, books and stationery, in establishments of not more than 279 m² gross floor area;
 - ii) the retail sale of goods and services in a hardware store of not more than 279 m² gross floor area;
 - iii) a medical office and clinic;
 - iv) personal services including barbering, hairdressing, drycleaning, and small household appliance repairing;
 - v) restaurants and licensed premises, but specifically excluding neighbourhood public houses;
 - vi) the retail sale of bedding plants and potted plants where such use is accessory to a use permitted under subsections (i) or (ii) herein;
 - vii) 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 lot area;
 - b) shall be located to the rear of a building;
 - c) where within 6 metres of a street, shall be bounded by a landscape screen not less than 0.5 metres in height.
 - 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 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;
 - c) shall be sited not less than the distance from lot lines indicated:

front	3 m
rear	6 m
interior side	1 m
exterior side	3 m

E. The site must be serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended for the C-2 zone.

Section 1031 CD-1-98 (Comprehensive Development)

1. Principal Use

Subject to the regulations contained elsewhere in this bylaw, the following uses shall be permitted in the CD-1-98 Zone:

- a) Two Family Residential Use.

2. Accessory Use

- a) Boarding;
b) Home Occupation (Sec. 402);
c) Accessory Off-Street Parking;
d) Accessory Residential Use.

3. Conditions of Use

An Accessory Off Street Parking Use:

- 6054 a) unless completely enclosed within a building or underground, shall not be used for the parking or storing of:
(i) commercial vehicles exceeding a Gross Vehicle Weight rating of 3630 kilograms;
(ii) contractor's equipment;
(iii) recreational vehicles, boat trailers, or boats which exceed 7.5 m in length.
b) when not concealed, shall be bound on an exterior side yard by a landscape screen of not less than one metre in height.

4. Density

- a) All buildings and structures shall not exceed a lot coverage of 40%;
b) All buildings and structures for an accessory off-street parking use shall not exceed a lot coverage of 15% or 279 m² whichever is the lesser;
c) Shall be limited to one Two Family Residential Use.

5. Yard Height Requirements

- a) For the Two Family Residential Use shall be sited not less than:
i) 7.5 m from the front and rear lot lines;
ii) 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;
iii) 4.5 metres from the exterior side lot line;
iv) shall not exceed a height of 9.5 m.
b) Accessory Residential & Accessory Off-Street Parking Use shall be sited not less than:
i) 7.5 m from the front lot line;
ii) 1.5 m from the rear and interior lot line;
iii) 3 m from an exterior lot line;
iv) shall not exceed a height of 4.5 m;

6. Area and Dimensions

- a) Lot area
No person shall create a lot which is less than 843 m².
b) Lot dimensions
i) No person shall create a lot less than 20 metres in width;
ii) No person shall create a lot less than 38 metres in depth.

7. Off-Street Parking space shall be provided in accordance with Maple Ridge Off Street Parking and Loading Bylaw 4350 – 1990 as amended.

8. A residential use shall be permitted only if the site is serviced to the standards set out in Maple Ridge Subdivision and Development Servicing Bylaw 4800 – 1993 as amended, as it relates to the RT-1 (Two Family Urban Residential) zone.

Section 1032 CD-2-98 (Comprehensive Development)

A. Principal Uses

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the CD-2-98 zone.

- 1) All those uses permitted in the CS-1 zone;
- 2) A grocery store in excess of 279m² ;
- 3) A financial institution not to exceed 836m².

- B. Regulations for Permitted Uses of Land, Buildings and Structures are subject to the regulations for the CS-1 zone.
- C. Regulations for the size, shape and siting of buildings and structures are subject to the regulations of the CS-1 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 as amended as applied to the Commercial Uses for CS-1 uses and a financial institution.
- E. The site must be serviced to the standards set out in Maple Ridge Subdivision and Development Servicing Bylaw 4800 – 1993 as amended for the CS-1 zone.

Section 1033 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 and no others shall be permitted in the CD-3-98 zone:

- a) Apartment use
- b) Two Family Residential
- c) One Family Residential use
- d) Park and School
- e) Townhouse

C. Accessory Uses

- a) Accessory boarding use (subject to Sec. 401 & 601 of this bylaw)
- b) Accessory residential use
- c) Accessory home occupation use (subject to Sec. 401 of this bylaw)
- d) Accessory off street parking use
- e) Temporary residential use (subject to Sec. 601 of this bylaw).

D. Conditions of Use

- 1. An Apartment and townhouse use
 - a) shall conform to the regulations under section 602, RM-1 (Townhouse Residential) zone.
 - b) shall conform to the provisions of the Development Permit Area.
- 2. Two Family Residential Use
 - a) shall be limited to one per lot;
 - b) shall not exceed a height of 9.75 metres;
 - 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;
 - d) all buildings and structures shall not exceed a lot coverage of 40%.
- 3. A One Family Residential use under the R-1, R-3, RS-1, RS-1b zone:
 - a) shall be limited to one per lot;
 - b) shall not exceed a height of 9.75 metres;
 - c) shall be sited in accordance with the regulations described in Maple Ridge Zoning Bylaw for:
 - (i) RS-1 zone for all lots greater than or equal to 668 m²;
 - (ii) RS-1b zone for all lots greater than or equal to 557 m²;
 - (iii) R-1 zone for lots greater than or equal to 371 m² but less than 557 m²;
 - (iv) R-3 zone for lots greater than or equal to 213 m² but less than 371 m².
 - 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%;
 - 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 regulations described under Section 901 & 903 ;

5. Accessory Off-Street Parking Use or Accessory Residential Use

- a) for lots less than 557 m²
 - 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;
 - 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 m²
 - 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;
 - 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 m² whichever is the lesser.

E. Residential Densities

The maximum number of residential dwelling units in the zone is restricted to 500 of which not more than:

- 6355 a) up to 160 may be apartments and/or townhouse;
- b) up to 50 may be two-family dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “D” for the RT-1 zone;
- c) up to 160 may be one-family dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “D” for the R-3 zone;
- d) up to 170 may be one-family dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “D” for the R-1 zone; and
- e) up to 170 may be one family dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule “D” for the RS-1b zone.

F. Subdivision Requirements

- a) Section 406 applies.

G. A comprehensive plan of development in the form of a covenant must 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 and townhouse unit shall comply with the RM-1zone parking requirements.

I. A residential use shall be permitted only if the site is serviced to the standard set out in “Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993” as amended.

Section 1034 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 and no others shall be permitted in the CD-1-99 zone:

6355

- a) Townhouse use
- b) RG (Group Housing Zone) use
- c) One Family Residential use
- d) Park

C. Accessory Uses

- a) Accessory boarding use (subject to Sec. 401 & 601 of this bylaw)
- b) Accessory residential use
- c) Accessory home occupation use (subject to Sec. 401 of this bylaw)
- d) Accessory off street parking use
- e) Temporary residential use (subject to Sec. 601 of this bylaw)
- f) Secondary Suite Residential (subject to Section 402)

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D. Conditions of Use

6355

- 1. Townhouse use
 - a) shall conform to the regulations under section 602, RM-1 (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;
 - c) shall meet all requirements of the regulations described in Part 6 of this bylaw.
- 3. One Family Residential use under the R-1 and RS-1b 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 regulations described in Part 6 of this bylaw:
 - (i) RS-1b zone for all lots greater than or equal to 557 m²;
 - (ii) R-1 zone for lots greater than or equal to 371 m² but less than 557 m²;
 - 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 m²
 - 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;
 - 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 m²
 - 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;
 - 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 m² whichever is the lesser.

E. Residential Densities

The maximum number of residential dwelling units in the zone is restricted to 146 of which:

- 6355
- a) up to 25 may be multi family (townhouse use);
 - b) up to 40 may be one-family 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 zone; and
 - c) up to 92 may be one family 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 zone.
 - d) up to 7 may be one family 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 must 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 site is serviced to the standard set out in "Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993" as amended.

Section 1034 CD-2-99 (Comprehensive Development)

1. Intent

This zone is intended to accommodate a variety of service commercial uses and some professional offices.

1) PERMITTED PRINCIPAL USES

- 6355
- a) assembly use limited to public transportation depot, private schools, and movie theatres of a minimum 2,000 m² gross floor area;
 - b) drive-through use;
 - c) place of worship;
 - d) convenience store;
 - e) highway commercial use;
 - f) business services limited to a maximum gross floor area of 186 m²;
 - g) research and non-medical testing laboratories;
 - h) light industry limited to 279 m² gross floor area;
 - i) indoor commercial recreation;
 - j) outdoor commercial recreation;
 - k) personal repair services;
 - l) personal services;
 - m) professional services limited to a maximum gross floor area of 186 m²;
 - n) recycling depot;
 - o) retail limited to household furnishings, vehicle parts and accessories, second hand goods, and antiques, with other retail uses limited to a maximum of 186 m² gross floor area;
 - p) restaurants and licensed premises;
 - q) tourist accommodation limited to motor hotel and motel;
 - r) service station; and
 - s) warehousing.

2) PERMITTED ACCESSORY USES

- a) 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 m²;
- b) retail to light industry use provided the accessory use gross floor area does not exceed 25% of the total principal use gross floor area;
- c) rentals;
- d) apartment; and
- e) unenclosed storage.

3) LOT COVERAGE

All buildings and structures shall not:

- a) exceed a lot coverage of 40%; and
- b) exceed 95% coverage of the surface area of a lot for an off street parking or accessory off street parking use.

4) SIZE OF BUILDINGS AND STRUCTURES

No building or structure shall exceed a height of 7.7m.

5) SITING

No building or structure shall be sited less than:

- a) 9.0 m from a front lot line;
- b) 6.0 m from a rear lot line;
- c) 7.5 m from an exterior side lot line; except that
- d) for a drive-through business use, in addition to the front, rear and exterior side lot line setbacks specified above, no building shall be sited within 6.0 m of the interior side lot line.

6) OTHER REGULATIONS

- a) All persons carrying out a permitted use shall conduct the business or undertaking within a completely enclosed building.
- b) All uses shall:
 - i) provide a landscape strip not less than 1.5m in width on front and exterior side lot lines; and
 - ii) provide landscaping covering not less than five percent (5%) of the developed site.
- c) An apartment use shall:
 - i) be limited exclusively to storeys above the first storey of a building;
 - ii) be the only use in a storey so used;
 - iii) be located within a building above all storeys which are used for a permitted commercial use; and
 - iv) be permitted only where all parking for such use is dedicated parking.
- d) A drive-through use shall have a minimum of 30 m highway frontage.
- e) No building or structure shall exceed one sleeping unit or dwelling unit for each 93.0 m² of lot area for a permitted tourist accommodation use.

Section 1035 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 and no others shall be permitted in the CD-1-00 zone:

- a) Apartment use for Seniors
- b) Private Hospital

C. Accessory Uses

- a) Congregate Care Use;
- b) Off street parking use

D. Conditions of Use

- a) Apartment use for seniors shall have a Restrictive Covenant registered at the Land Title Office restricting the use to seniors residence.
- b) Private Hospital Use shall be licensed by the Agency having jurisdiction.
- c) Accessory Congregate Care Use shall be for the benefit of the residents of the apartment building;

E. Density

The maximum floor space ratio shall be 1.8 except that the following shall not be included as floor area for the purpose of computing the floor space ratio:

- a) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- b) Amenity areas, swimming pools and open sun decks;
- c) Any portion of a storey used for mechanical or electrical service room;
- d) Balconies;
- e) Common stairwells and common corridors.

F. Siting and Height

- a) All apartment and accessory residential buildings shall be sited not less than 7.5 metres from all property lines.
- b) 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 usable part of the yard area may be sited not less than:
 - (i) 1.5 metres from a rear and interior side lot line;
 - (ii) 3 metres from a front and exterior side lot line.
- c) All apartment buildings shall not exceed 15 metres nor 4 storeys in height.

- G. Other Regulations
- a) 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 site and which are landscaped and integrated to become a usable part of the yard area.
 - b) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
 - c) A minimum of 20 percent of the lot shall be provided as usable open space.
 - d) A common activity area or areas shall be provided on the lot on the basis of 1.0 m² for each dwelling unit. This area may form part of the usable open space requirement.
- H. Off Street Parking shall conform to the Maple Ridge Off Street Parking and Loading Bylaw.
- I. An apartment use shall be permitted only if the site is serviced to the RM-2 standard set out in “Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993” as amended.

This zone provides for low density townhouses and an accessory off street parking use for other than residents.

1. PRINCIPAL USES

Subject to the regulations contained elsewhere in this Bylaw, the following uses and no others shall be permitted in the CD-2-00 zone.

- 6355 a) Townhouse use
b) Two Family Residential
c) a One Family Residential use

2. ACCESSORY USES

- a) Accessory boarding use
b) Accessory residential use
c) Accessory home occupation use
d) Accessory off street parking use

3. LOT AREA

No person shall create a lot which is less than 557 m² in area.

4. LOT DIMENSIONS

No person shall create a lot which is less than 18 m in width.

5. SITING

All buildings and structures for apartment, 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 REGULATIONS

- 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. The number of spaces per unit shall comply with the RM-1 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 ground level, 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 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 metres from the centre of all required windows in a living room;
- (ii) 10 metres from the centre of all other required windows other than a living room;
- (iii) 3 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) Usable open space shall be provided on the lot for each unit contained in an apartment building, based on the following ratio:
 - (i) 45 m² for each 3 bedroom unit.
 - (ii) 30 m² for each 2 bedroom unit.
- g) A common activity area or areas shall be provided on the lot on the basis of 5 m² for each unit. This area may form part of the usable open space requirement.
- 6355 h) A townhouse use shall be permitted only if the site is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993.

This zone provides for the accommodation of business and professional services.

- 6749
- 1) PRINCIPLE USES
 - a. Business Services
 - b. Professional Services
 - c) Assembly Use
 - d. Place of Worship
 - 2) ACCESSORY USES

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provisions of this bylaw.

 - a) Kindergartens, nursery schools and day nurseries
 - b) One family residential use
 - 3) LOT AREA

No lot area shall be created which is less than 2 hectares in area.
 - 4) LOT DIMENSIONS

No lot shall be created which is less than 120 m in width and 130 m in depth.
 - 5) DENSITY

All buildings and structures shall not exceed a lot coverage of 40%.
 - 6) SITING

No building or structure shall be sited less than 7.5 metres from all lot lines.
 - 7) SIZE OF BUILDINGS AND STRUCTURES

Principal Building: The height shall not exceed a height of 11.0 m..
One family residential use: The height shall not exceed 11.0 m.
Accessory Buildings: The height shall not exceed 6.0 m.
 - 8) PARKING

Principal Uses: Off street parking shall be provided at a ratio of 1 space per 22.3 m² 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.
One family residential use: Off street parking shall be provided in accordance with the ratios and design regulations specified in “ Maple Ridge Off Street Parking and Loading Bylaw No. 4350-1990.

9) OTHER REGULATIONS

- a) No use of land, buildings or structures shall be authorized until all works and services have been provided to the standards for the zone as identified in “Maple Ridge Subdivision Bylaw No. 2573-1978” as amended.
- b) Sign regulations are as set out in “Corporation of Maple Ridge Sign Bylaw No. 4653-1992” as amended.
- c) Development permits may be required in accordance with the Official Community Plan.
- d) General provisions on use are as set out in Part 4 General Regulations, of this Bylaw.
- e) Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c.57 and the Child Care Regulations set out under B.C. Reg 319/89.

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal Authorities.

SECTION 1039 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 and no others shall be permitted in the CD-5-00 zone:

- a) Apartment use for Seniors

C. Accessory Uses

- a) Congregate care/Assisted Living use;
- b) Caretaker's unit;
- c) Off street parking use.

D. Conditions of Use

- a) Apartment use for seniors shall have a Restrictive Covenant registered at the Land Title Office restricting the use to seniors residence.
- b) Accessory Congregate Care/Assisted Living Use shall be for the benefit of the residents of the apartment building;

E. Density

The maximum floor space ratio shall be 1.2 except that the following shall not be included as floor area for the purpose of computing the floor space ratio:

- a) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- b) Amenity areas, swimming pools and open sun decks;
- c) Any portion of a storey used for mechanical or electrical service room;
- d) Balconies;
- e) Common stairwells and common corridors.

F. Siting and Height

- a) All apartment and accessory residential buildings shall be sited not less than 7.5 metres from all property lines.
- b) 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 usable part of the yard area may be sited not less than 1.5 metres for all lot lines;
- c) All apartment buildings shall not exceed 12 metres nor 3 storeys in height.

G. Other Regulations

- a) 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 site and which are landscaped and integrated to become a usable part of the yard area.
- b) Visitor parking areas shall be bounded by a landscape screen of not less than one metre in height.
- c) A minimum of 20 percent of the lot shall be provided as usable open space.
- d) A common activity area or areas shall be provided on the lot on the basis of 1.0 m² for each dwelling unit. This area may form part of the usable open space requirement.
- e) Accessory caretaker use shall be limited to one self contained unit within the same building and fully separated from the seniors apartment use.

H. Off Street Parking shall conform to the Maple Ridge Off Street Parking and Loading Bylaw.

I. An apartment use shall be permitted only if the site is serviced to the RM-2 standard set out in “Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993” as amended.

SECTION 1041 CD-2-01

This zone provides for the accommodation of a childcare centre in a rural residential area.

1) PRINCIPAL USES

- a) One Family Residential Use
- b) Agriculture

2) ACCESSORY USES

The following accessory uses are permitted subject to the conditions and regulations in this Part and subject to all other applicable general provisions of this bylaw.

- a) Childcare Centre
- b) Accessory Residential
- c) Accessory Childcare Buildings
- d) Boarding
- e) Home Occupation
- f) Off Street Parking
- g) Employee Residential
- h) Produce Sales
- i) Rental Stable
- j) Secondary Suite

3) LOT AREA

No lot area shall be created which is less than 1.95 hectares in area.

4) LOT DIMENSIONS

No lot shall be created which is less than 50 m in width and 300 m in depth.

5) DENSITY

All buildings and structures shall not exceed a lot coverage of 40%.

6) SITING

a) Principal Uses:

- i) One Family Residential Use: All setbacks will be in accordance with the One Family Rural Residential (RS-3) Zone as identified in “Maple Ridge Zoning Bylaw” as amended.
- ii) Agricultural Use: All setbacks will be in accordance with the One Family Rural Residential (RS-3) 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 One Family Rural Residential (RS-3) 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) One family 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) One Family Residential Use: Off street parking shall be provided in accordance with the ratios and design regulations specified in “Maple Ridge Off Street Parking and Loading Bylaw” as amended.
- c) Off street parking shall be provided in accordance with the ratios and design regulations specified in “Maple Ridge Off Street Parking and Loading Bylaw” as amended.

9) OTHER REGULATIONS

- 1) For Accessory Childcare Centre:
 - a) Provincial licensing of childcare centres is regulated by the Community Care Facility Act.
 - b) Childcare Centre shall have no more than 60 children at any one time as licensed per the 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 designated outdoor play areas for the childcare centre shall be fenced to a height of 1.8 metres [6 ft.] along a property line 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 or 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 or structures shall be authorized until all works and services have been provided to the standards for the One Family Rural Residential (RS-3) Zone as identified in “Maple Ridge Subdivision Bylaw” as amended.
- 3) Sign regulations for Home Occupation Use as are set out in “Corporation of Maple Ridge Sign Bylaw” as amended.
- 4) General provisions on use are as set out in Part 4 General Regulations, of this Bylaw.

Note: Uses may be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal Authorities.

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 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 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.

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 meters 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 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 Regulations.

- a) No use of land, building or structures shall be authorized until all works and services have been provided to the standards of the P-6 Zone as identified in “Maple Ridge Subdivision and Development Services Bylaw.

PART 11

1101 TRANSITIONAL

Any Zone Amending Bylaw which has been read a first time, and that has not been reconsidered and finally adopted as at the date of adoption of this Bylaw and which amends Maple Ridge Zoning Bylaw No. 535 - 1961 as amended and Map "A" attached thereto, shall, upon adoption thereof, be deemed to amend this Bylaw.

1102 REPEAL

Maple Ridge Zoning Bylaw No. 535 - 1961 and amendments thereto is hereby repealed.

READ a first time the 25th day of March A.D., 1985.

PUBLIC HEARING held the 28th day of March A.D., 1985.

READ a second time the 1st day of April A.D., 1985.

READ a third time the 1st day of April A.D., 1985.

APPROVED by the Ministry of Transportation and Highways the 8th day of May , A.D., 1985.

APPROVED by the Ministry of Municipal Affairs the 23rd day of May , A.D., 1985.

RECONSIDERED, finally passed, signed and the seal of the Corporation of the District of Maple Ridge affixed the 27th day of May A.D., 1985.

(original signed)_____MAYOR
(original signed)_____CLERK

I HEREBY CERTIFY that the foregoing is a true and correct copy of Maple Ridge Zoning Bylaw No. 3510 - 1985 duly passed the 27th day of May A.D., 1985.

(original signed)_____CLERK

SCHEDULE A Repealed by Bylaw 3913-1987.
SCHEDULE B Deleted by Bylaw No. 4142 - 1988
SCHEDULE C Deleted by Bylaw No. 4142 – 1888

SCHEDULE "D"

5794-1999

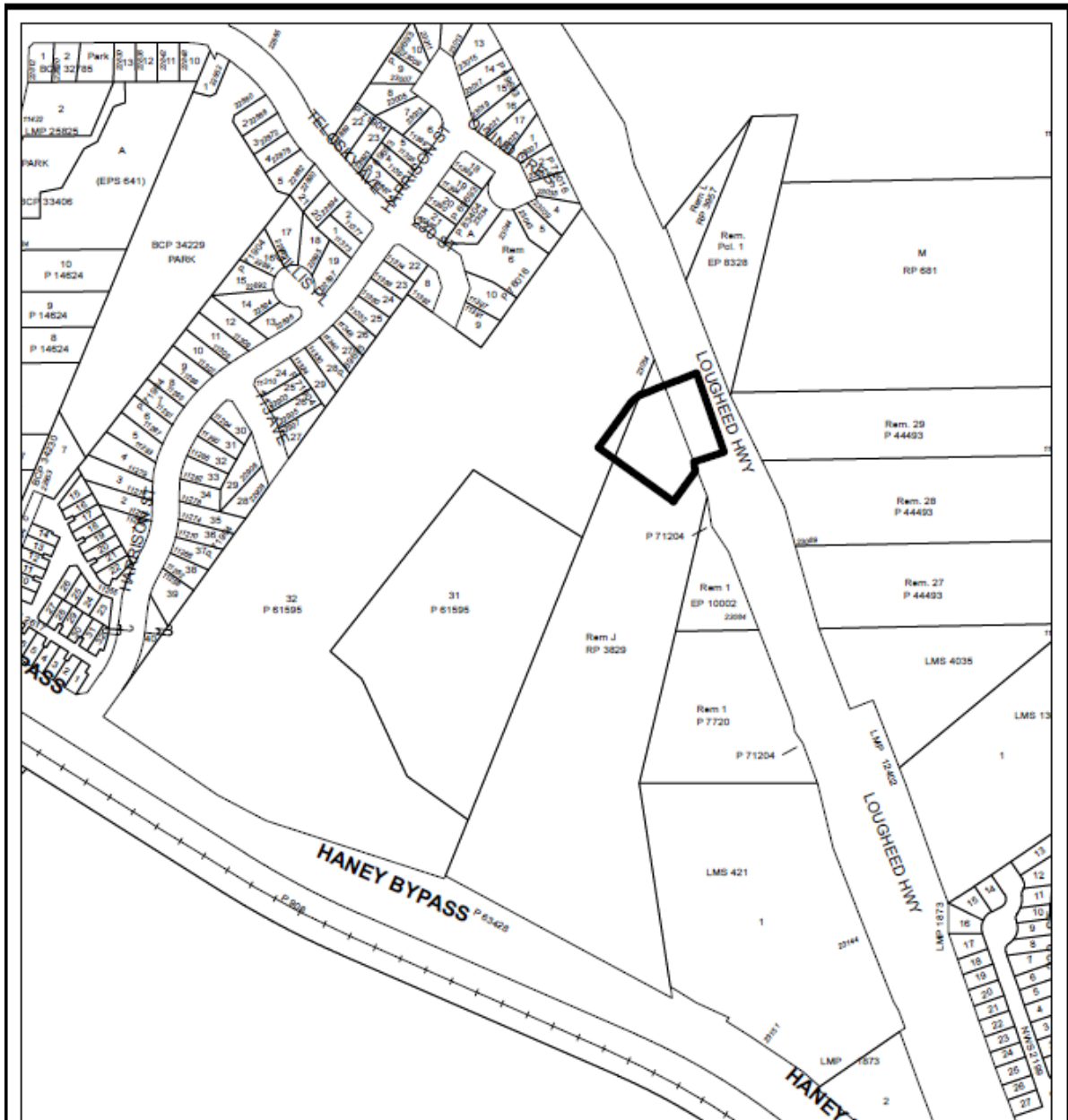
MINIMUM LOT AREA AND DIMENSIONS




Except as otherwise provided in this Bylaw, the minimum area, width and depth of lots to be created by subdivision shall be in accordance with this Schedule. Lots to be created in zones which are not specified herein shall conform to the minimum lot area and dimension requirements specified in the applicable zone.

	<u>ZONE</u>	<u>MINIMUM WIDTH</u>	<u>MINIMUM DEPTH</u>	<u>MINIMUM AREA</u>	
	A-1	60 m	150 m	2.00 ha	
	A-2	75 m	150 m	4.00 ha	
	A-3	100 m	150 m	8.00 ha	see item 2 below
	R-1	12 m	see item3 below 24 m	371 m ²	
6758	R-2	see Section 601B			
5523	R-3	see Section 601C for details			
	CD-1-93	12 or 15m	see item5 below 24 or 30 m	371 m ²	
	RS-1	18 m	27 m	668 m ²	see item 1 below
	RS-1a	18 m	27 m	668 m ²	
	RS-1b	15 m	27 m	557 m ²	
	RS-1c	24 m	36 m	1200 m ²	
	RS-1d	30 m	40 m	2000 m ²	
	RS-2	36 m	60 m	.40 ha	
	RS-3	60 m	75 m	.80 ha	see item 2 below
6643	RST	See Section 601D, Item 7.0 Minimum Lot Size		See Section 601D, Item 7.0 Minimum Lot Size	
6650	RST-SV	See Section 601E, Item 7.0 Minimum Lot Size		See Section 601E, Item 7.0 Minimum Lot Size	
	SRS	18 m	27 m	837 m ²	
7249-2016	RT-1	20 m	27 m	750 m ²	see item 7 below
5523	RM-1	18 m		557 m ²	
	RM-2	30 m		1300 m ²	
	RM-3	30 m		1300 m ²	
	RM-4	18 m		1115 m ²	
	RM-5	30 m		1115 m ²	
6380	RM-6	30 m		2000 m ²	
	RE	60 m		2.00 ha	
	RG	60 m		.80 ha	
	RG-2	75 m		4.00 ha	
	RG-3	125 m		10.00 ha	
	RMH	75 m		4.00 ha	
	C-1	18 m	27 m	668 m ²	see item 6 below
	C-2	30 m	70 m	2500 m ²	
	C-3	6 m	27 m	186 m ²	
	C-4	30 m	30 m	929 m ²	see item 6 below
	C-5	6 m	27 m	668 m ²	
6585	C-6	30m	70m	4047m ²	
	CRM	18m	27m	668m ²	
	H-1	6 m	27 m	186 m ²	
	CS-1	18 m	36 m	929 m ²	see item 6 below
	CS-2	30 m	36 m	1100 m ²	

	CS-3	36 m	60 m	.40 ha	
	CS-4	36 m	60 m	.40 ha	see item 6 below
6647	M-1	30m	50m	2000 m ²	
	M-2	30m	50m	2000 m ²	
	M-3	30m		2000 m ²	see item 4 below
	M-4	60m	150m	2.0ha	
	M-5	60m	75m	2.0ha	
	P-2	18 m	27 m	668 m ²	
	P-3	36 m	60 m	.40 ha	
	P-4	36 m	60 m	.40 ha	
	P-4a	36 m	60 m	.40 ha	

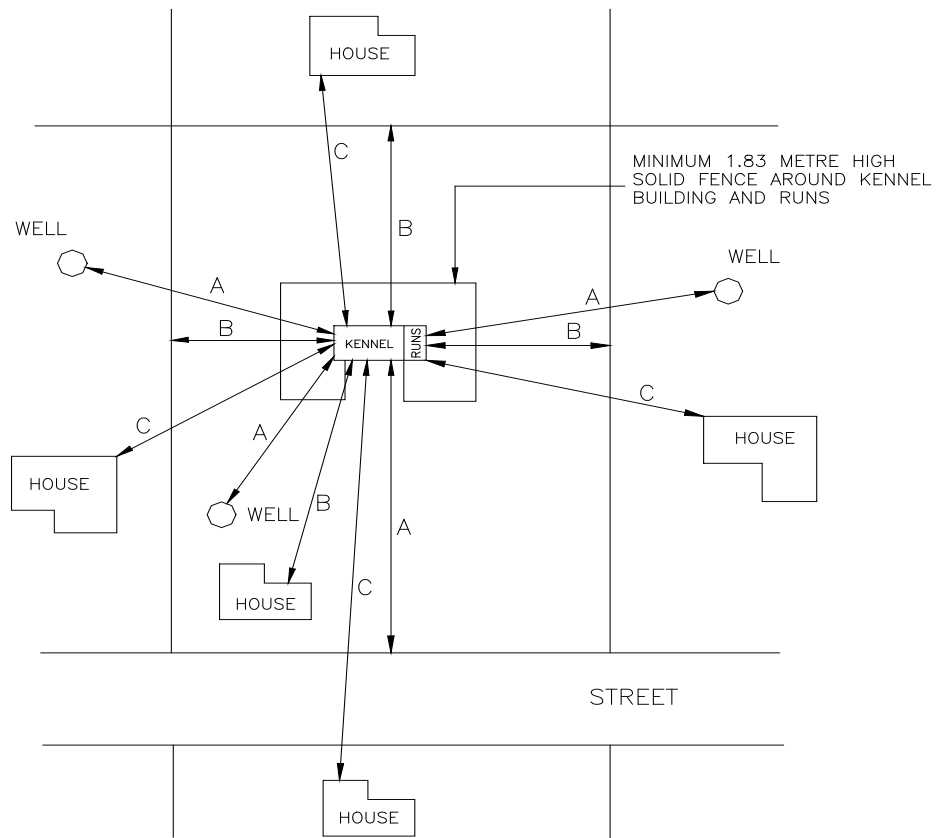
1. In the RS-1 zone, where a Municipal water supply system is provided upon subdivision but no Municipal sanitary sewer system is provided:
 - (a) lot area shall be not less than .4 hectares; and
 - (b) notwithstanding the foregoing, where the Municipality has received in writing the certification of the Local Medical Health Officer that the proposed lot area in a subdivision will assure continued adequate septic tank operation and will create no health hazard when all lots in the subdivision are occupied and adjacent lands are similarly developed and where the Municipality has established a plan providing for subsequent resubdivision of the land for small lot urban development, lot area in the subdivision shall be not less than 2000 m².
2. In the RS-3 and A-4 zones, where a community water system as defined herein is not provided upon subdivision, the lot area in the subdivision shall be not less than 2.0 hectares and the lot width shall be not less than 60 metres.
3. In the R-1 zone where a comprehensive plan of development has been provided upon subdivision, the minimum width at the building line may be reduced to a minimum of 6 metres, provided that at a line parallel to the building line and 8 metres to the rear thereof, the minimum width shall be 12 metres.
4. In the M-3 zone, a minimum development site area for subdivision of 10 hectares is required.
5. In the CD-1-93 zone, the width shall be measured at a distance of 5.5 metres from the front lot line.
6. For these zones, parcel size and dimensions are dependent upon available servicing. See text of relevant zone for details.
7. For lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be less than 557 m²



 Scale: 1:3,500	 C-1 (Neighbourhood Commercial)	Bylaw No. 7183-2015 Schedule "A"
		PLANNING DEPARTMENT  mapleridge.ca
		Schedule A DATE: May 10, 2017

LOCATION OF COMMERCIAL KENNELS

SCHEDULE "E"



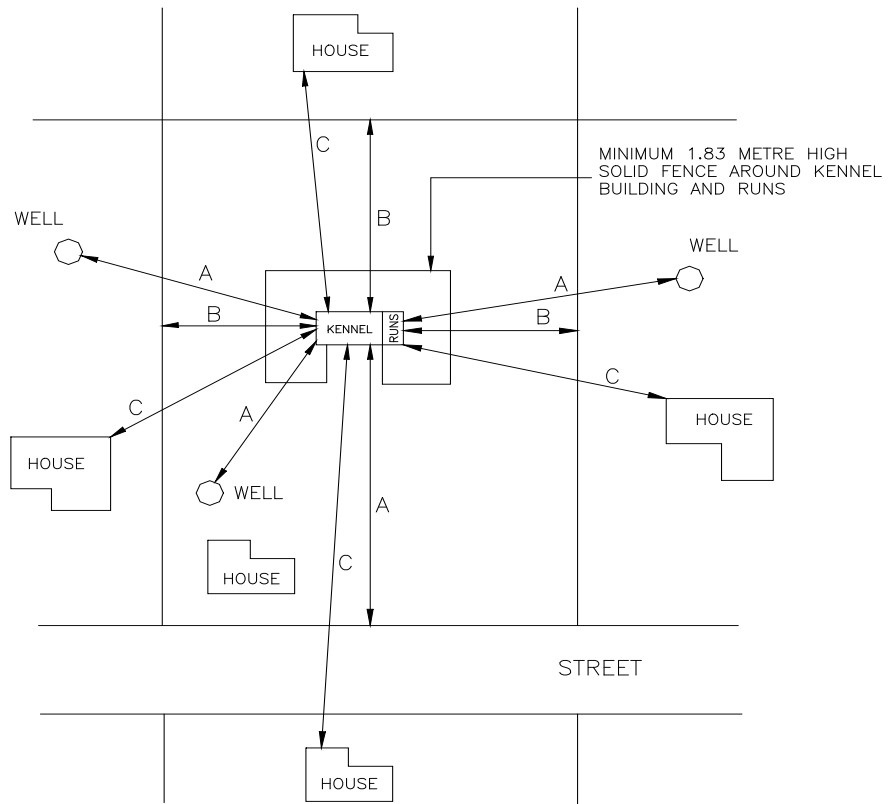
SETBACK A: 30 METRES FROM THE FRONT OF THE PROPERTY AND FROM ALL WELLS AND STREAMS.

SETBACK B: 15 METRES FROM THE REAR AND SIDE LOT LINES AND FROM ANY BUILDING USED FOR RESIDENTIAL USE SITUATED ON THE PARCEL OF LAND ON WHICH THE KENNEL IS LOCATED.

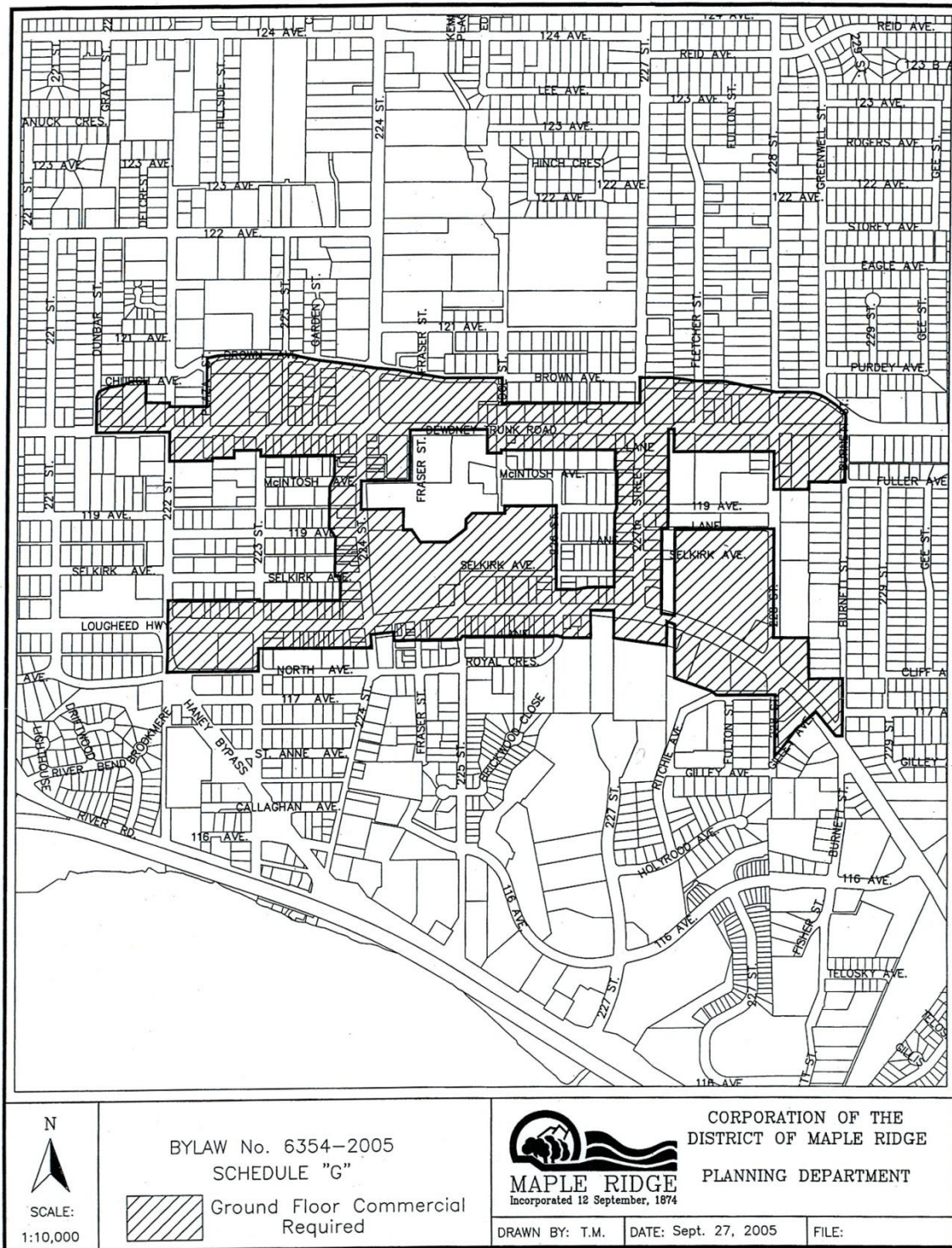
SETBACK C: 91 METRES FROM ANY BUILDING USED FOR A RESIDENTIAL USE ON ANY ADJACENT PROPERTY.

LOCATION OF HOBBY KENNELS

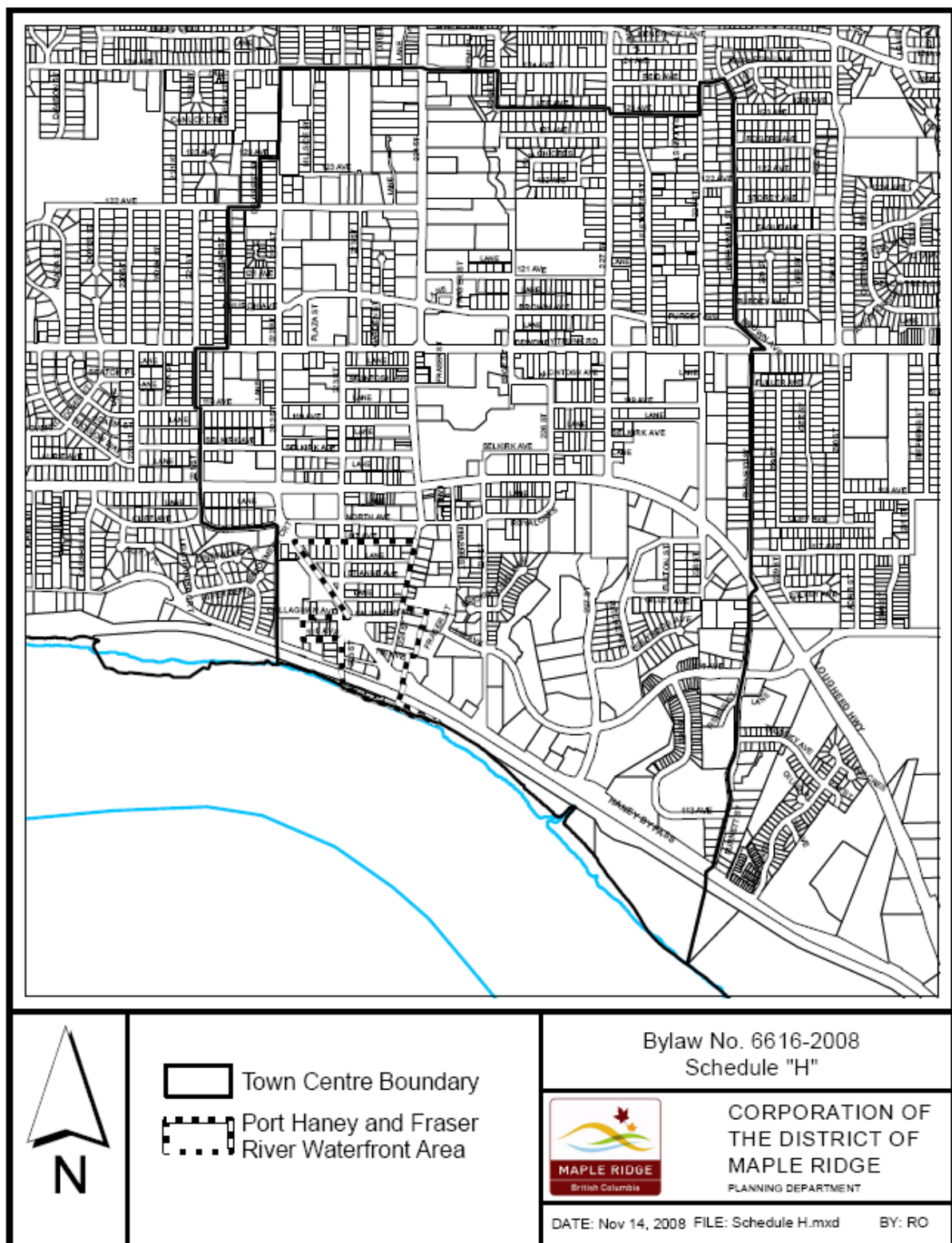
SCHEDULE "F"

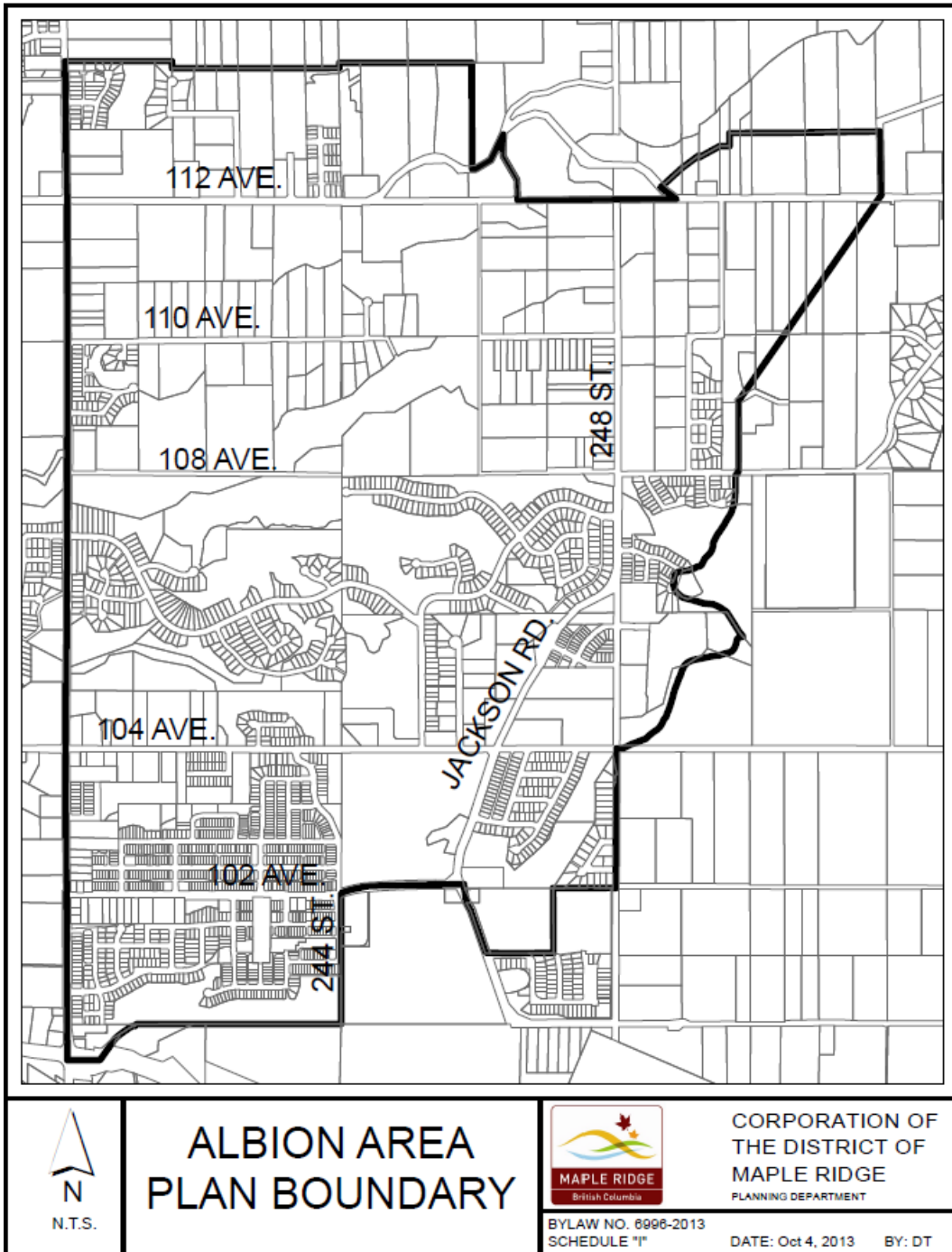


- SETBACK A: 30 METRES FROM THE FRONT OF THE PROPERTY AND FROM ALL WELLS AND STREAMS.
- SETBACK B: 15 METRES FROM THE REAR AND SIDE LOT LINES.
- SETBACK C: 91 METRES FROM ANY BUILDING USED FOR A RESIDENTIAL USE ON ANY ADJACENT PROPERTY, UNLESS THE HOBBY KENNEL USE IS LOCATED WITHIN A BUILDING USED FOR A RESIDENTIAL USE



October 2006





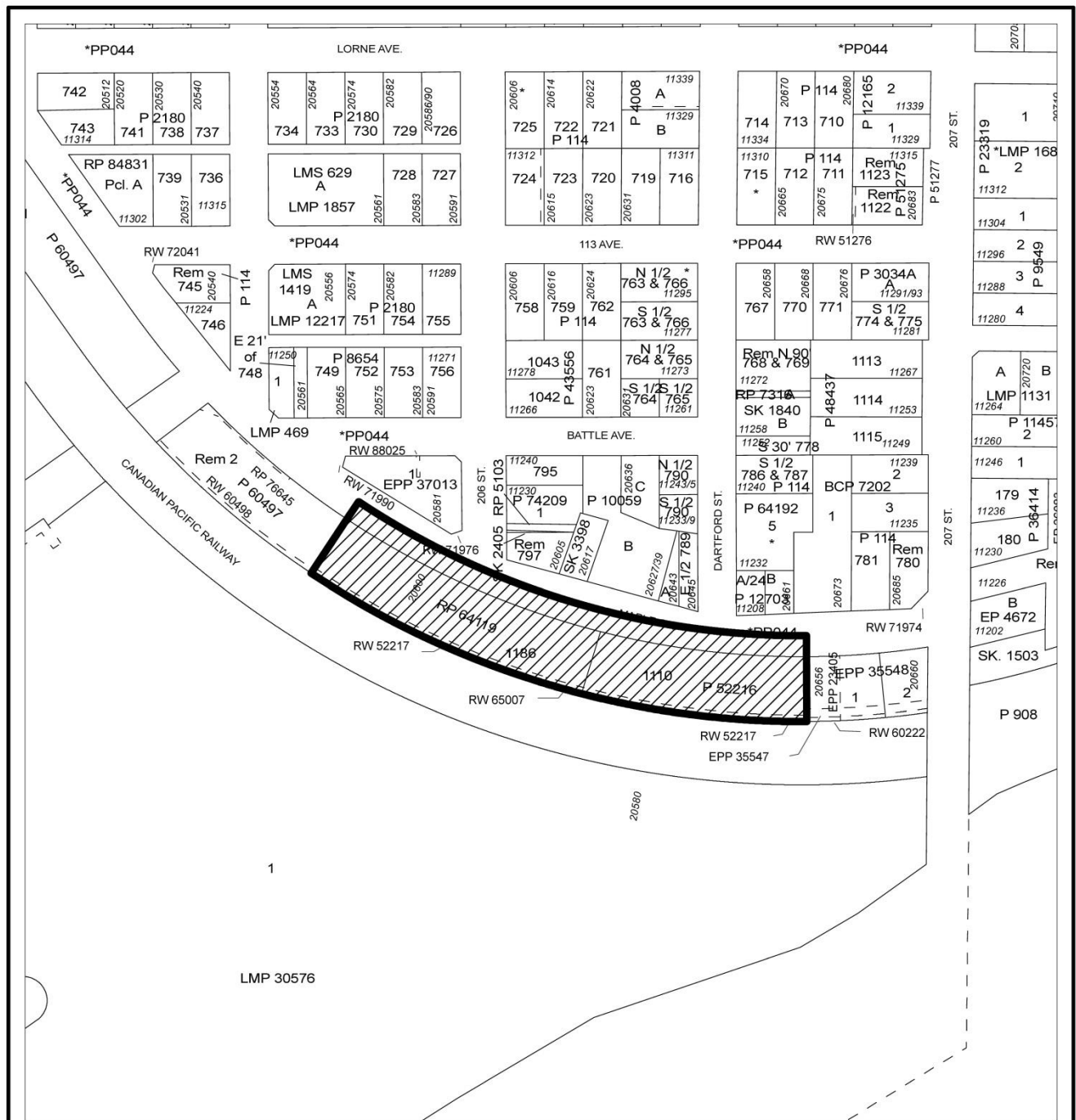
ALBION AREA PLAN BOUNDARY



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

BYLAW NO. 6996-2013
SCHEDULE "I"

DATE: Oct 4, 2013 BY: DT



 Scale: 1:2,500	 Hammond Commercial and Off-Street Parking	Bylaw No. 7292-2016 Schedule "J"	
		PLANNING DEPARTMENT  British Columbia mapleridge.ca	
		Schedule "J" DATE: Oct 27, 2016	
		BY: DT	

