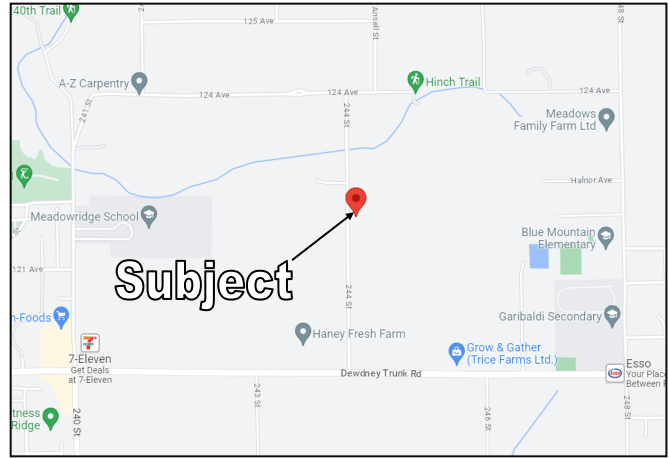
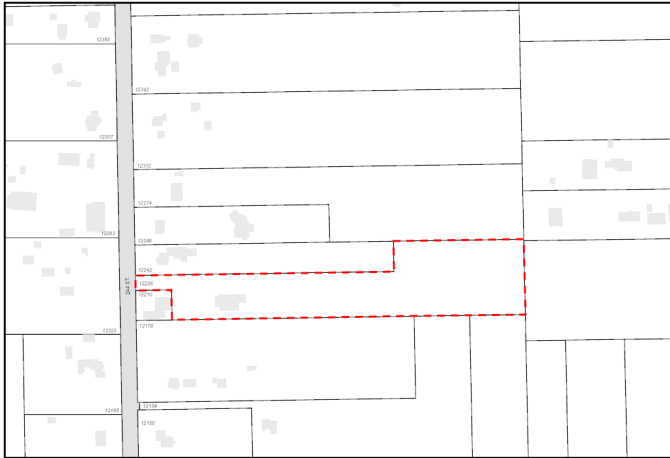




5.38 Acres Agriculture Land in Maple Ridge For Sale

12226 244 St, Maple Ridge



Incredible opportunity awaits you! Explore this expansive 5.38-acre farm with a charming residence nestled in the heart of Maple Ridge. Situated along 244 St, this property is surrounded by a plethora of educational institutions including Garibaldi Secondary, Meadowridge School, and Blue Mountain Elementary. Convenience is at the doorstep, with a quick drive to Maple Ridge Shopping Centre, offering a harmonious blend of countryside serenity and urban accessibility. The residence, boasting Approx. 3,676 sqft, is brimming with potential and lies within both RS-1 and RS-3 zoning. Presently, the property is tenant-occupied on a M-to-M basis. It's an rare opportunity whether you're looking to make this your personal resident or investment. Reach out now to arrange a viewing that could change your life!

Property Information

Address: 12226 244 St, Maple Ridge

Legal: LOT 8, PLAN NWP5390, SECTION 22, TOWNSHIP 12, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN NWP25201, & EXC PCL A(EP22669)

P.I.D.: 011-155-230

Zoning: RS1 & RS3

Lot Size: 5.38 Acres

Government Assessment (2023)

Land	\$1,865,000
Improvement	\$455,000
Total	\$2,320,000
Tax:	\$7,041.97

Building Information

Year built	1973
Building Area:	3,676



Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎

2022 Re/Max Western Canada Commercial Team No. 17

Christopher Leung 梁焯樂

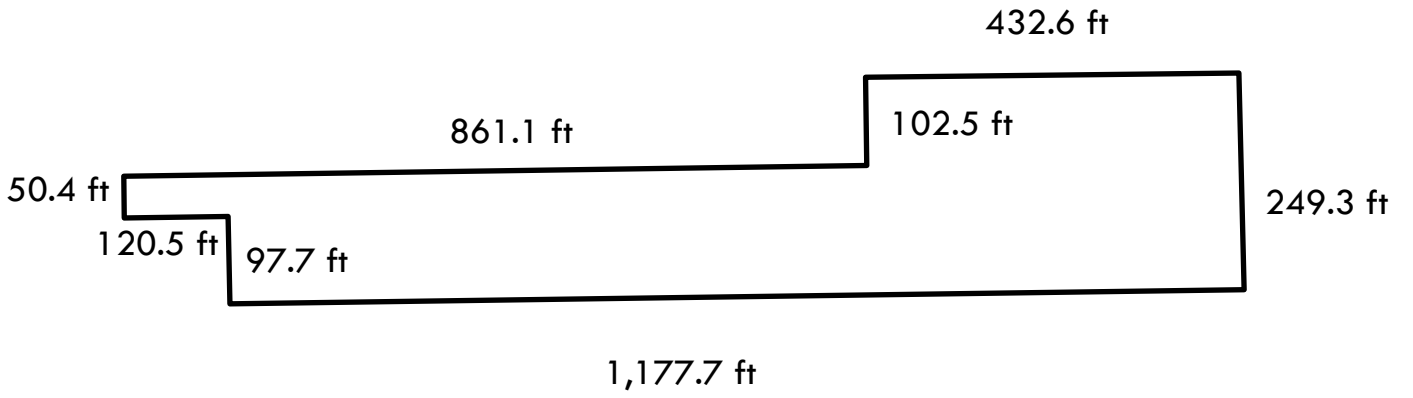
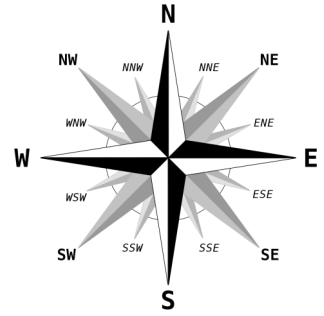
778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

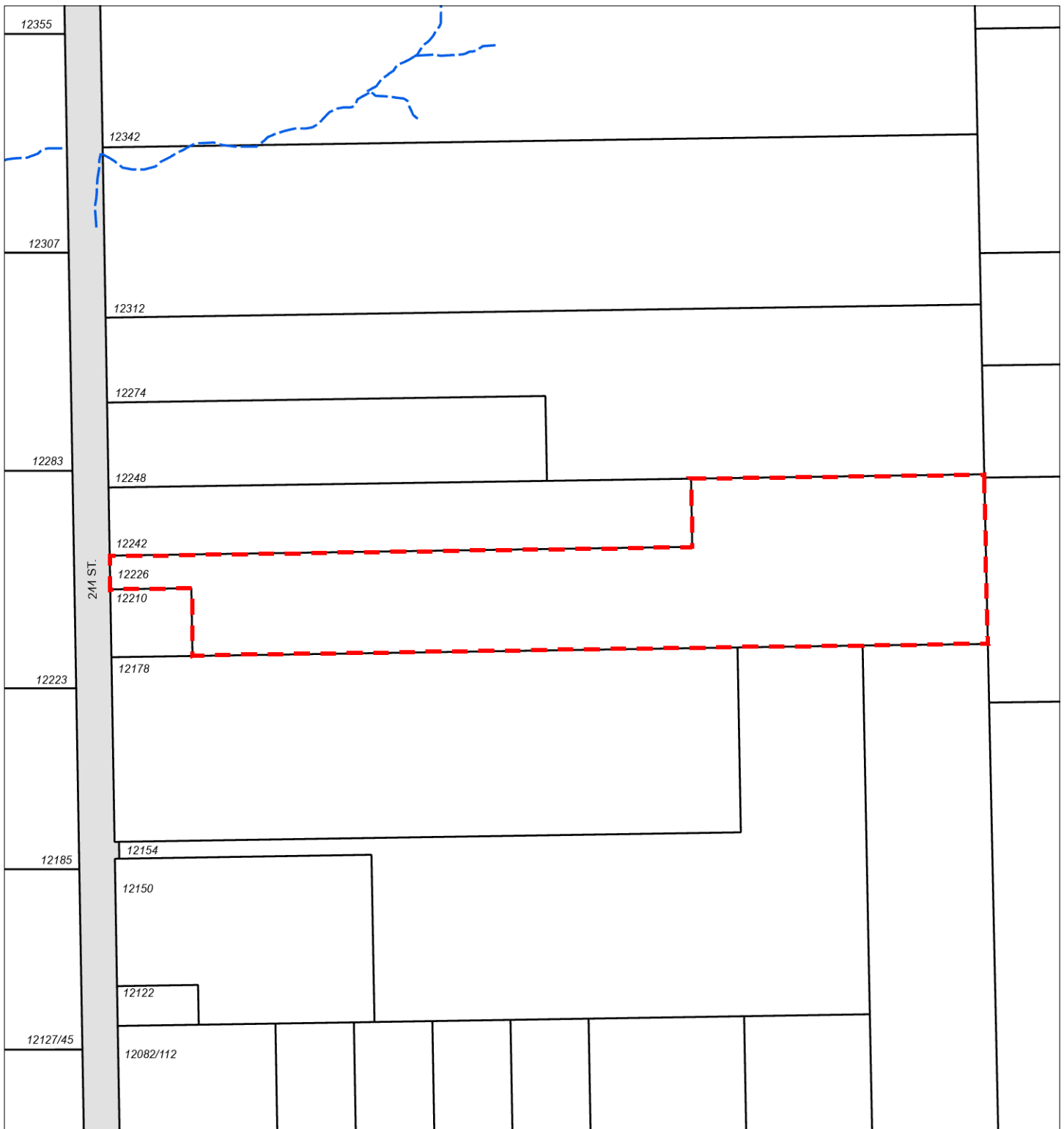
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com








**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

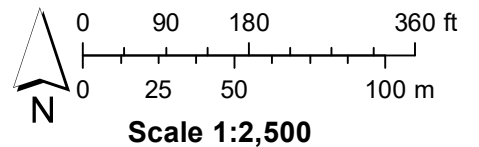
Dimension



Site Map

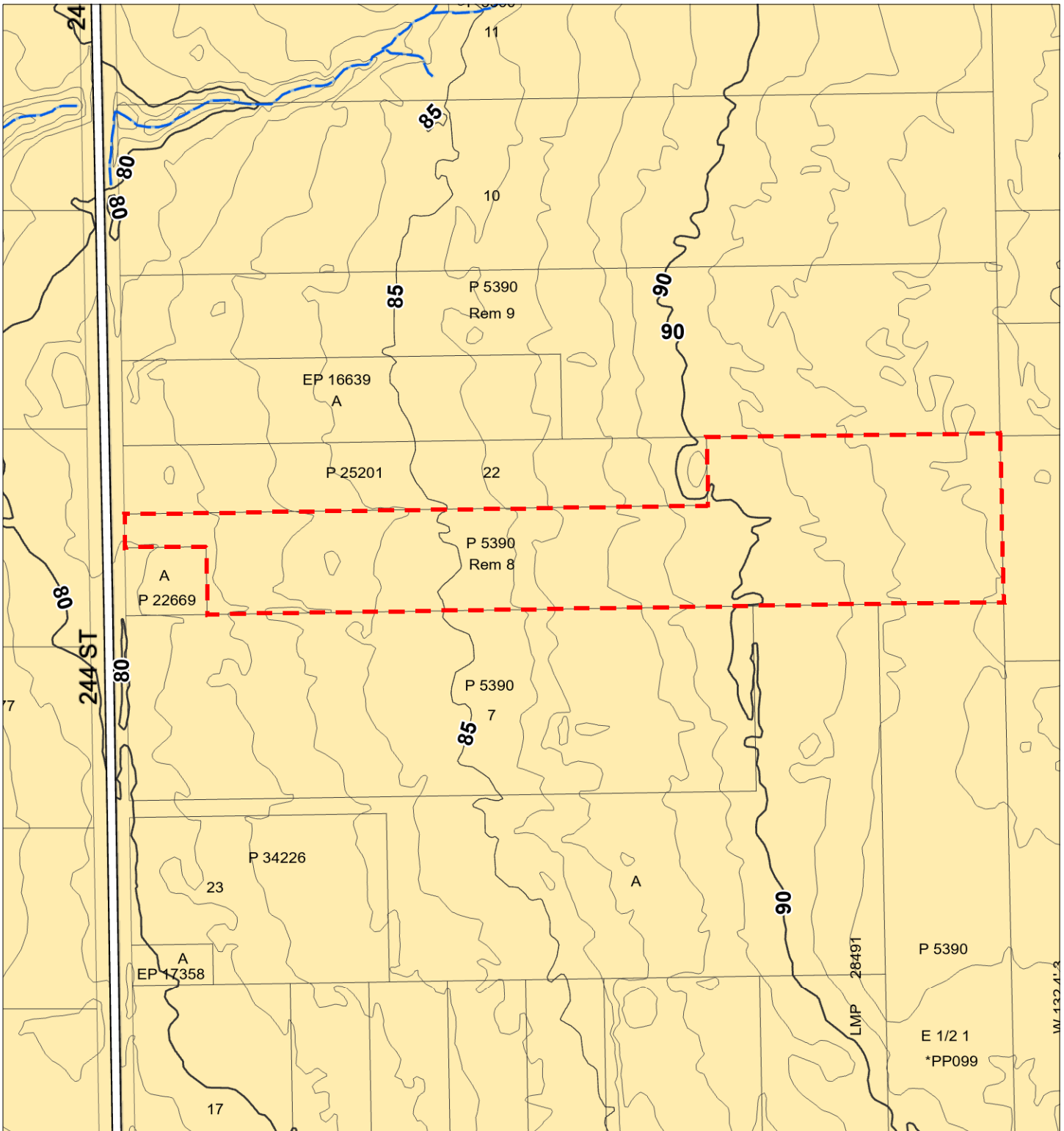


-  Parcel Hook
-  Facility or Attraction
-  Stream
-  Railway
-  Urban Area
-  Urban Containment Boundary (Metro Vancouver, Feb 2018)
-  Lot Lines

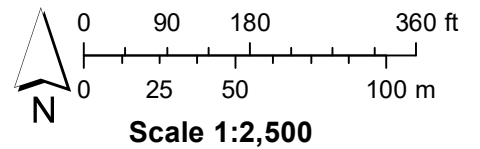


The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

Contour

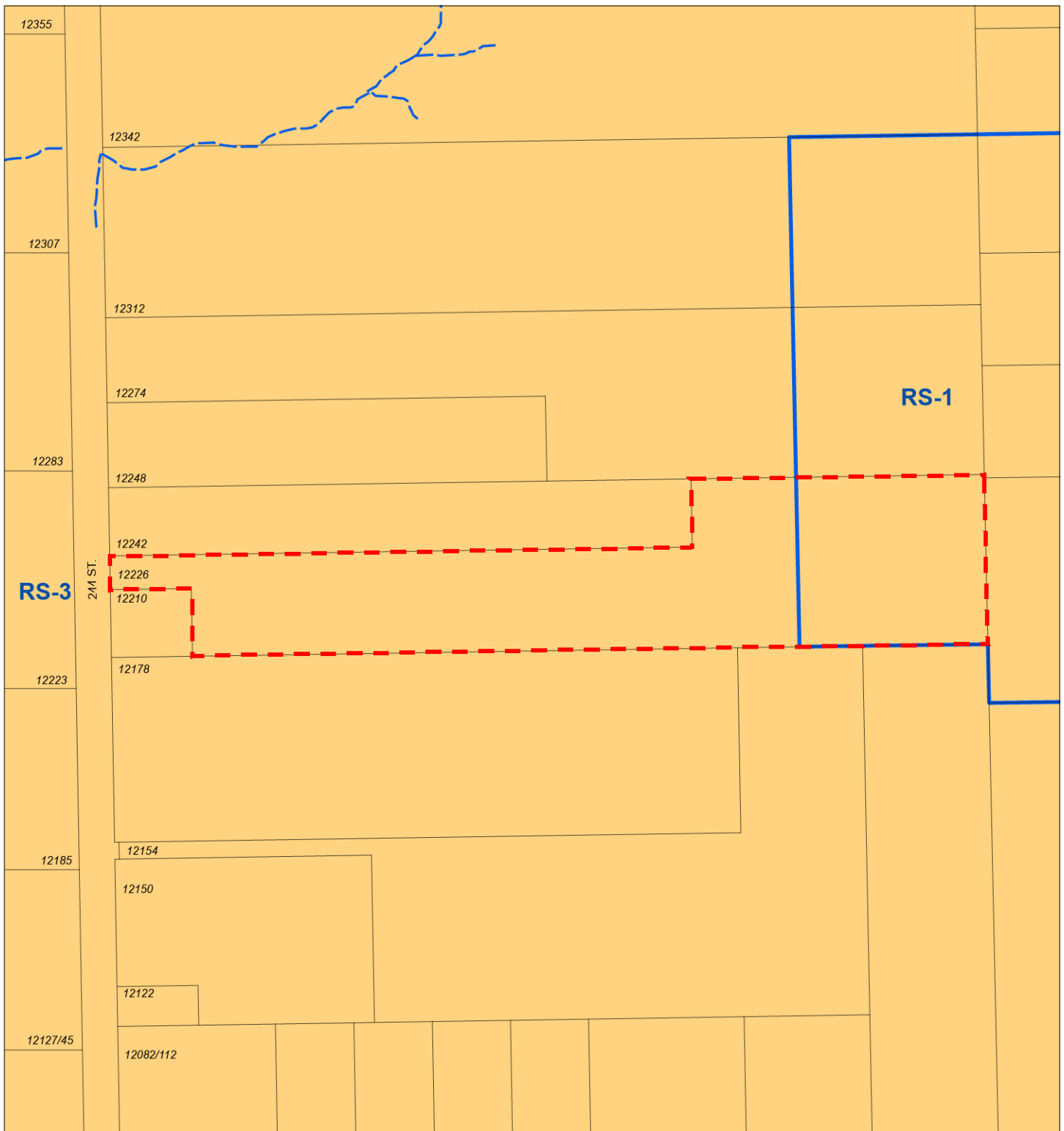








	Parcel Hook		Ramp		Wetland
	Interior Lot Boundary		Arterial		Pond
	Railway		Collector		Stream
	Trail		Lane		Flooded Area
Road			Local		Marsh
	Highway		Unmaintained		Canal

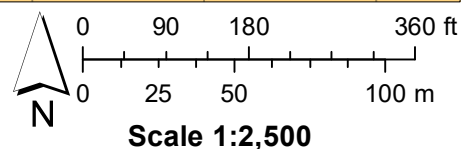


The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

Zoning



-  Parcel Hook
-  Facility or Attraction
-  Stream
-  Railway
-  Urban Area
-  Urban Containment Boundary (Metro Vancouver, Feb 2018)



The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL

605.1 PURPOSE

- 1. This Zone provides for Single Detached Residential Uses with a minimum Lot Area of 668.0 square metres.

605.2 PRINCIPAL USES

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

605.3 ACCESSORY USES

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

605.4 LOT AREA and DIMENSIONS

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

605.5 DENSITY

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

605.6 LOT COVERAGE

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

605.7

SETBACKS

1. Minimum Setbacks for Principal Buildings and Principal Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 7.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required Setback area from a Rear Lot Line, the Setback shall be not less than 5.0 metres from the right-of way for all Lots created after October 31, 1986.
2. Minimum Setbacks for Accessory Buildings and Accessory Structures shall be not less than:
 - a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres
 - e. from the Building Face of a Building for a Residential Use (Bylaw 7749-2021) 1.5 metres
3. Minimum Setbacks for Buildings and Structures for Agricultural Use shall be not less than:
 - a. from a Front Lot Line 30.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 15.0 metres
 - d. from an Exterior Side Lot Line 30.0 metres
 - e. from all wells 30.0 metres
 - f. from the Building Face of a Building for a Residential Use (Bylaw 7749-2021) 15.0 metres
4. The minimum Setbacks for Buildings and Structures that involve mushroom growing, or the keeping of swine or poultry shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from the Building Face of a Building for a Residential Use (Bylaw 7749-2021) 30.0 metres
5. Minimum Setbacks for Buildings and Structures for Cannabis, Commercial Production shall be not less than:
 - a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres

- c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres
 - e. from all wells 30.0 metres
 - f. from the [Building Face](#) of a [Building](#)
for a [Residential Use](#) (Bylaw 7749-2021) 30.0 metres
6. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

605.8 HEIGHT

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

605.9 LANDSCAPING and SCREENING

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

605.10 PARKING and LOADING

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

605.11 OTHER REQUIREMENTS

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

611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL

611.1 PURPOSE

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

611.2 PRINCIPAL USES

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

611.3 ACCESSORY USES

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

611.4 LOT AREA and DIMENSIONS

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

c. in [Lot Depth](#) 75.0 metres.

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

611.5 DENSITY

1. No [Density](#) requirement in this [Zone](#). (Bylaw 7827-2022)

611.6 LOT COVERAGE

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

611.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, and the sum of the interior [Side Setbacks shall](#) be not less than 3.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. where a high-pressure gas right-of-way is located within any portion of the required [Setback](#) area from a [Rear Lot Line](#), the [Setback shall](#) be not less than 5.0 metres from the right-of way for all [Lots](#) created after October 31, 1986.
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 30.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 15.0 metres
 - d. from an [Exterior Side Lot Line](#) 30.0 metres
 - e. from all wells 30.0 metres
 - f. from the [Building Face](#) of a [Building](#) for a [Residential Use](#) (Bylaw 7749-2021) 15.0 metres
3. The minimum [Setbacks](#) for [Buildings](#) and [Structure](#) that involve mushroom growing, or the keeping of swine or poultry [shall](#) be not less than:
 - a. from a [Front Lot Line](#) 60.0 metres
 - b. from a [Rear Lot Line](#) 30.0 metres
 - c. from an [Interior Side Lot Line](#) 30.0 metres
 - d. from an [Exterior Side Lot Line](#) 60.0 metres

- e. from all wells 30.0 metres
 - f. from the Building Face of a Building
for a Residential Use (Bylaw 7749-2021) 30.0 metres
4. The minimum Setbacks for Buildings and Structures for Greenhouse Use shall be not less than:
- a. from a Front Lot Line 15.0 metres
 - b. from a Rear Lot Line 15.0 metres
 - c. from an Interior Side Lot Line 7.5 metres
 - d. from an Exterior Side Lot Line 7.5 metres
 - e. from all wells 30.0 metres
 - f. from the Building Face of a Building
for a Residential Use (Bylaw 7749-2021) 15.0 metres
5. Minimum Setbacks for Buildings and Structures for Cannabis, Commercial Production shall be not less than:
- a. from a Front Lot Line 60.0 metres
 - b. from a Rear Lot Line 30.0 metres
 - c. from an Interior Side Lot Line 30.0 metres
 - d. from an Exterior Side Lot Line 60.0 metres
 - e. from all wells 30.0 metres
 - f. from the Building Face of a Building
for a Residential Use (Bylaw 7749-2021) 30.0 metres
6. Minimum Setbacks for Accessory Buildings and Accessory Structures shall be not less than:
- a. from a Front Lot Line 7.5 metres
 - b. from a Rear Lot Line 1.5 metres
 - c. from an Interior Side Lot Line 1.5 metres
 - d. from an Exterior Side Lot Line 3.0 metres.
 - e. from the Building Face of a Building
for a Residential Use (Bylaw 7749-2021) 1.5 metres
7. Minimum Setbacks for all Buildings and Structure shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

611.8

HEIGHT

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

611.9 LANDSCAPING and SCREENING

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

611.10 PARKING and LOADING

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

611.11 OTHER REQUIREMENTS

1. An [Agricultural Use](#), including the storage of fuel in tanks:
 - a. [shall](#) not be permitted on a [Lot](#) of less than 0.4 hectares. (Bylaw 7749-2021)
2. For [Lots](#) that are within the [Agricultural Land Reserve](#) and that are subject to the [Agricultural Land Commission Act and its Regulations](#), the [Farm Home Plate](#) requirements [shall](#) apply in accordance with Section 402 of this Bylaw.
3. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#)
4. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.