

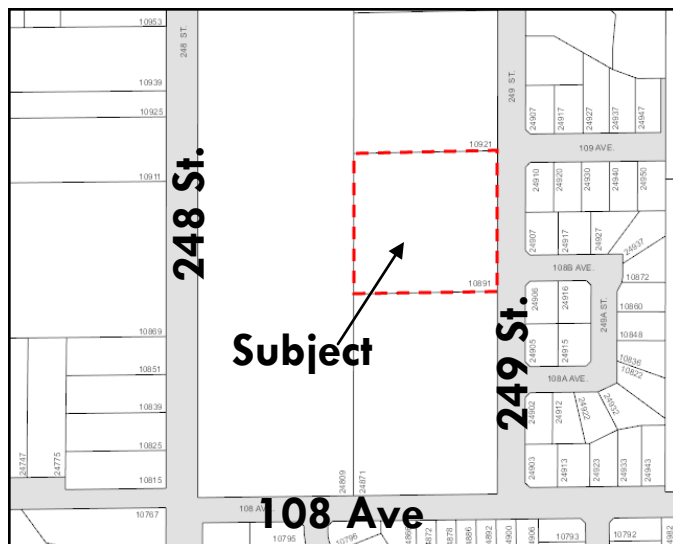


## 2 Acres Single Family Dwelling in Maple Ridge For Sale

10891 249th St. Maple Ridge, V2W 1Z7



**\$1,650,000**



**Check it out!** 2 Acres (300X300 Ft. approx.) private land on 249 St. in Whonnock, Maple Ridge. Nearby density residential area, School district and Parks. Easy access to Lougheed Hwy. Only 10 Minutes drive away to downtown Maple Ridge. The floor area is approx. 2,483 Sq. Ft, with 4 bedrooms and 2 bathrooms. The land is square shape. It is in RS-3 (one family rural residential) zoning, and currently under Institutional region in Albion OCP. The property is occupied by tenant, which gives \$1600 income per month. Excellent holding property for development potential. All measurements are approximate, must be verified by the Buyer. **Don't miss out!**

### House Information

Lot Size (approx.): 2 Acres (300X300 Ft.)  
House Size (approx.): 2,483 Sq. Ft.  
Building Age (approx.): 1967 (built)  
Construction: Frame - Wood  
Exterior: Wood  
Roof: Asphalt  
Water Supply: City Water

### Property Information

Address: 10891 249th St. Maple Ridge  
Legal: PL NWP29987 LT 20 LD 36 SEC 11  
TWP 12 GROUP 1  
P.I.D.: 009-149-805  
Zoning: RS-3 (one family rural residential)

### Government Assessment (2016)

Land: \$1,160,000  
Improvement: \$93,400  
Actual Total: \$1,253,400  
Gross Tax(2015): \$8,755.15



**2015 Commercial Top 1 Winner**

**Raymond Leung 梁國權**

**604-644-6482**

*Award Winning Services!*



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- 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 Chairman's Club Award Winner for 3 years 3年主席大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Over 25 Years Real Estate Experience 超過25年房地產經驗
- Re/Max Hall of Fame Award 終身大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- MLS Medallion Club Award 溫哥華地產局銷量大獎



**Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9**

Tel: 604-263-2823 Fax: 604-263-1057 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.



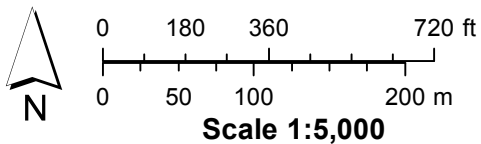




# Property Report (10891 249 ST)

**Property ID:** 21449  
**Address:** 10891 249 ST  
**Folio:** 84401-0300-1  
**Plan:** NWP29987  
**Lot:** 20  
**Legal:** LT 20; SEC 11; TWP 12; NWD; PL NWP29987  
**PID:** 009-149-805  
**LTO:** BA189679  
**Use Description:** 2 ACRES OR MORE - SINGLE FAMILY DWELLING, DUPLEX  
**Zoning:** RS-3  
**OCP Land Use:** INST  
**Closed to Backyard Burning:** No  
**Within the Fraser Sewerage Area:** Yes  
**Recycling Pickup Day:** Friday  
**Approx. Area:** 0.809 ha.

- Street (large)
- ✱ Public Facility or Attraction
- + Railway
- Major River or Lake Edge
- Major River or Lake
- Interior Lot Boundary
- School
- Park
- Property
- Municipal Boundary

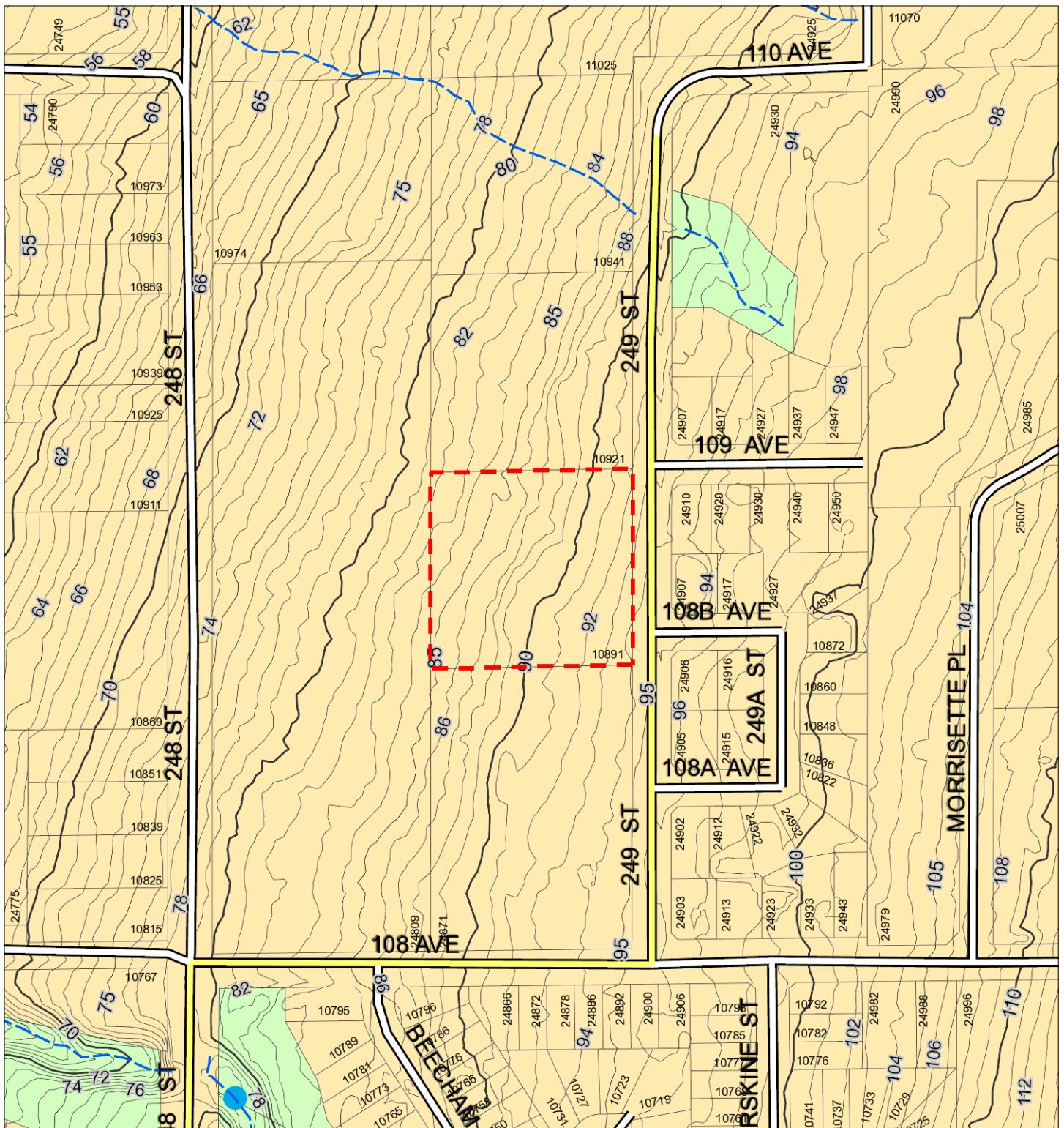


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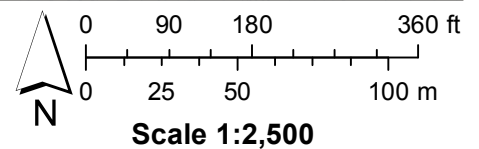
District of Maple Ridge  
 RidgeView 2.0  
 Printed: July 15, 2014



# Property Report (10891 249 St)



	Highway		Wetland		1m Interval
	On Ramp		Creek		2m Interval
	Collector		Pond		5m Interval
	Arterial		Major Rivers & Lakes		10m Interval
	Local		Major Rivers & Lakes		
	Lane		Property		

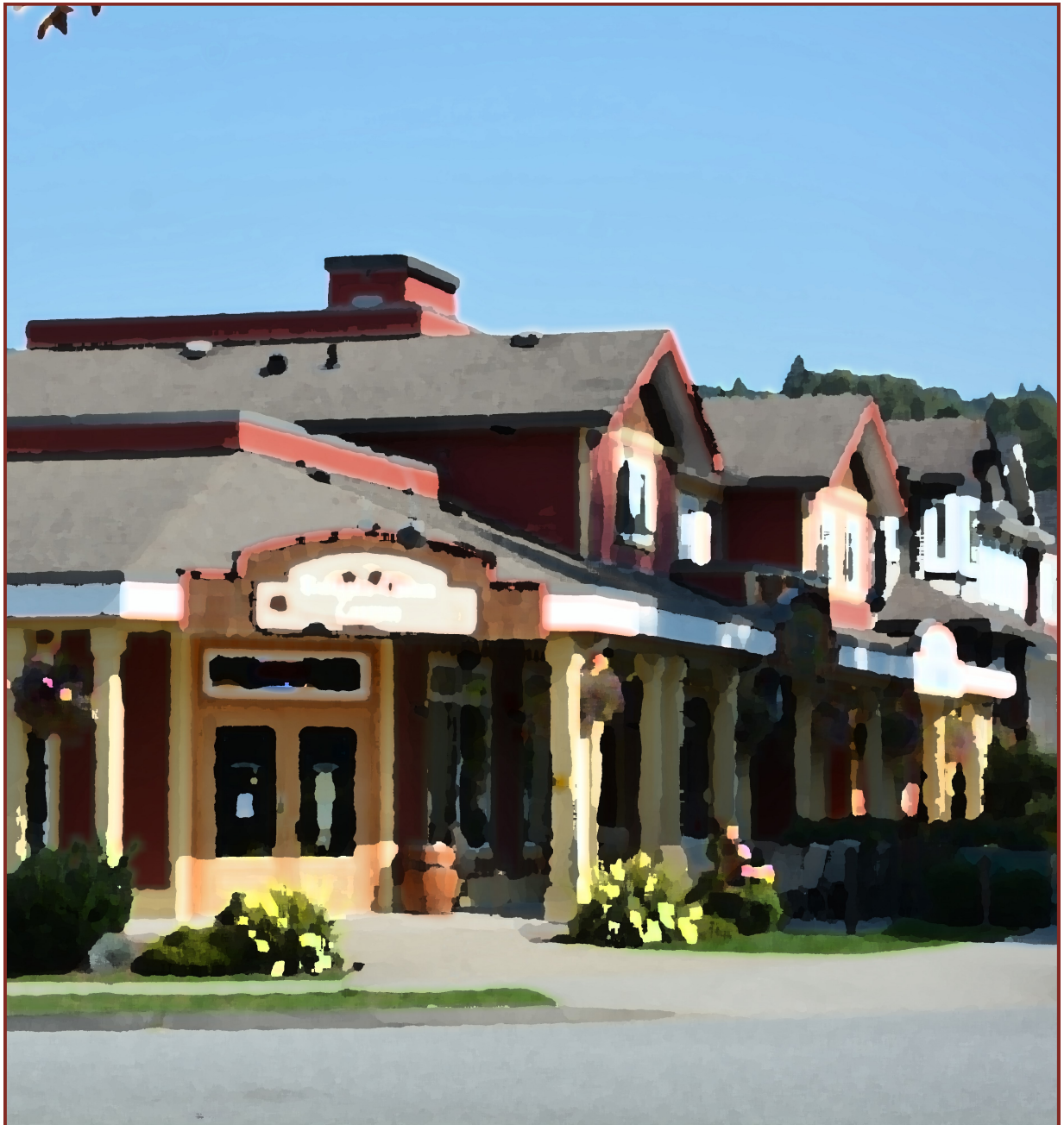


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## 10.2 ALBION AREA PLAN





## 10.2 ALBION AREA PLAN

The following policies are adopted to guide development within the Albion urban area.

### 10.2.1 LAND USE DESIGNATIONS

The land use designations characterize the future land use that the District would like to see over the next twenty years or more to achieve orderly growth and development in the community. The following land use designations are identified on the Albion Area Plan:

#### A. RESIDENTIAL DESIGNATIONS

1. **Low Density Residential** corresponds with single family detached residential development at a low density urban standard with lot sizes at 2000 m<sup>2</sup> (half acre).
2. **Low-Medium Density Residential** corresponds with single detached or duplex housing with lot sizes ranging from 891 m<sup>2</sup> (9590 ft<sup>2</sup>) to 557 m<sup>2</sup> (5996 ft<sup>2</sup>).
  - a) notwithstanding the above, a minimum parcel area of “371m<sup>2</sup> (3993 ft<sup>2</sup>)” is only permitted for the properties located at Lot A Section 15 Township 12 New Westminster District Plan 22387 and Lot 1 Section 15 Township 12 New Westminster District Plan 7709.
3. **Medium Density Residential** allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units.

6995-2013 Notwithstanding the above, higher densities may be supportable in compliance with the Community Amenity Program regulations prescribed in the Zoning Bylaw.

#### B. NEIGHBOURHOOD COMMERCIAL DESIGNATION

This designation is intended to provide daily convenience shopping and services to neighbourhood residents within walking distance to the commercial centre.

#### C. VILLAGE COMMERCIAL DESIGNATIONS

This designation is intended to provide for convenience shopping and personal services to residents of surrounding neighbourhoods in a compact village form.



## **D. PARK DESIGNATION**

This designation identifies the location of existing or future municipal or Regional park sites.

## **E. CONSERVATION DESIGNATION**

This designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geologic sensitivity.

## **F. INSTITUTIONAL DESIGNATION**

This designation identifies lands for present or future use as civic or public use and includes school and/or park sites.

The corresponding zones for these designations are outlined in Section 10.2.4 Zoning Matrix.

# **10.2.2 RESIDENTIAL DEVELOPMENT AND COMMUNITY AMENITY PROGRAM**

### **BACKGROUND**

The Albion Area Plan strives to balance new residential development, the protection of environmentally sensitive areas, and the provision of a range of housing styles to meet diverse housing needs.

The Community Amenity Program is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities.

The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified within the Albion Zoning Matrix, see Section 10.2.4. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Area Plan.

## OBJECTIVE

To support increases in density as a means of providing additional amenities in the Albion Area Plan.

## POLICIES

### Albion Area Community Amenity Program

**10 - 4** A Density Bonus through the Community Amenity Program will be permitted on lands designated *Low Density Residential*, *Low-Medium Density Residential* and *Medium Density Residential* in the Albion Area Plan.

**10 - 5** Where a Density Bonus option is utilized in a single-family subdivision, an Amenity Contribution is to be applied to all of the single-family lots in the subdivision that exceed the base density permitted in the zone.

**10 - 6** Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all of the dwelling units on the site.

**10 - 7** Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

**10 - 8** A Density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.

### General Development Policies

**10 - 9** Growth in North East Albion (Figure 1) may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

**10 - 10** The sequence of development is to proceed in the most efficient manner, with capital costs and ongoing servicing costs to be minimized. To achieve this, a lot consolidation may be required.



**10 – 11** Development applications seeking a land use designation change through an Official Community Plan amendment, to allow an increase in density, will be submitted with an analysis of the existing downstream system to a limit determined by the District. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.

## **Multi-Family Housing**

**10 -12** The siting, form, character and massing of multi-family residential development and their areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single family residential developments.

**10 - 13** Multi-family housing should be provided with appropriate amenities to enhance the character of development.

**10 - 14** The siting of development and construction techniques employed should avoid impacts to watercourses, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.

**10 - 15** Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments may be required.

**10 - 16** Development in the Albion Area is subject to the Natural Features policies of the Official Community Plan. Multi-Family and Intensive Residential Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.

## **10.2.3 VILLAGE CENTRE**

The Albion area contains a village commercial centre which will be implemented by a Village Centre Commercial (C-5) Zone. The commercial area will be encouraged to incorporate a building form that is street-front oriented, pedestrian friendly, and to accommodate apartments above commercial space. The traditional shopping centre development form with large expanses of parking will not serve the village centre function.

## POLICIES

**10 - 17** The siting and form of commercial buildings and areas for parking and storage should facilitate orderly development and ensure the area presents a coherent image identifying a pedestrian oriented village centre that appropriately integrates adjacent residential uses.

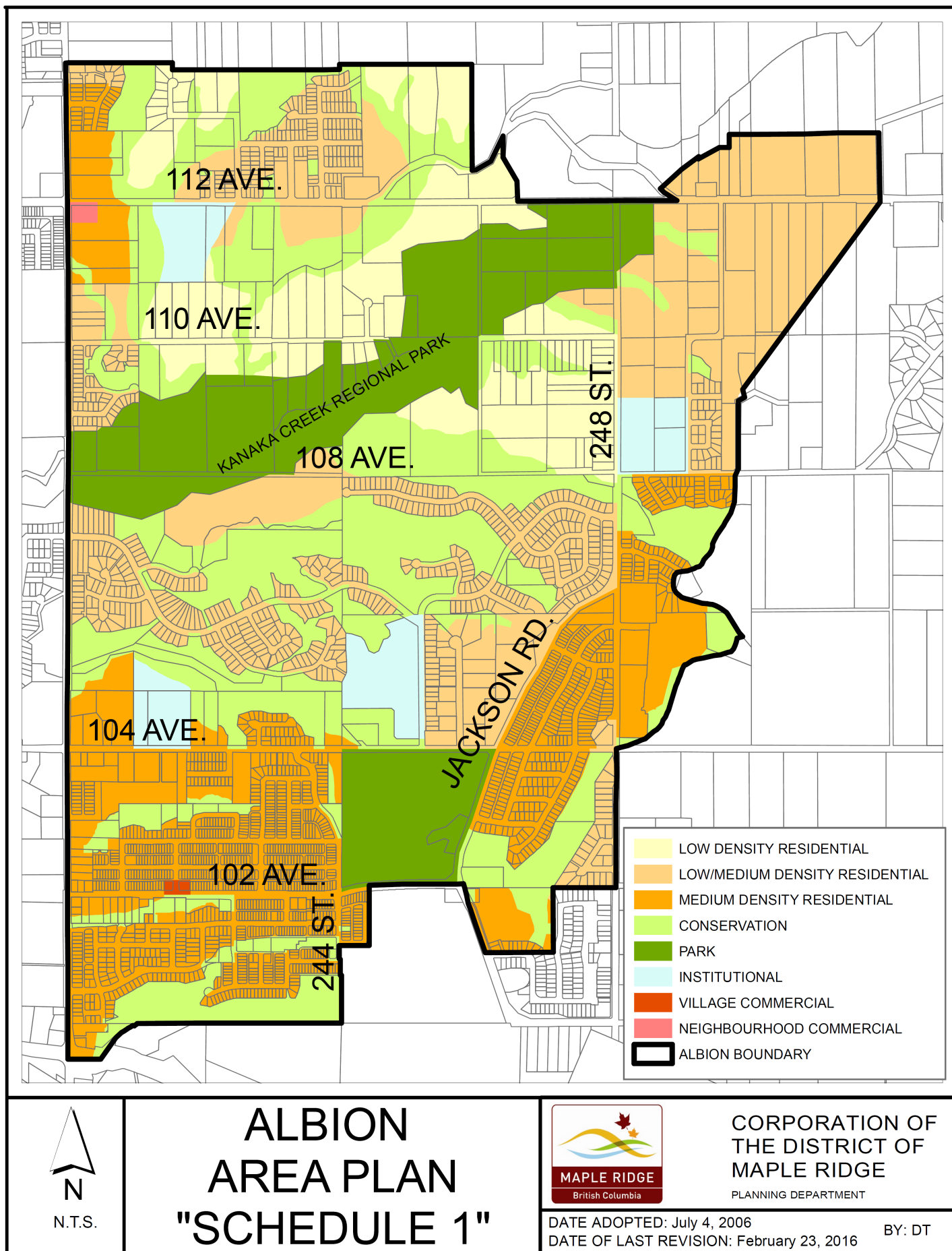
Village Commercial Development must also adhere to the Design Guidelines detailed in Section 8 Development Permit Guidelines.



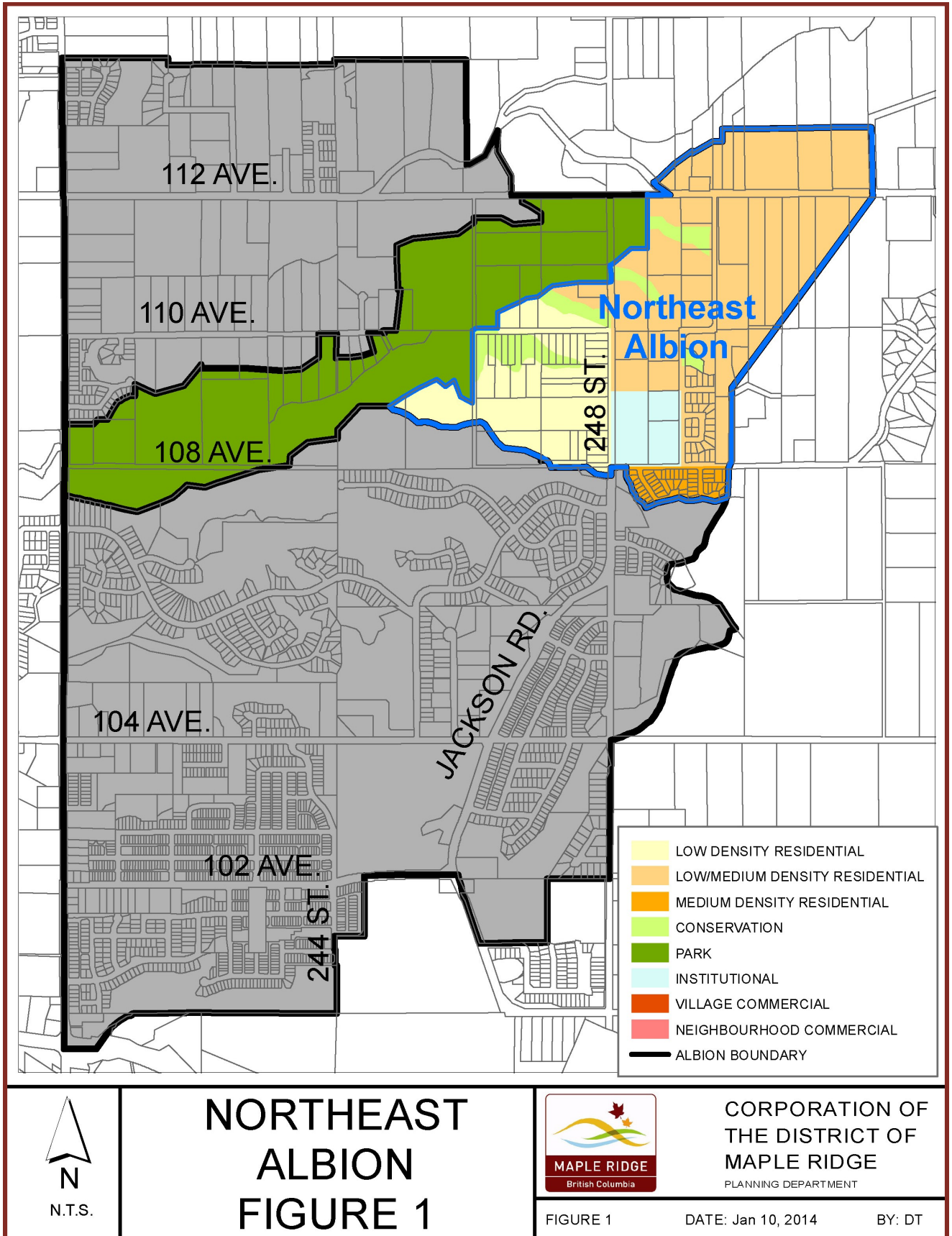


## 10.2.4 ALBION ZONING MATRIX

LAND USE DESIGNATION	ZONE(S)
<b>Low Density Residential</b>	RS-1d One Family Urban (half acre) Residential*
<b>Low / Medium Density Residential</b>	RS-1 One Family Urban Residential RS-1b One Family Urban (Medium Density)* RT-1 Two Family Urban Residential R-1 Residential District, Subject to Policy 10.2.1A(2)(a)
<b>Medium Density Residential</b>	R-1 Residential District R-2 Urban Residential District R-3 Special Amenity Residential District RM-1 Townhouse Residential* RMH Mobile Home District
<b>Neighbourhood Commercial</b>	C-1 Neighbourhood Commercial
<b>Village Commercial</b>	C-5 Village Commercial
<b>Park</b>	P-1 Park and School
<b>Conservation</b>	Current or proposed zoning would apply
<b>Institutional</b>	P-1 Park and School P-2 Special Institutional P-3 Children's Institutional P-4 Place of Worship Institutional P-4a Place of Worship Institutional & Educational P-6 Civic Institutional
* Density Bonus and Amenity Contribution provisions and details are provided in each of these zones.	
<b>Conditions:</b> <ol style="list-style-type: none"> <li>This Matrix is to be read in conjunction with the policies and criteria in the Albion Area Plan and Official Community Plan and is not the only source for determining applicable zones;</li> <li>All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;</li> <li>Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;</li> <li>The P-4 Place of Worship Institutional zones would be considered in all Land Use Designations subject to satisfying all requirements of the zone.</li> </ol>	











**PART 6**
**RESIDENTIAL ZONES**

7011-2013 **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 Accommodation	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Secondary Suite Residential	✓			✓	✓	✓	✓	✓	✓	✓		✓		✓
Hobby Kennel										✓				
Neighbourhood Daycare				✓	✓	✓	✓	✓	✓	✓	✓	✓		
Detached Garden Suite Use (subject to Section 402)				✓	✓	✓	✓	✓	✓	✓		✓		
Hobby Beekeeping Use (subject to Section 402)				✓	✓	✓	✓	✓	✓	✓		✓		
Density Bonus Option (subject to Section 402)						✓		✓						
Medical Marihuana, Commercial Production				✓					✓	✓				





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 m<sup>2</sup> 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 m<sup>2</sup> 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 5191 (13) A Temporary tourist accommodation use shall be permitted in R-1, RS-1, RS-1a, RS-1b, 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.
- 6647 (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:
    - 3746,6647 (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.

- (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:
    - 3746,6647 (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.
  - (d) shall not be permitted on a lot less than 891 m<sup>2</sup>.
  
- (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 m<sup>2</sup>, 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:
    - (i) 7.5 metres from front and exterior side lot lines;
    - 3746/6647 (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 m<sup>2</sup>.
  
- 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:

- 3746/6647
- (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 m<sup>2</sup>, 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:
    - (i) 5.5 metres from the front lot line;
    - 3746/6647 (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 m<sup>2</sup> 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
- 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) 9.1 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 Districtprovided 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 m<sup>2</sup>, 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 m<sup>2</sup> in any subdivision containing one or more lots with an area of less than 4,000 m<sup>2</sup>, 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 1,200m<sup>2</sup>
    - 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.