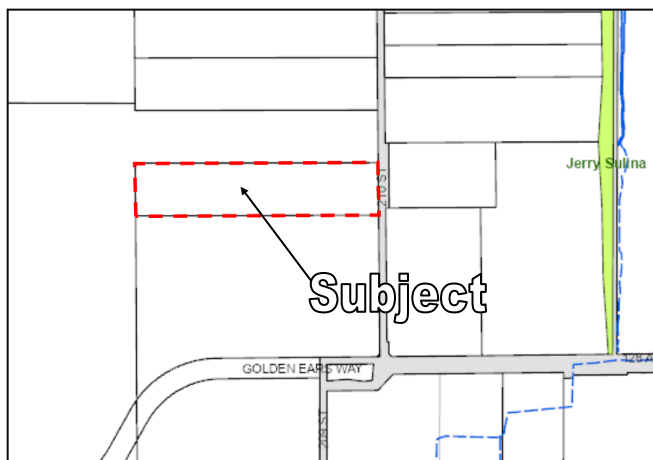
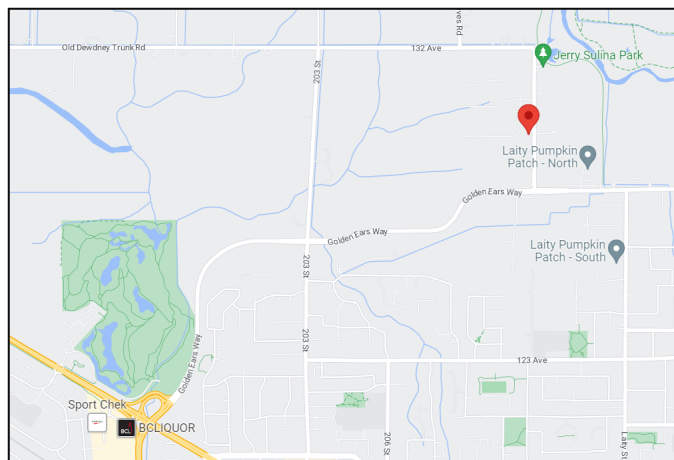




9.09 Acres Agriculture Land in Maple Ridge For Sale

12957 210 St, Maple Ridge



Discover the perfect blend of country living and convenience with this 9.09-acre (295.3 sqft x 1,350.4 sqft) farm in Maple Ridge. Boasting a flat topography, this property is ideal for farming and building your dream home. Walking distance to Jerry Sulina Park. 10 minutes drive to Meadowtown Shopping Centre, Westgate Shopping Centre, Westridge Centre and Meadow Gardens Golf Course. This lot offers the perfect balance of rural living and urban convenience. With easy access to major highways, you can easily get to neighboring cities such as Vancouver, Burnaby, and Surrey. This rare find offers both open space and privacy in one of Maple Ridge's most sought-after locations. Don't miss your chance to own this fantastic property and bring your vision to life. **Contact us today for more information and to schedule a viewing!**

Property Information

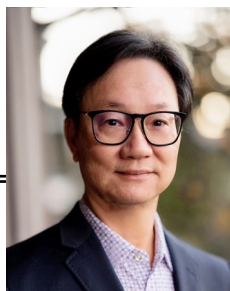
Address: 12957 210 St, Maple Ridge
Legal: LOT D, PLAN NWP24288, DISTRICT LOT 262, SECTION 25, TOWNSHIP 9, GROUP 1, NEW WESTMINSTER LAND DISTRICT
P.I.D.: 009-338-853
Zoning: A2
Lot Size: 9.09 Acres (Approx. 295.3 sqft x 1,350.4 sqft)

Government Assessment (2024)

Land	\$2,368,000
Improvement	\$305,000
Total	\$2,673,000
Tax:	\$2,325.04

Building Information

Year built	1969
Building Area:	1,552



Re/Max Commercial Top 1 Winner

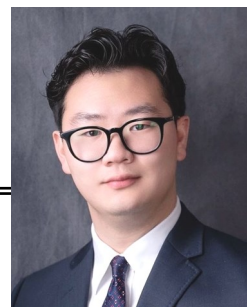
Raymond Leung 梁國權

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 梁煒樂

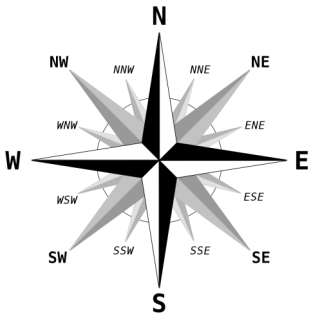
778-951-1515

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5

Tel: 604-644-6482 Fax: 604-439-2299 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

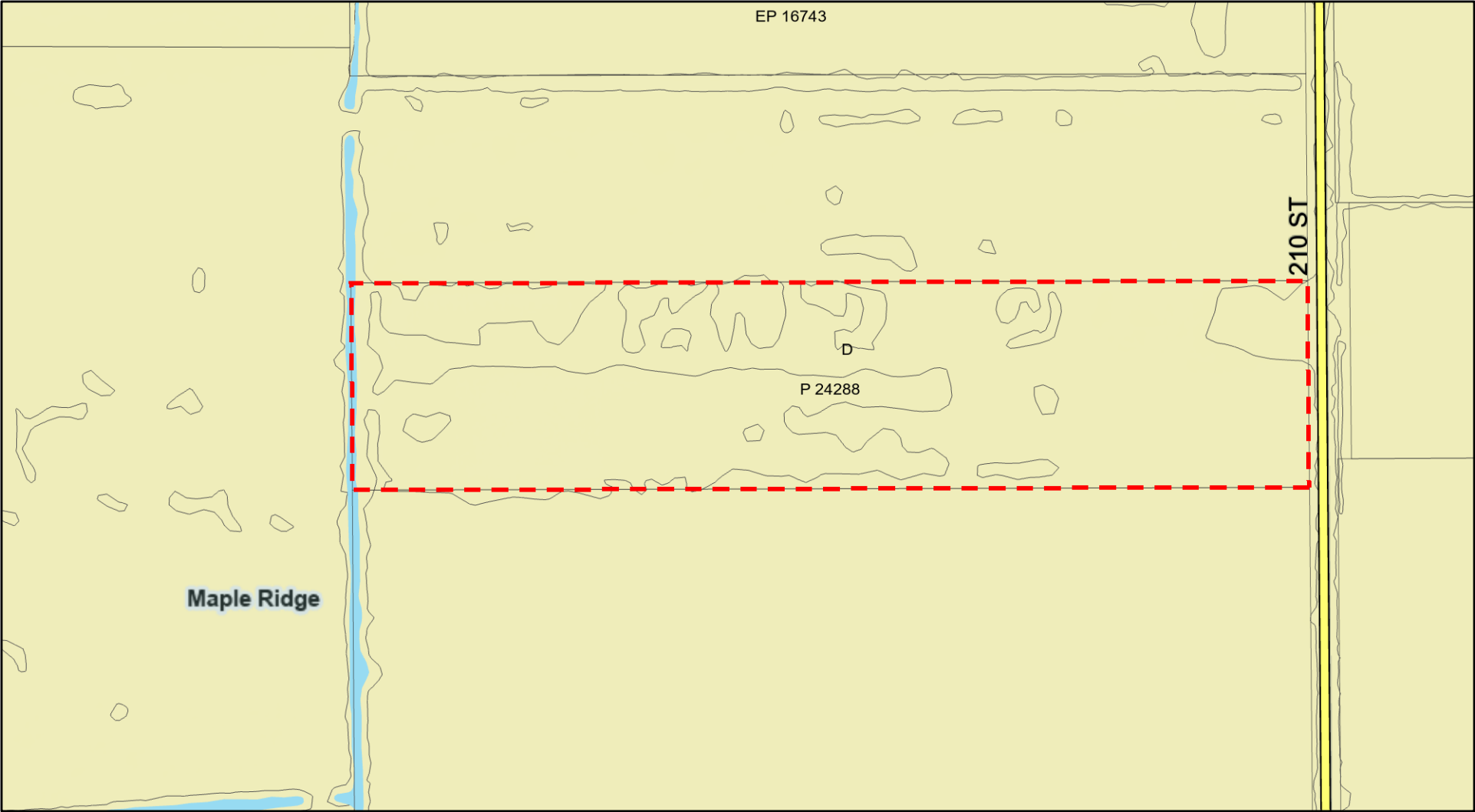


1,350.4 SQFT

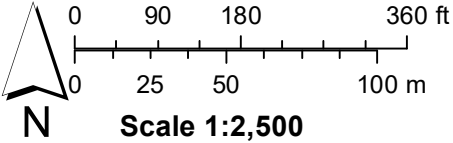


295.3 SQFT

Contour

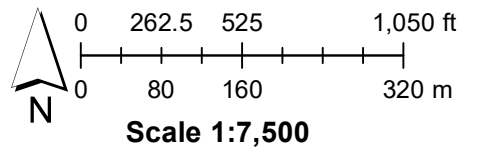
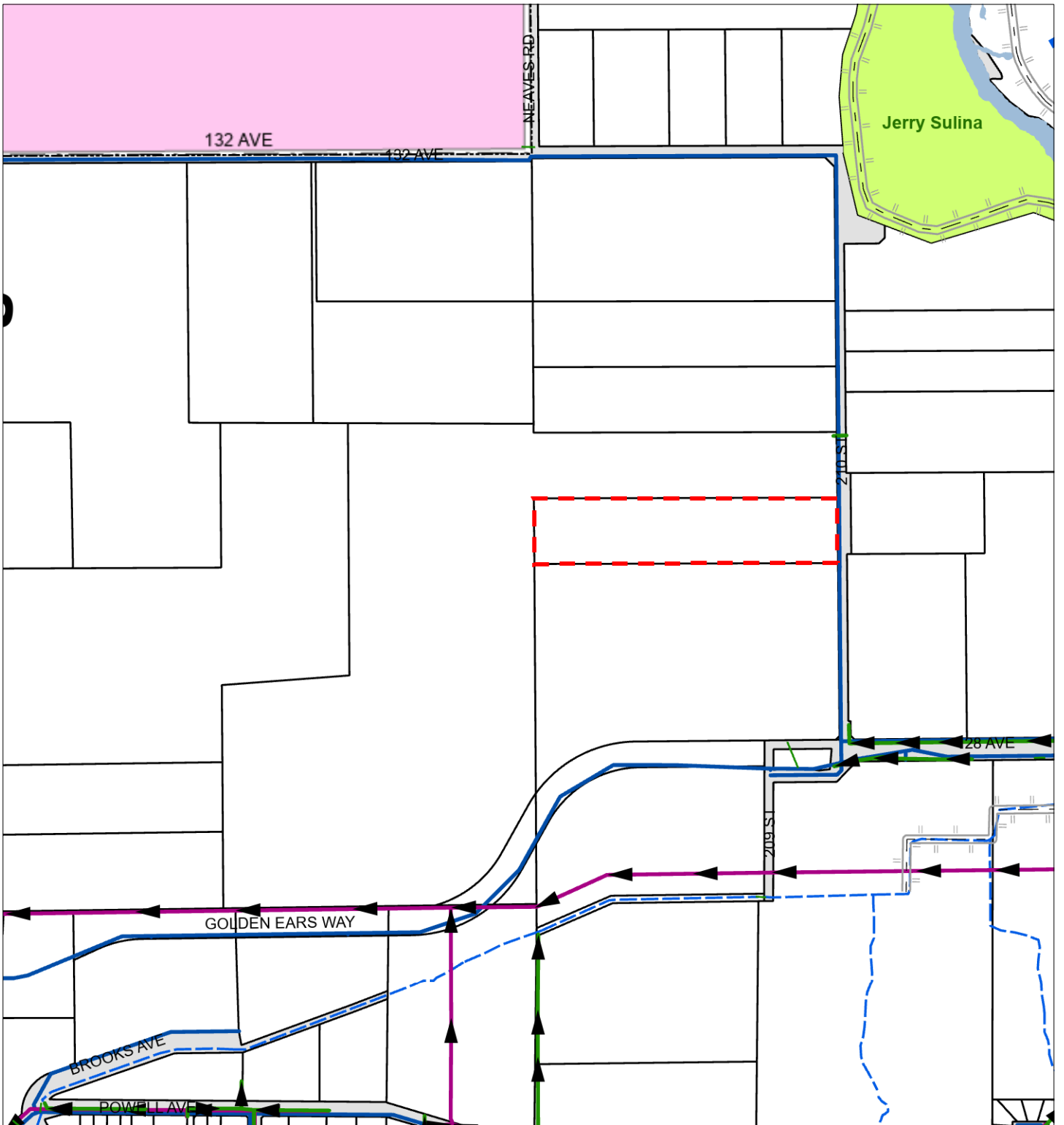


Parcel Hook	Arterial	Stream	2 metre Interval
Interior Lot Boundary	Collector	Flooded Area	5 metre Interval
Railway	Lane	Marsh	10 metre Interval
Trail	Local	Canal	School
Road	Unmaintained	Major River or Lake Edge	Park
Highway	Wetland	Major River or Lake	Property
Ramp	Pond	1 metre Interval	



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

Service Map



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

City of Maple Ridge
RidgeView 2.0
Printed: March 10, 2023

- Street Label (large)



Dike

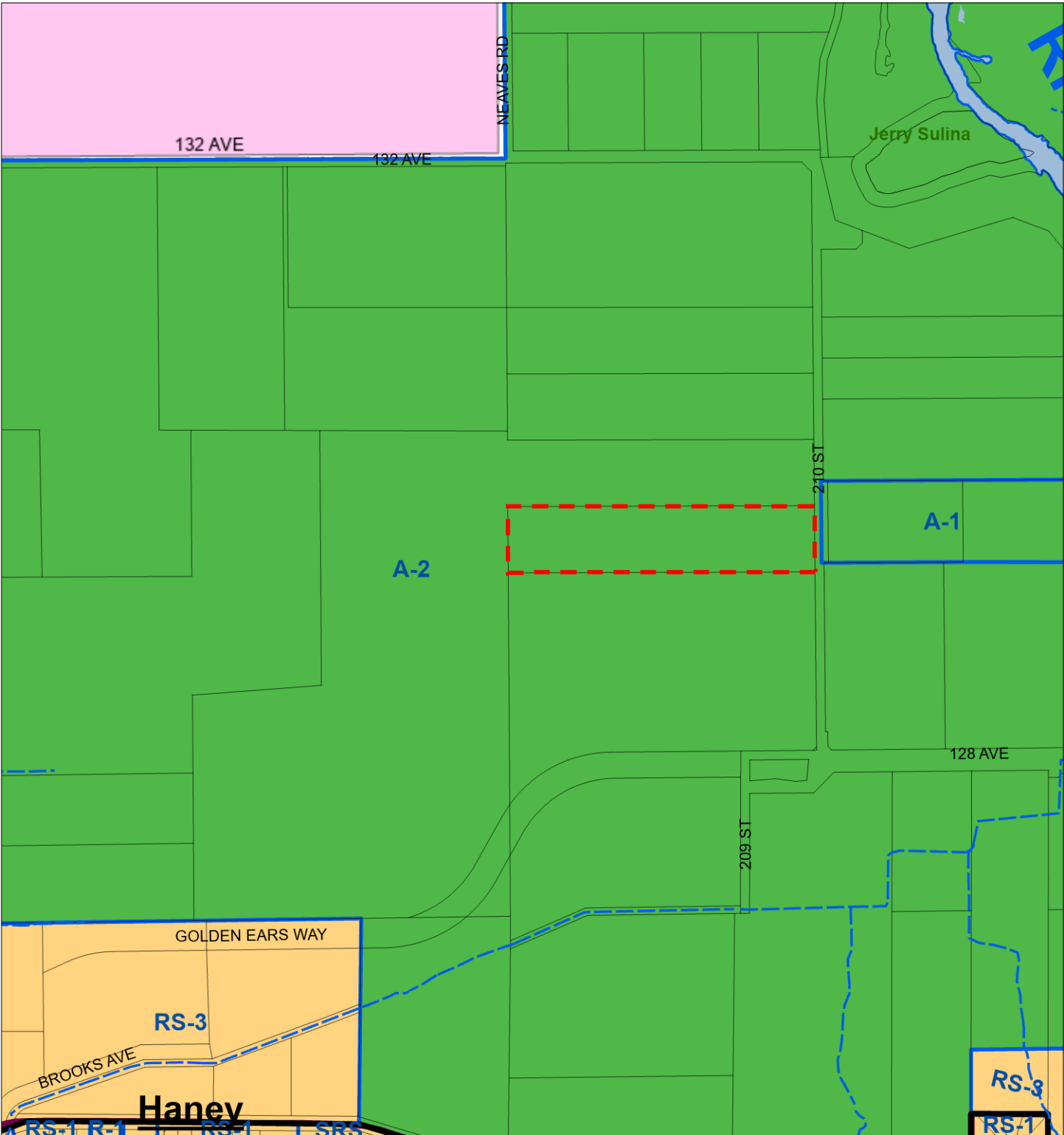
Culvert

Drainage Main

Sanitary Main

Water Main

Zoning Map



Street Label (large)

Stream

Railway

Urban Area

N

0262.55251,050 ft

080160320 m

Scale 1:7,500

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

502 ZONE: A-2 UPLAND AGRICULTURAL

502.1 PURPOSE

1. This [Zone](#) provides for [Agricultural](#) and [Forest Resource Uses](#) on [Lots](#) with a minimum area of 4.0 hectares.

502.2 PRINCIPAL USES

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

502.3 ACCESSORY USES

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

502.4 LOT AREA AND DIMENSIONS

1. Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 4.0 hectares
 - b. in [Lot Width](#) 75.0 metres

- c. in [Lot Depth](#) 150.0 metres.
2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum [Building Envelope](#) dimensions.

502.5 DENSITY

1. All [Buildings](#) and [Structures](#):
 - a. for [Single Detached Residential Use shall](#) be limited to one per [Lot](#);
 - b. for [Produce Sales Use shall](#) be limited to one per [Lot](#); and
 - c. for [Temporary Residential Use shall](#) be limited to one per [Lot](#).

502.6 LOT COVERAGE

1. All [Principal Buildings and Principal Structures](#) and [Accessory Buildings and Accessory Structures](#) together [shall](#) not exceed a [Lot Coverage](#) of 60%.
2. [Buildings](#) and [Structures](#) for [Agricultural Use](#) or [Forest Resource Use shall](#) not exceed a [Lot Coverage](#) of 20%.
3. [Buildings](#) and [Structures](#) for Greenhouse [Use shall](#) not exceed a [Lot Coverage](#) of 50%.
4. [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) not exceed a [Lot Coverage](#) of 10%.
5. [Buildings](#) and [Structures](#) for [Produce Sales Use](#), and all other [Accessory Buildings and Accessory Structures shall](#) not exceed a [Lot Coverage](#) of 10% or 279.0 square metres [Gross Floor Area](#), whichever is the lesser.
6. [Buildings](#) and [Structures](#) for a [Commercial Kennel shall](#) not exceed a [Lot Coverage](#) of 20%.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for [Lot Coverage](#) requirements.

502.7 SETBACKS

1. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Single Detached Residential Use shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres, 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
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) for [Agricultural Employee Residential](#), [Produce Sales](#), and all other [Accessory Uses shall](#) be not less than:
 - a. from a [Front Lot Line](#) 7.5 metres
 - b. from a [Rear Lot Line](#) 7.5 metres
 - c. from an [Interior Side Lot Line](#) 1.5 metres
 - d. from an [Exterior Side Lot Line](#) 4.5 metres
 - e. from the [Building Face](#) of a [Building](#) for a [Residential Use](#) (Bylaw 7749-2021) 3.0 metres

3. The minimum Setbacks for Buildings and Structures for Agricultural Use and Forest Resource Use shall be not less than:
 - a. from a Front Lot Line 30.0 metres
 - b. from a Rear Lot Line 15.0 metres
 - c. from an Interior Side Lot Line 15.0 metres
 - d. from an Exterior Side Lot Line 30.0 metres
 - e. from all wells 30.0 metres
 - f. from 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. 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
6. The minimum Setbacks for Buildings and Structures for Commercial Kennel shall be not less than:
 - a. from a Front Lot Line 30.0 metres
 - b. from a Rear Lot Line 15.0 metres
 - c. from an Interior Side Lot Line 15.0 metres
 - d. from an Exterior Side Lot Line 30.0 metres
 - e. from all wells 30.0 metres
 - f. from the Building Face of a Building
for a Residential Use - same Lot
(Bylaw 7749-2021) 15.0 metres
 - g. from the Building Face of a Building
for a Residential Use - adjacent Lot
(Bylaw 7749-2021) 91.0 metres; and

- h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a [Commercial Kennel](#).
7. The minimum [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
8. Minimum [Setbacks](#) for all [Buildings](#) and [Structures shall](#) meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

502.8 HEIGHT

1. [Building Height](#) for [Agricultural Use](#) and [Cannabis, Commercial Production Use shall](#) not exceed 15.0 metres.
2. [Building Height](#) for [Single Detached Residential Use shall](#) not exceed 9.5 metres.
3. [Building Height](#) for [Agricultural Employee Residential Use shall](#) not exceed 7.0 metres.
4. [Building Height](#) for [Commercial Kennel Use shall](#) not exceed 4.5 metres.
5. [Building Height](#) for [Accessory Buildings and Accessory Structures shall](#) not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

502.9 LANDSCAPING and SCREENING

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

502.10 PARKING and LOADING

1. [Off-Street Parking](#) and [Off-Street Loading shall](#) be provided in accordance with [Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990](#).

502.11 OTHER REQUIREMENTS

1. For [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.
2. [Cannabis, Commercial Production Use shall](#) not be permitted unless the [Lot](#) is within the [Agricultural Land Reserve](#).
3. [Cannabis, Commercial Production](#) requirements [shall](#) apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.