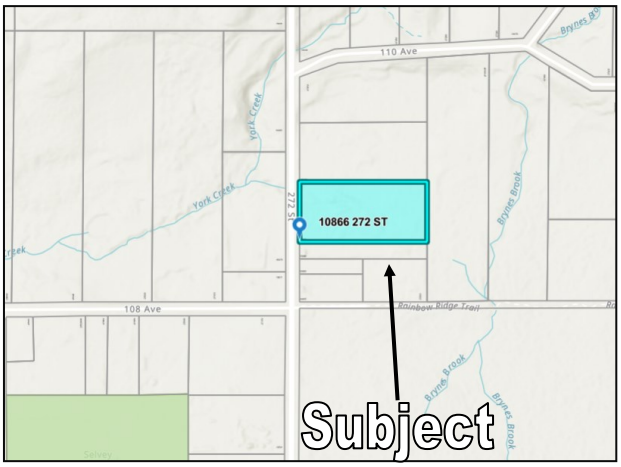
4 Acres Service Commercial Zone Land

Exclusive Offer

10866 272 St, Maple Ridge





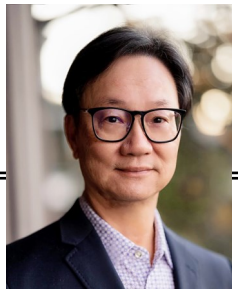
Great Development Site! 4 Acres (Approx. 286.6ft x 608 ft) rectangle lot is available in Maple Ridge Whonnock area. Located at the 272 St, between 108 Ave and 110 Ave. Under CS-1 zoning, available for most service commercial usage, such as gas station plus convenience store, childcare, indoor & outdoor recreation, and other professional services. 40% lot coverage and maximum building height is 7.5m. Perfect lot for people who are looking to build and locate their service business. **Call now for more information!**

Property Information

Address:	10866 272 ST. Maple Ridge
Legal:	LOT 8, PLAN NWP7730, SECTION 8, TOWNSHIP 15, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	001-904-485
Zoning:	CS-1
Lot Size:	4 Acres (Approx. 286.6ft x 608 ft)

Government Assessment (2026)

Land:	$1,592,000
Improvement:	$0
Actual Total:	$1,592,000
Tax(2025):	$14,040.09



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT



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- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
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- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

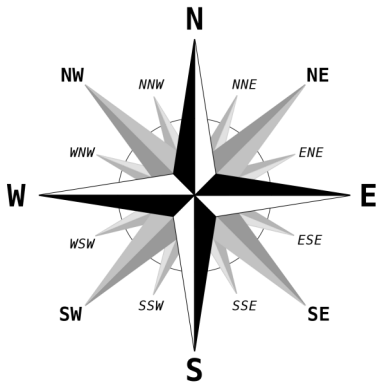
2024 Re/Max Western Canada Commercial Team No. 9

Christopher Leung, DULE

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.*

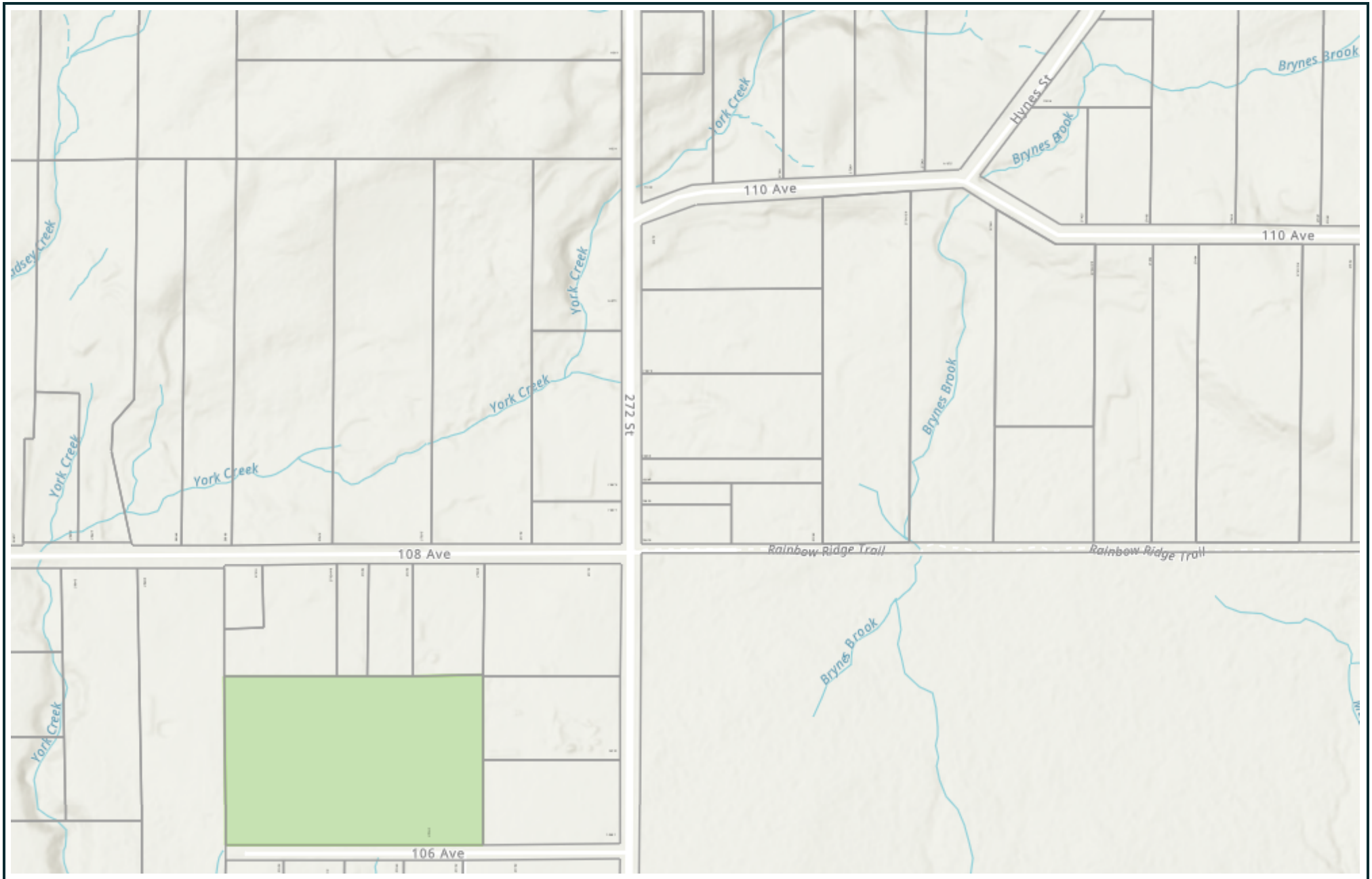
Measurement



608 FT



286.6 FT



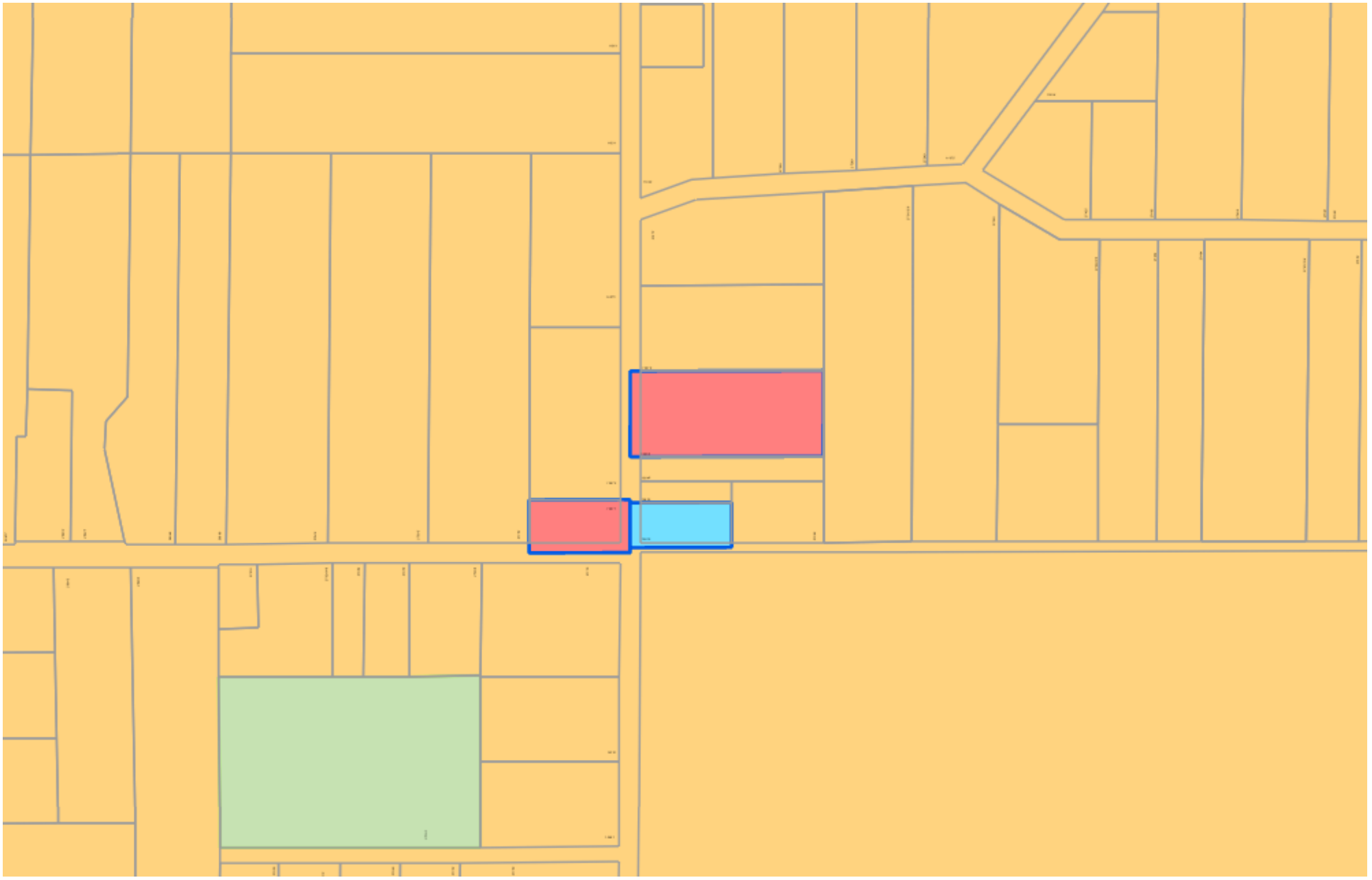
Maple Ridge

Site Map

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 200 400 m



Maple Ridge

Zoning Map

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

0 200 400 m

708 ZONE: CS-1 SERVICE COMMERCIAL

708.1 PURPOSE

1. This *Zone* provides for *Commercial Use*s oriented to the motoring public.

708.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*:
      (i) limited to public transportation depots, private *School*s, and cinemas;
      (ii) limited to *Group Child Care Centre*, specific to the following *Lot*:
         (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. 20644 Dewdney Trunk Road. (Bylaw 7898-2022)
   b. *Big Box Retail*;
   c. *Business Services*, excluding *Consulting Services*;
   d. *Cannabis Retail*;
   e. Car Wash;
   f. *Convenience Store*;
   g. *Drive-Through*;
   h. *Funeral Services*;
   i. *Highway Commercial*;
   j. *Indoor Commercial Recreation*;
   k. *Licensee Retail Store*
   l. *Light Industrial*, to a maximum of 279.0 square metres *Gross Floor Area*;
   m. *Liquor Primary Establishment*;
   n. *Outdoor Commercial Recreation*;
   o. *Personal Repair Services*;
   p. *Personal Services*;
   q. *Place of Worship*;
   r. *Professional Services*:
      (i) limited to veterinarians, architects, engineering and surveying *Office*s, and drop-in medical clinics; and
      (ii) permitted above the *First Storey*, specific to the following *Lot*:
         (a) Lot A except part dedicated road on Plan BCP13823 District Lot 401 Group 1 New Westminster District Plan 9541. PID 003-204-952. 11980 227 Street.
      (iii) limited to licensed *Health Services* providers, specific to the following *Lot*:
         (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. PID 009-224-289, 20629 119 Avenue. (Bylaw 7697-2021)
   s. *Refund Container Recycling Depot*;
   t. *Research Testing Laboratory*;

u. *Restaurant*;

v. *Service Station*; and

w. *Tourist Accommodation*.

708.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:

   a. *Apartment Residential*;

   b. Music Lessons, where the *Principal Use* is *Retail* of musical instruments;

   c. one or two *Dwelling Unit*s;

   d. *Outdoor Display* or sales area;

   e. *Retail* to a *Tourist Accommodation*, *Indoor Commercial Recreation* or *Outdoor Commercial Recreation Use* provided the total *Gross Floor Area* for the *Accessory Retail Use* does not exceed 100.0 square metres;

   f. *Retail* to a *Light Industrial Use* provided the *Gross Floor Area* for the *Accessory Retail Use* does not exceed 25% of the total *Gross Floor Area* for the *Principal Use*; and

   g. *Unenclosed Storage*.

2. Refer to *Section 401* and *Section 402* of this Bylaw for additional information.

708.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	929.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	30.0 metres.

2. Where a lot is served by a *Community Water System* but not by a *Community Sanitary Sewer System*, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

4. Refer to *Section 407.1* (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

708.5 DENSITY

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

708.6 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. *Off-Street Parking* *shall* not exceed a *Lot Coverage* of 95% of the surface area of a *Lot*.

708.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	9.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres, except 6.0 metres for a *Drive-Through*
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of *Section 403.8* (Visual Clearance at Intersections) of this Bylaw.

708.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres.
2. Refer to *Section 403.4* (Building Height) of this Bylaw.

708.9 LANDSCAPING and SCREENING

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

708.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. The required parking for all *Dwelling Unit*s and *Apartment Residential* *Use*s *shall* be dedicated to that *Use*.

708.11 OTHER REQUIREMENTS

1. Every *Use* *shall* be located and undertaken wholly within an *Enclosed* *Building* except for:
   a. *Outdoor Display* or sales area;
   b. car wash;
   c. *Outdoor Commercial Recreation*; and
   d. *Unenclosed Storage*, and the storage *shall* not be permitted in the *Front Yard*.
2. A *Residential* *Use* *shall*:
   a. be limited to a maximum of three (3) *Dwelling Unit*s;
   b. be limited exclusively to *Storey*s above the *First Storey*;
   c. be the only *Use* in a *Storey* so *Use*d; and
   d. be located within a *Building* above all *Storey*s which are non-*Residential* *Use*s.
   e. have separate and independent access; and

f. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.

3. A *Drive-Through Use shall* comply with the following:

   a. the *Lot shall* have a minimum of 30.0 metres of *Highway Frontage*;

   b. a *Building shall* be located between a *Drive-Through Use* and a *Lot Line* shared with an adjoining *Lot Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and

   c. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments *shall* be oriented on the *Lot* to face away from an adjoining *Lot Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

4. No *Building* or *Structure* for a *Tourist Accommodation Use shall* exceed one *Sleeping Unit* or *Dwelling Unit* for each 93.0 square metres of *Lot Area*.