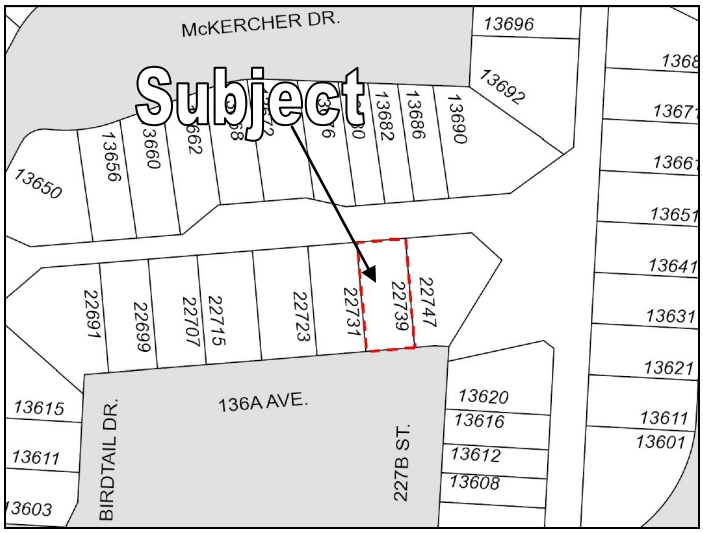
Panoramic View House in Silver Valley

For Sale

22739 136 A Ave, Maple Ridge





Must See! 3-level walk out basement Approx. 4,443 SF fully finished panoramic valley and mountain views house facing to 136 A Ave, in Maple Ridge. A full set high-end decoration kitchen with granite counters, solid wood cabinetry, Viking appliances and butler pantry with built-in wine cooler. Yellowish - white theme for the whole house, hardwood floor for the first floor, and carpet for upper levels floors. All 3 bedrooms have their own en suites. Median rm, family rm, wet bar, 2-level 300 SF master bed room, Hardie board siding, and air-conditioning, this house has everything that you expects. **Call now for viewing appointment!**

Property Information

Address:	22739 136A AVE MAPLE RIDGE
Legal:	LOT 7, PLAN BCP47305, SECTION 32, TOWN SHIP 12, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	028-480-040
Zoning:	R-1
Lot Size:	Approx. 4,330 SF (99ft x 43.8 ft)

Government Assessment (2020)

Land	$ 644,000
Improvement	$ 602,000
Total	$ 1,246,000
Tax:	$ 7,415.22

Property Information

House size:	Approx. 4,443 SF
Built Year:	2012



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

- 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 29 Years Real Estate Experience 超過29年房地產經驗
- LS 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

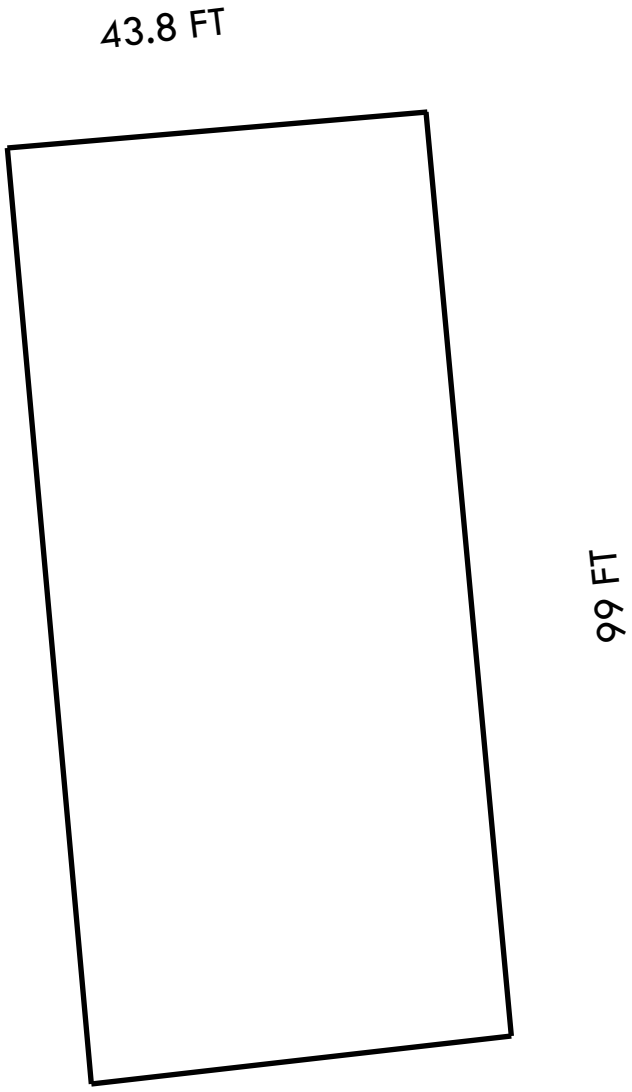
RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT

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.

Measurement









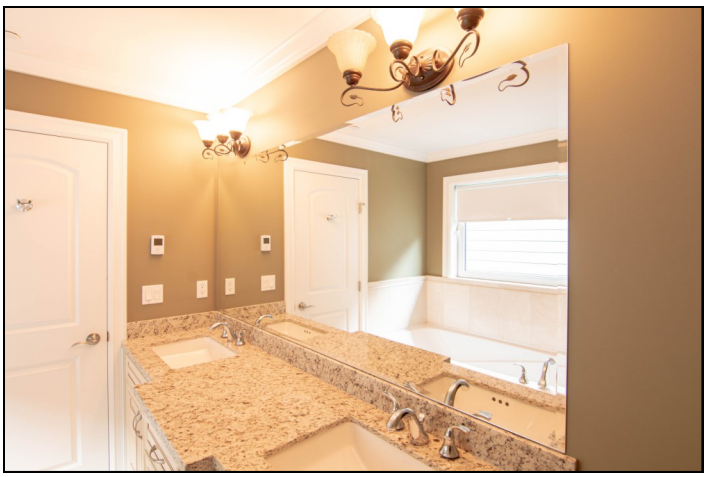
























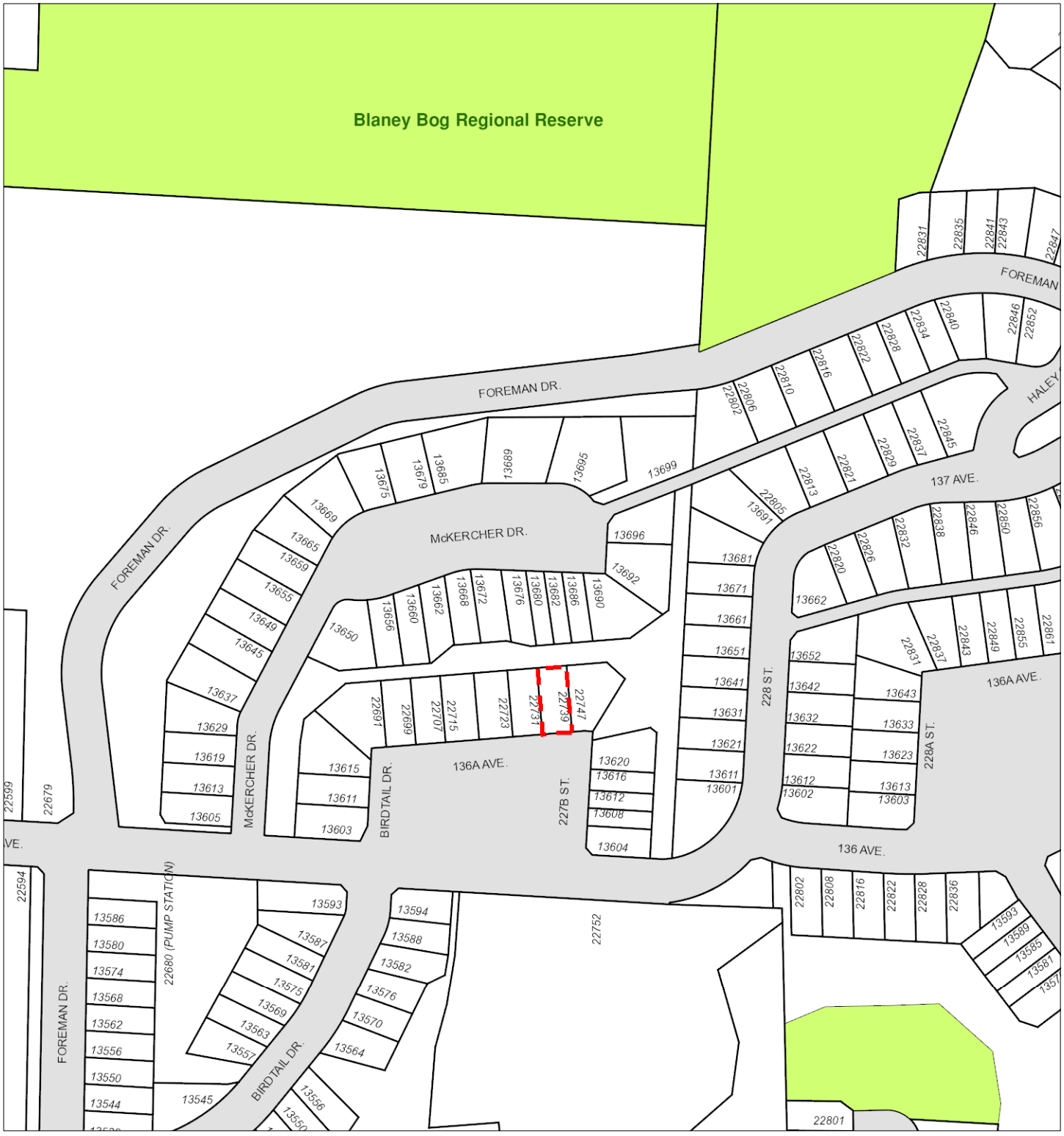








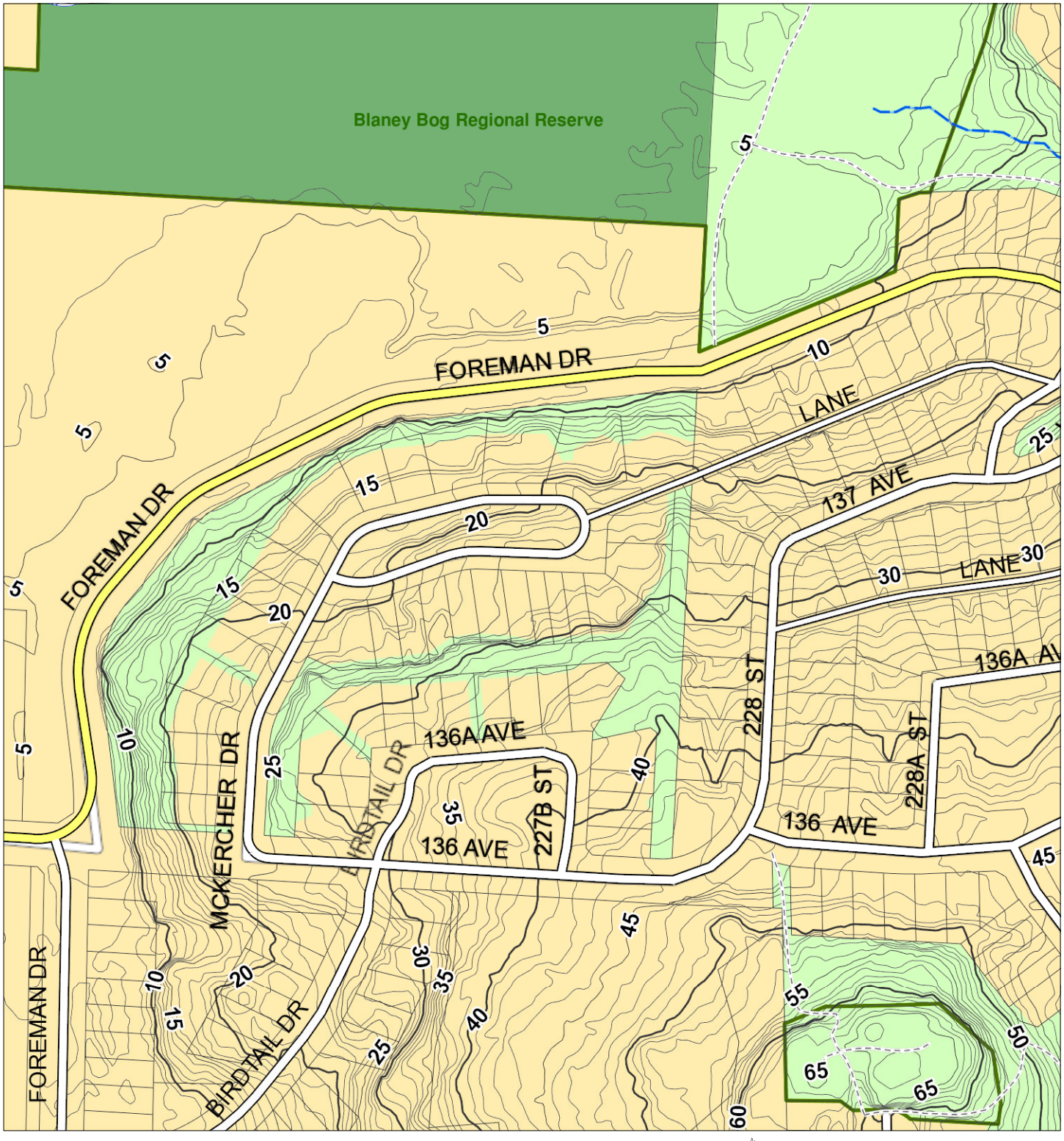
Site Map



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: July 13, 2020

Contour Map



Interior Lot Boundary
Railway
Trail

Road

Highway
Ramp

Arterial
Collector
Lane
Local
Unmaintained
Wetland

Pond
Stream
Flooded Area
Marsh
Canal

N

0 90 180 360 ft

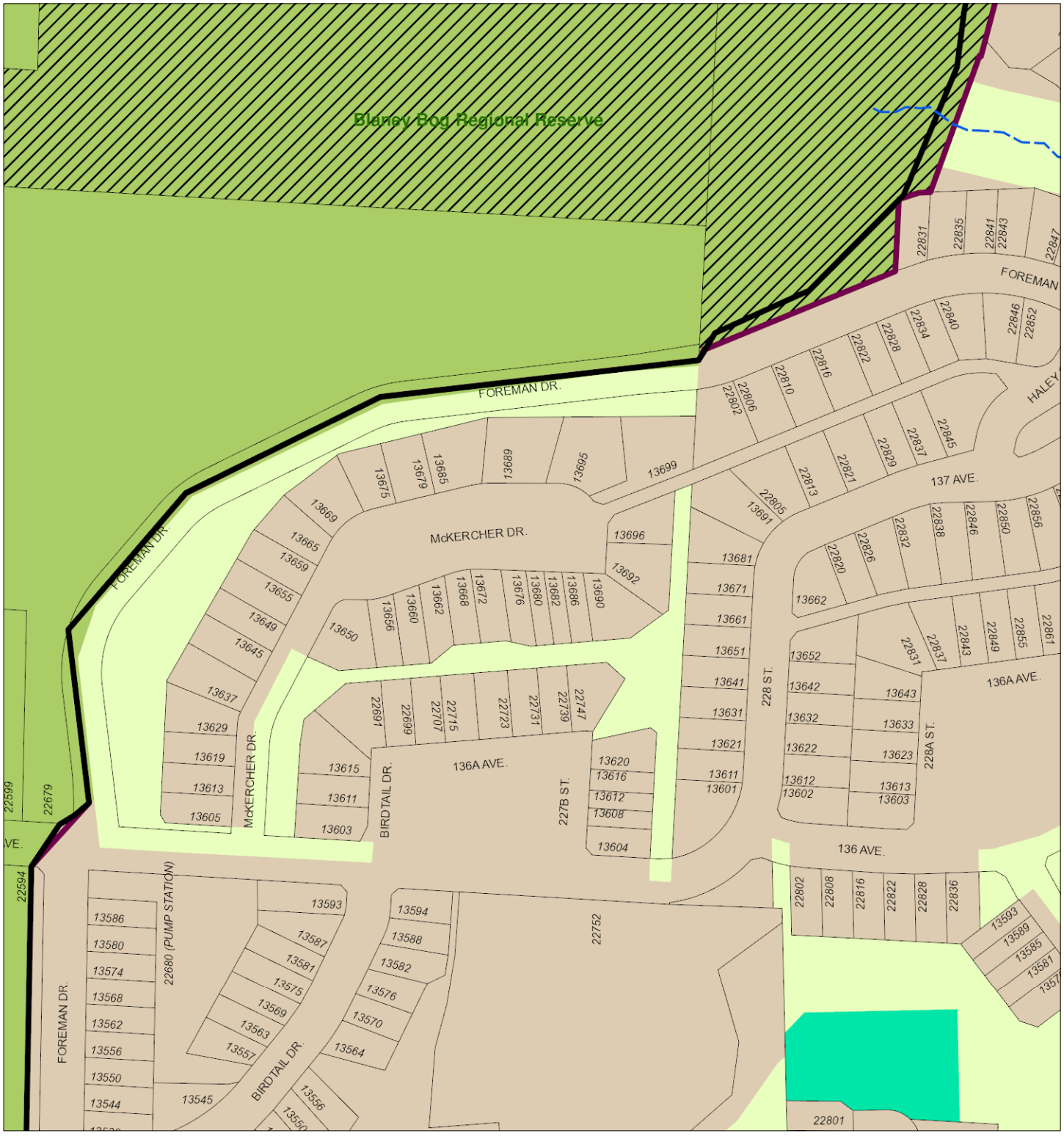
0 25 50 100 m

Scale 1:2,500

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: July 13, 2020

OCP Map



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

N

0 90 180 360 ft

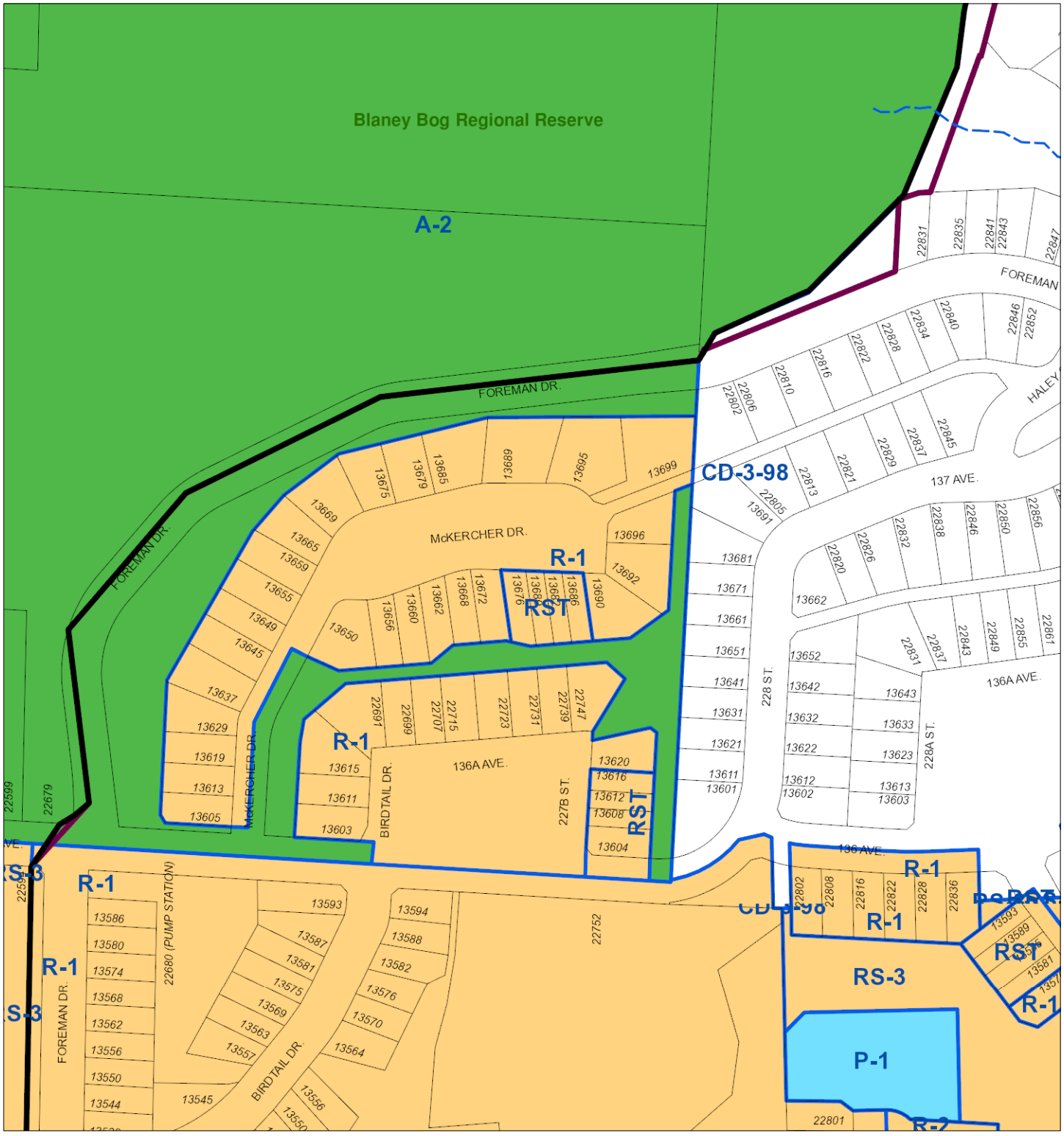
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Scale 1:2,500

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: July 13, 2020

Zoning Map



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

N

0 90 180 360 ft

0 25 50 100 m

Scale 1:2,500

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: July 13, 2020

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 Accomodation	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
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^2 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^2 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.

7249-2016 (d) shall not be permitted on a lot less than 750 m^2;

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 m^2.

(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^2, 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^2.

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^2, 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^2 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) 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 m^2, 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^2 in any subdivision containing one or more lots with an area of less than 4,000 m^2, 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^2
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.