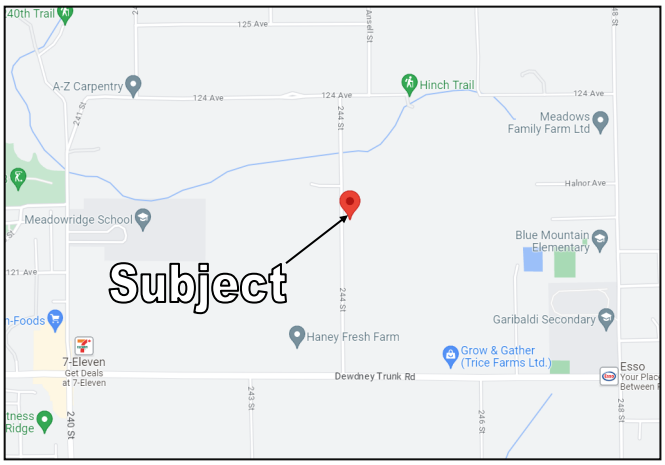
5.38 Acres Agriculture Land in Maple Ridge

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



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



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Raymond Leung 梁國權

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- Re/Max Chairman's Club Team Award Winner 2024 & 2021
- Re/Max Platinum Club Team Award Winner 2023
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- Re/Max City Realty Commercial Rent Collected 2023

2023 Re/Max Western Canada Commercial Team No. 17

Christopher Leung 梁煒樂

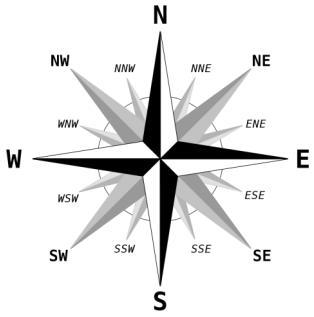
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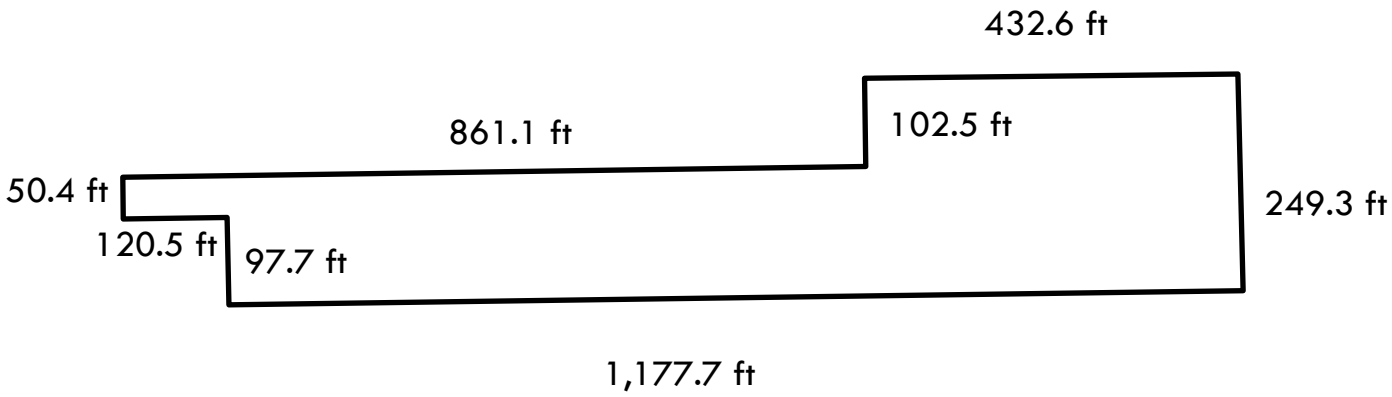
Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299

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

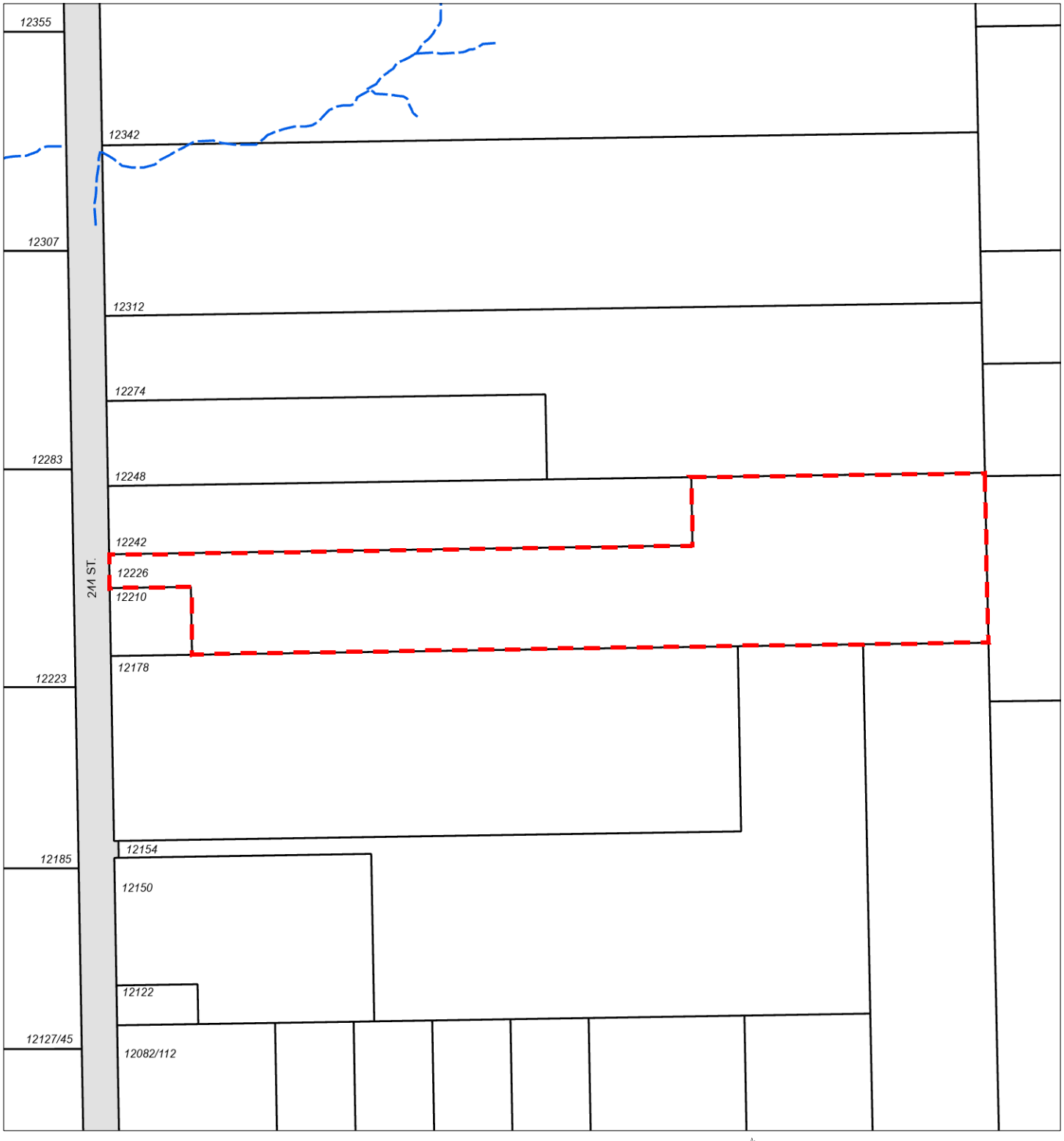
**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*

Dimension


N
NW
NNW
NNE
NE
WNW
ENE
W
E
WSW
ESE
SW
SSW
SSE
SE
S


432.6 ft
861.1 ft
102.5 ft
50.4 ft
249.3 ft
120.5 ft
97.7 ft
1,177.7 ft

Site Map



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

N

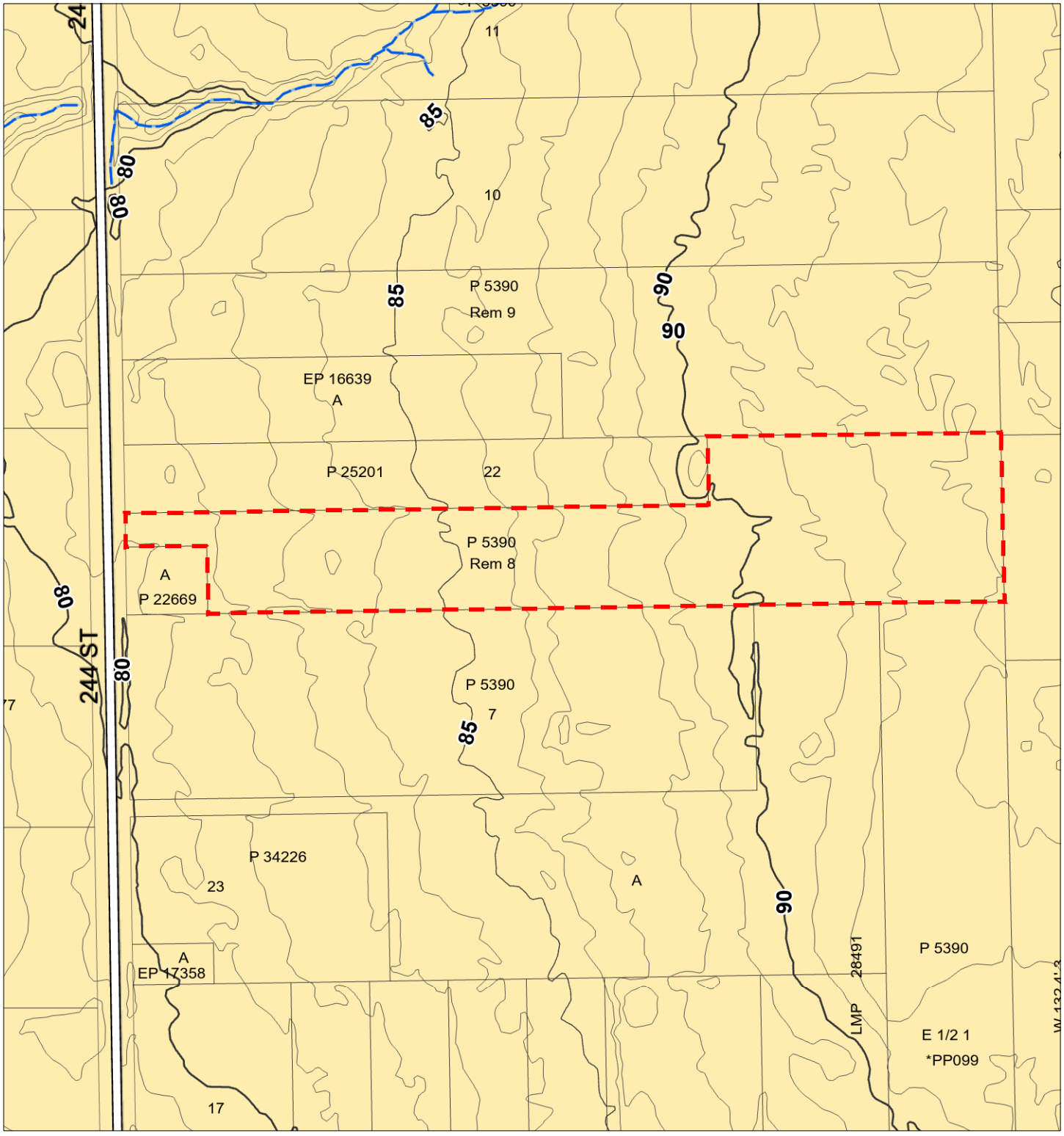
0 90 180 360 ft
0 25 50 100 m

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: August 8, 2023

Contour



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

N

0 90 180 360 ft

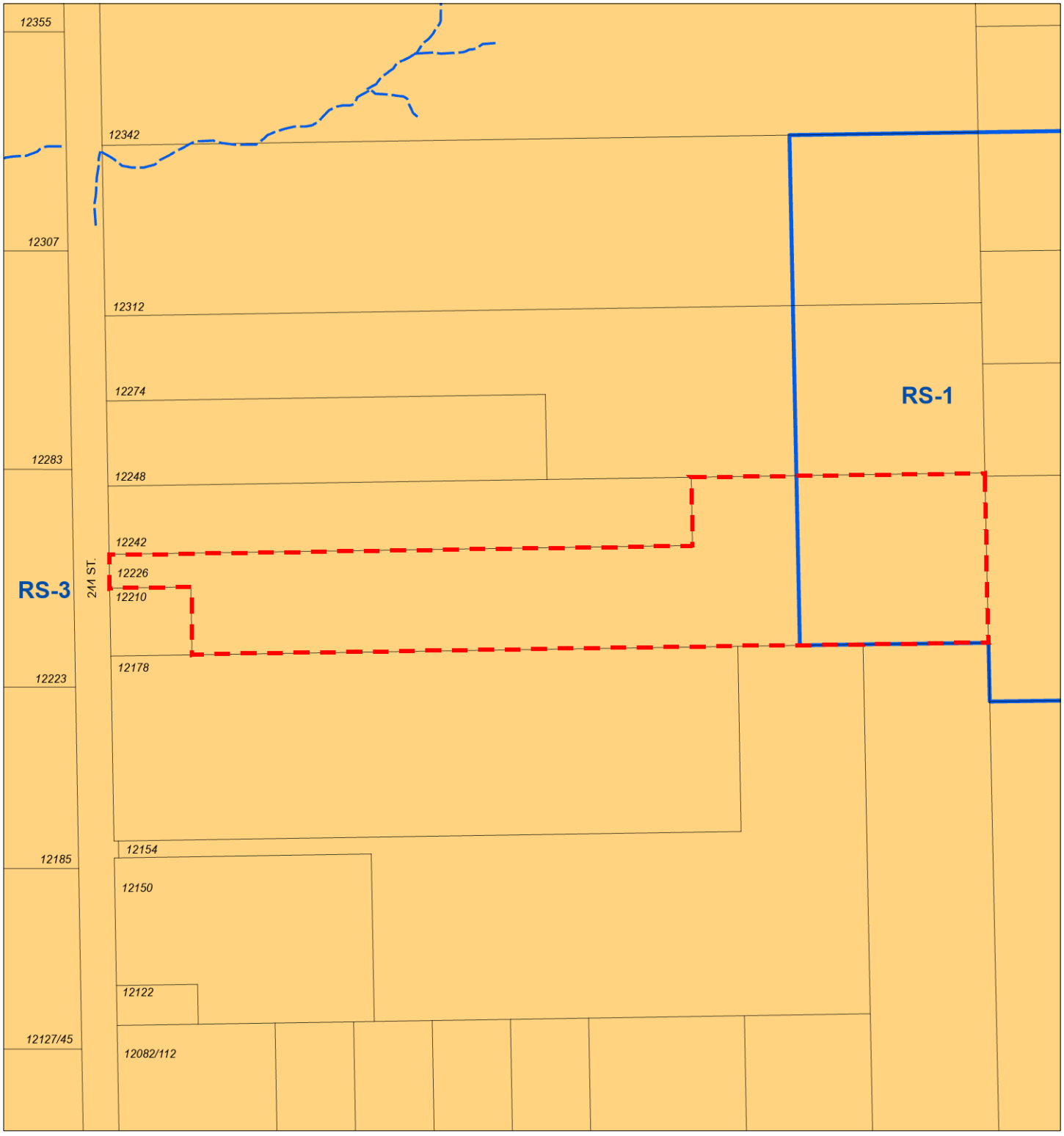
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Scale 1:2,500

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: August 8, 2023

Zoning



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

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: August 8, 2023

605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL

605.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 668.0 square metres.

605.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s 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 *Setback*s 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 *Lot*s created after October 31, 1986.

2. Minimum *Setback*s 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 *Setback*s for *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 *Setback*s for all *Building*s and *Structure*s *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 *Lot*s 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 Use*s on *Lot*s 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 Use*s *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 Use*s to one of the permitted *Principal Use*s 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 *Building*s and *Structure*s for *Agricultural Use shall* not exceed a *Lot Coverage* of 10%, except for Greenhouse *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 Setback*s *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 *Lot*s created after October 31, 1986.

2. The minimum *Setback*s for *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 *Setback*s 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 *Setback*s for all *Building*s and *Structure*s *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 *Lot*s 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.