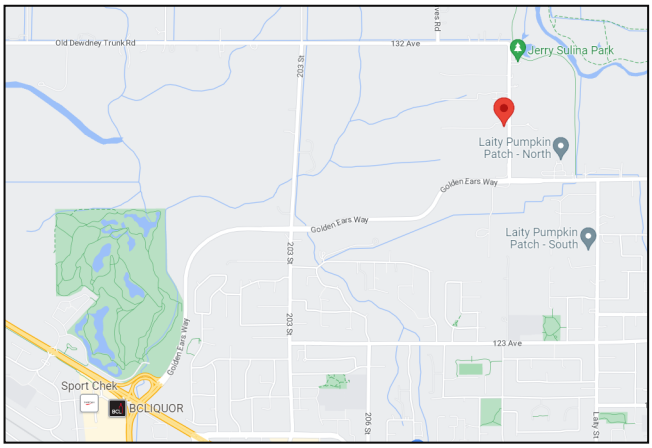
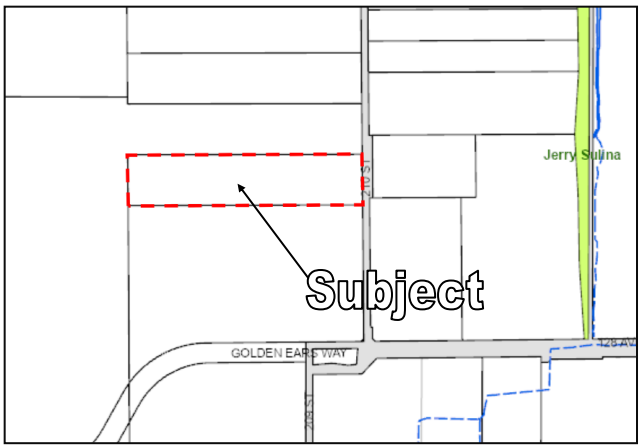
9.09 Acres Agriculture Land in Maple Ridge

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

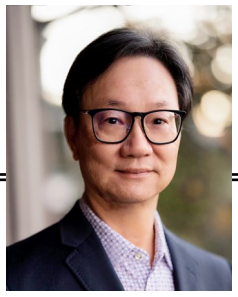
Address:	12957 210 St, Maple Ridge
Legal:	LOT D, PLAN NWP24288, DISTRICT LOT 262, SECTION 25, TOWNSHIP 9, GROUP 1, NEW WESTMINSTER LAND DISTRICT
P.I.D.:	009-338-853
Zoning:	A2
Lot Size:	9.09 Acres (Approx. 295.3 sqft x 1,350.4 sqft)

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



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



Over 30 Years Experiences

Raymond Leung 梁國權
Personal Real Estate Corporation
604-644-6482

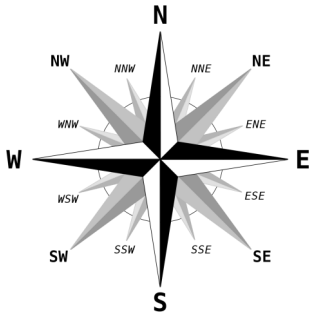
- No. 1 Re/Max Commercial Western Canada 2015
- No. 1 in Sales with Re/Max Realty Associates 5 years
- Re/Max International Lifetime Achievement Award since 2006
- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond 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 梁煒樂
778-951-1515

**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.*

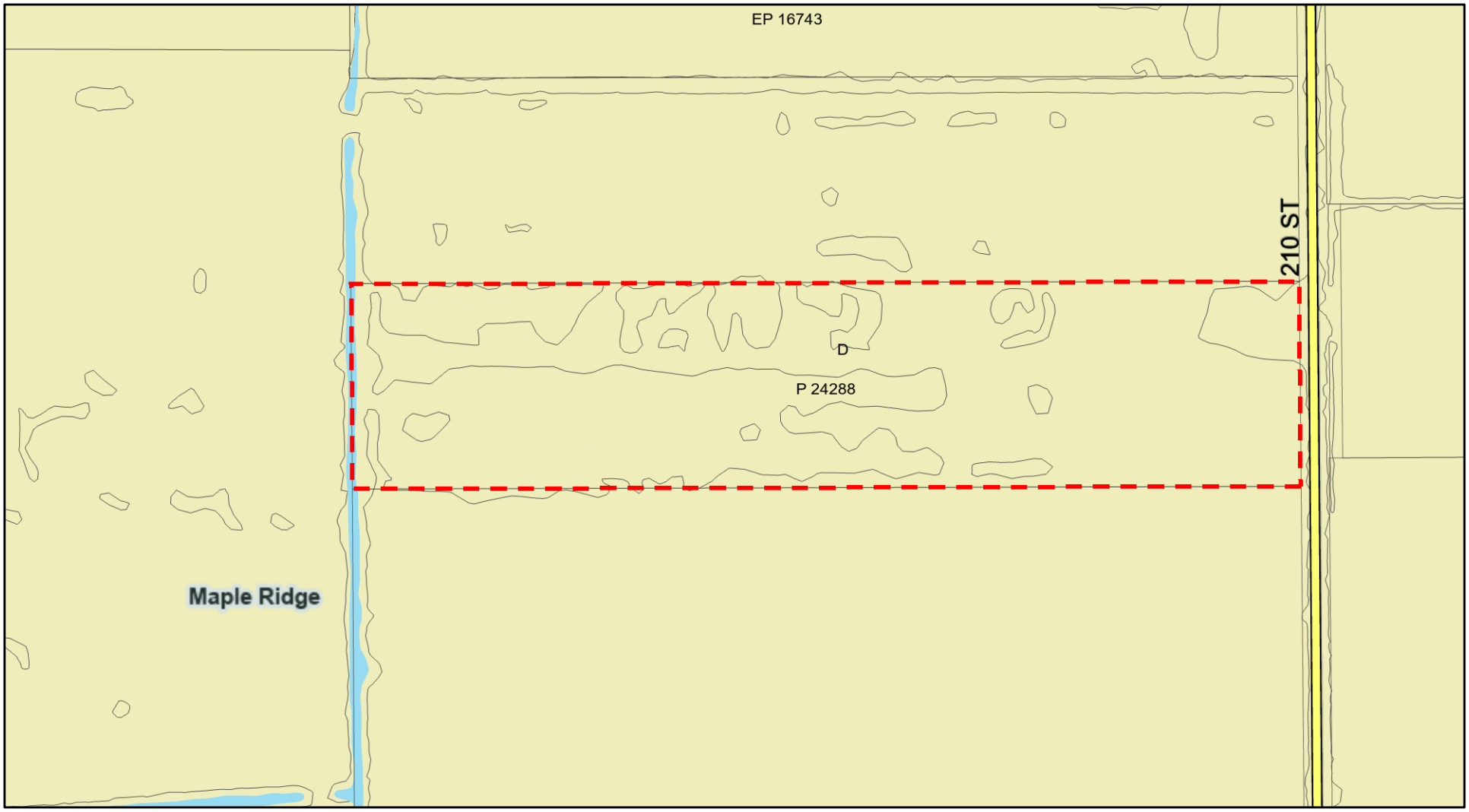
Dimension



1,350.4 SQFT

295.3 SQFT

Contour



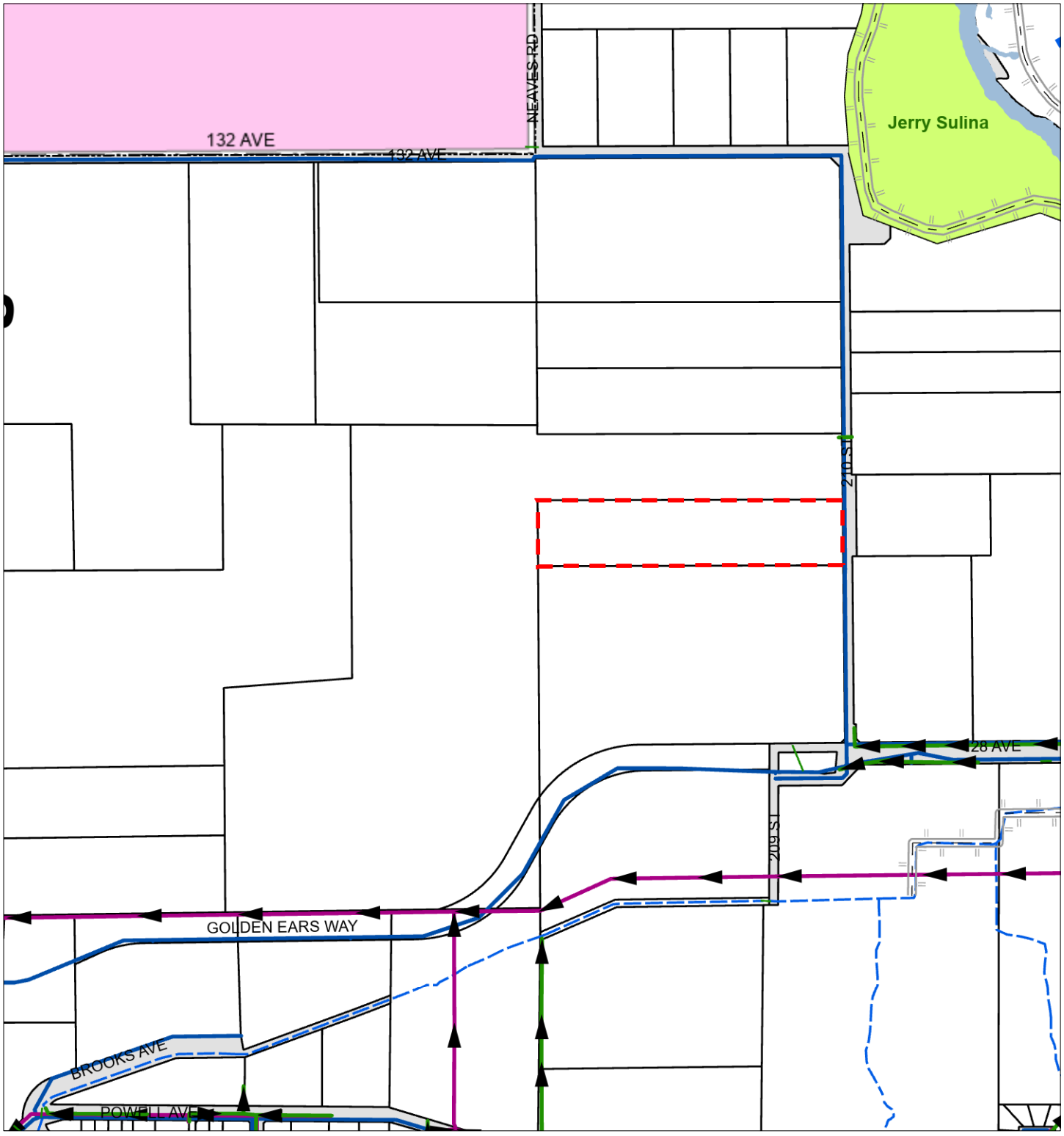
Parcel Hook
Interior Lot Boundary
Railway
Trail
Road
Highway
Ramp
Arterial
Collector
Lane
Local
Unmaintained
Wetland
Pond
Stream
Flooded Area
Marsh
Canal
Major River or Lake Edge
Major River or Lake
1 metre Interval
2 metre Interval
5 metre Interval
10 metre Interval
School
Park
Property

0 90 180 360 ft
0 25 50 100 m
N
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: March 10, 2023

Service Map



Street Label (large)
Dike
Culvert
Drainage Main
Sanitary Main
Water Main

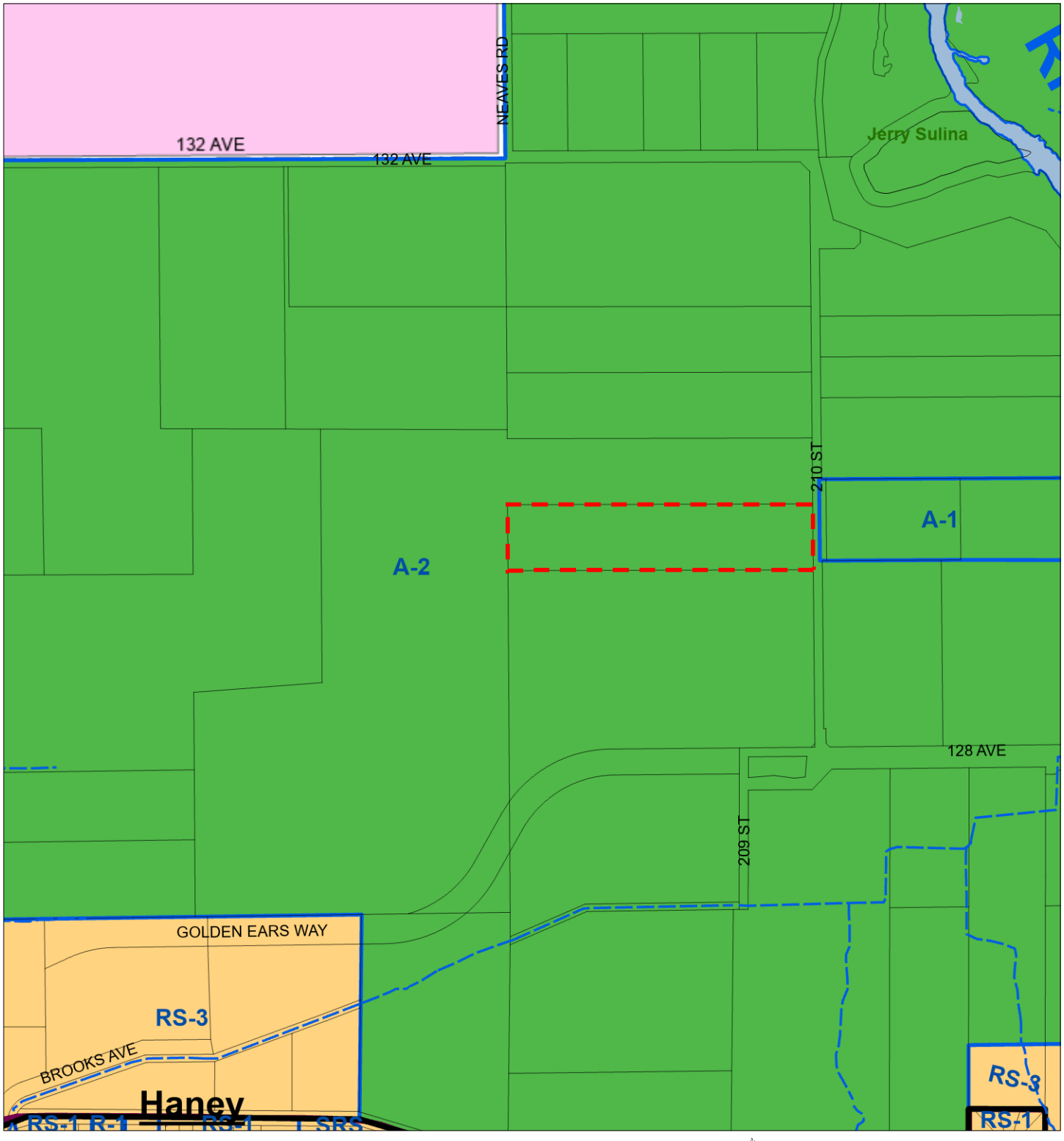
0 262.5 525 1,050 ft
0 80 160 320 m
N

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.

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

Zoning Map



Street Label (large)

Stream

Railway

Urban Area

N

0 262.5 525 1,050 ft

0 80 160 320 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.

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

502 ZONE: A-2 UPLAND AGRICULTURAL

502.1 PURPOSE

1. This *Zone* provides for *Agricultural* and *Forest Resource Use*s on *Lot*s with a minimum area of 4.0 hectares.

502.2 PRINCIPAL USES

1. The following *Principal Use*s *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 Use*s to one of the permitted *Principal Use*s 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 *Building*s and *Structure*s:
   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. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%.
3. *Building*s and *Structure*s for Greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s 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. *Building*s and *Structure*s 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 *Setback*s for *Building*s and *Structure*s 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 Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *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 *Setback*s for *Building*s and *Structure*s 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 *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. 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

6. The minimum *Setback*s for *Building*s and *Structure*s 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 *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

8. Minimum *Setback*s for all *Building*s and *Structure*s *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 *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.
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.