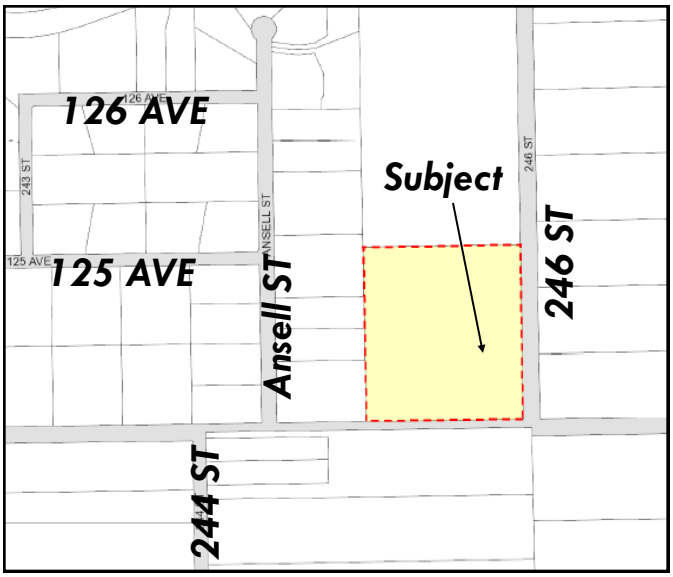
10 Acres Development Opportunity

24515 124 Ave, Maple Ridge, BC



This 10 Acres property is located at the end of 124th Ave in Websters Corners, a great area in Maple Ridge. Its closest intersected street for vehicle to access is 244 St. The location provides this home a private and quiet environment. This property has the potential to be subdivided in to two 5-Acres lots. the 632 feet Large Frontage is an excellent feature for the future subdivision. Nice Dimension (632 feet by 690 feet) makes this property stand out in the neighborhood. There is a spectacular view of the entire Golden Ear Mountain from the north end of the property. The Approx.5000 sf. 2-storey house was built in 2005 by an European builder. There are 5 bedrooms in total. The second 3000 sf 3-bedroom house at the back of the main house is for guests. On the property, there is also a 750 sf. green house for growing vegetables. It is a very beautiful home with great potentials . Don't miss out!

Information:

Address:	24515 124 Ave, Maple Ridge, BC
PID:	007-501-862
Legal:	LT1 SEC22 TWP 12 NWD PL NWP5052
Zoning:	RS-3 (Agriculture)
Lot Size:	10 Acres (632 ft x 690 ft)

Government Assessment (2023)

Land:	$290,810
Improvement:	$1,092,000
Actual Total:	$1,382,810
Gross Taxes :	$4,472.08

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

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- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
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- 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年主席大奖
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- MLS Medallion Club Award 溫哥華地產局銷量大獎
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- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

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

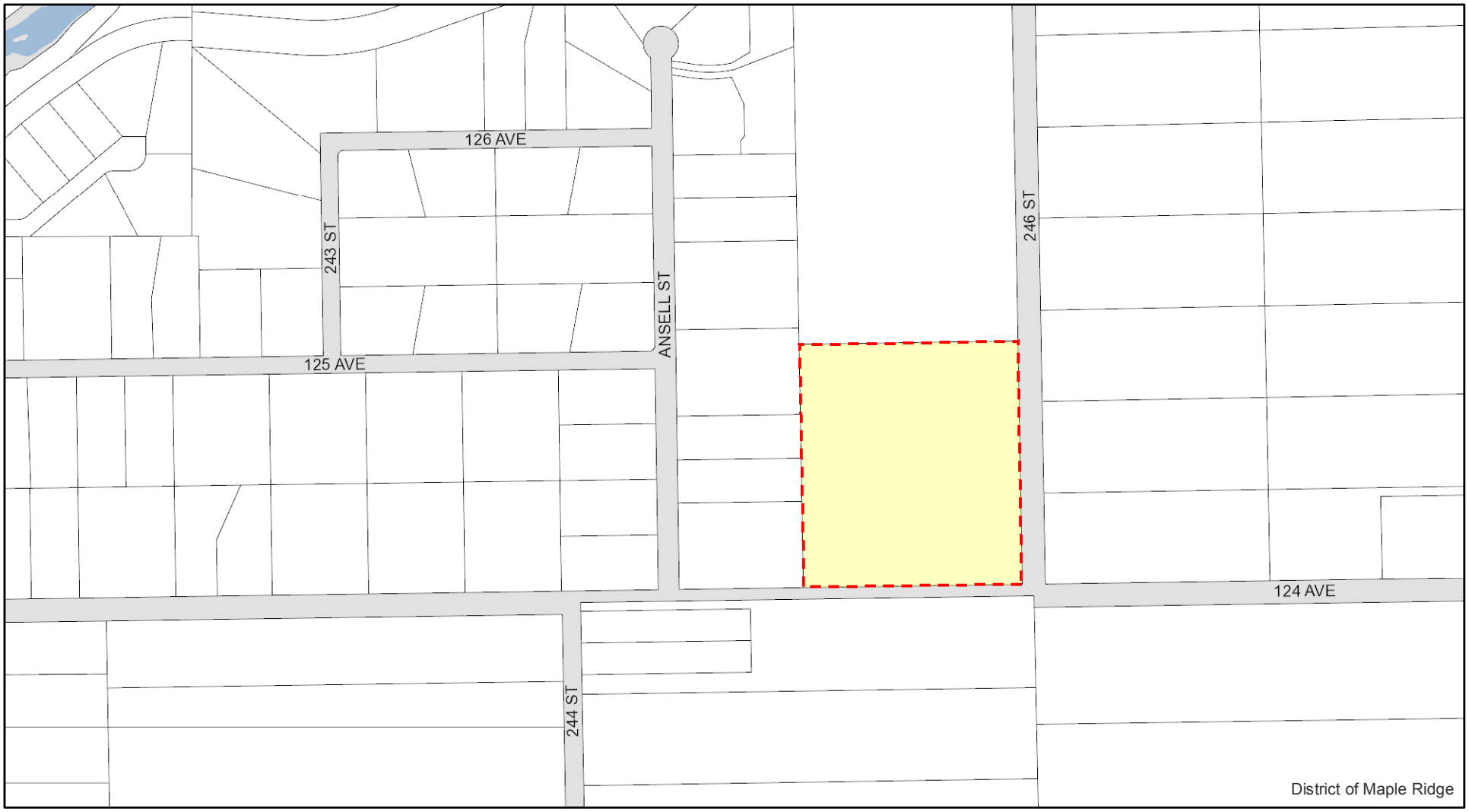
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**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.*

Photo

Photo

Photo



Street (large)
Public Facility or Attraction
Major River or Lake Edge
Major River or Lake
Interior Lot Boundary
School
Park
Property
Municipal Boundary

0 180 360 720 ft
0 50 100 200 m
N
Scale 1:5,000

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

District of Maple Ridge
RidgeView 2.0
Printed: March 10, 2014

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* (Supportive Recovery Class); and
   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. Not applicable.

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 *Residential Use Building*s	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 *Residential* *Use* *Building*s 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 *Residential* *Use* *Building*s	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 *Residential* *Use* *Building*s	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 *Residential* *Use* *Building*s	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; and
   b. *shall* not be permitted unless the *Lot* 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 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.