

611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL

611.1 PURPOSE

- 1. This Zone provides for Agricultural and rural Single Detached Residential Uses on Lots 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 Uses 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 Uses to one of the permitted Principal Uses 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 [Buildings](#) and [Structures](#) for [Agricultural Use shall](#) not exceed a [Lot Coverage](#) of 10%, except for Greenhouse [Structures](#) 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 [Setbacks](#) for [Buildings](#) and [Structures](#) 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 Setbacks 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 [Lots](#) created after October 31, 1986.
2. The minimum [Setbacks](#) for [Buildings](#) and [Structures](#) 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 [Setbacks](#) for [Buildings](#) and [Structures](#) 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 Setbacks for Buildings and Structures 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 Setbacks for Buildings and Structures 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 Setbacks 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 Setbacks for all Buildings and Structures 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 [Lots](#) 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.