

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](#); (Bylaw 7723-2321)
 - d. [Cannabis, Commercial Production](#), subject to the Other Requirements Section of this [Zone](#);
 - e. [Urban Infill Residential](#), subject to [Section 402.29 \(Urban Infill Residential\)](#) of this Bylaw. (Bylaw 7998-2024)

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. Deleted by Bylaw No. 8029-2025. (Bylaw 8029-2025)
 - 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](#);
 - l. Deleted by Bylaw No. 7999-2024; (Bylaw 7999-2024)
 - m. [Urban Infill Residential](#), subject to [Section 402.29 \(Urban Infill Residential\)](#) of this Bylaw; and (Bylaw 7998-2024)
 - n. [Short-Term Rental](#), subject to [Section 402.31](#) (Short-Term Rental) of this Bylaw. (Bylaw 8029-2025)
2. Refer to [Section 401](#) and [Section 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 407.1](#) (Building Envelope) of this Bylaw for required minimum [Building Envelope](#) dimensions.
4. Specific to Lot 38 Section 11 Township 12 New Westminster District Plan EPP136035, the Minimum [Lot Area](#) and dimensions [shall](#) be not less than:
 - a. in [Lot Area](#) 1,885.0 square metres
 - b. in [Lot Width](#) 29.0 metres
 - c. in [Lot Depth](#) 31.0 metres. (Bylaw 7996-2024)

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 [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 401.4](#) (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 403.8](#) (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 403.4](#) (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 for additional information.

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.