

This document has been prepared to identify the standard engineering services that are required as part of constructing a Detached Garden Suite (DGS). The information below identifies the level of servicing that is required for a typical development application as part of the servicing bylaw. These requirements may be reduced to reflect the existing level of servicing for a property once a site visit is performed as part of an application process or a land use inquiry has occurred to confirm the properties existing level of servicing. In addition, every property is unique and other requirements may arise as a result of the property's site constraints.

1) Municipal Services

Under the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, development is defined as the improvement of land which may require the installation of works and services, and that all developments shall provide services in accordance with the bylaw.

The level of servicing required for a DGS is dependent upon the parent properties zoning, but may include the following servicing requirements:

- Water Distribution System
- Sanitary Sewer
- Storm Drainage System
- Asphalt Road
- Curbs and Gutters
- Underground Wiring
- Boulevard Treatment
- Sidewalks
- Street Lighting
- Transit Bays
- Street Tree Planting

Typically, an existing property will already have a portion of these services. However, in the event that the existing municipal network does not extend across the properties frontage or meet the current standard, the applicant will be required to extend the services as necessary or provide a cash-in-lieu contribution for the work to be completed at a future date.

Cash-in-lieu contributions are usually required when physical construction does not provide a direct extension of an existing system. This typically occurs for surface upgrades such as sidewalks or curb and gutter that are required in the middle of a block. The cash-in-lieu collected is held by the City until the work is completed either through a City project or an adjacent developer is able to extend the services across multiple properties using the available cash-in-lieu funds.

2) Service Connections

Every single family property is permitted one water connection, one sanitary connection and one storm service connection. The connections provided are to be shared by both the existing house and proposed DGS. The capacity and condition of all service connections are to be verified by the applicant and upgraded as necessary prior to use.

Water Service:

Fire suppression systems are required and must be designed by an appropriate professional. A minimum 38mm water service is typically required or alternatively an engineered cistern may be utilized.

Storm Service:

If a municipal storm sewer or drainage ditch is not available to provide a storm service connection, an on-site rock pit may be used if shown that it can meet the drainage and building code requirements.

It should be noted that the Fraser River Escarpment Policies 6.23 and 6.24 apply to the construction of a DGS. Applications within the boundaries of 207 Street to 224 Street and 124 Avenue to the Fraser River, require that the site be serviced by a storm service connected to either an underground storm sewer or appropriate drainage ditch or watercourse. In the event that a storm sewer is not available, the system must be extended across the property's frontage to the upstream property line.

Sanitary Service:

Existing sanitary sewer connections that service two legal properties (Dual Pot Systems) cannot be utilized. The service must be disconnected from the existing house and a new service installed to service the existing and DGS.

Properties that have a fronting sanitary sewer but are currently on a septic system will be required to decommission the existing septic system and connect the existing house and DGS to the municipal sewer, as per Bylaw No. 691-1964 Sections 3 and 4.

3) Property Access

As per the Highway and Traffic Bylaw No. 6704-2009, access to the DGS and required on-site parking must be from the existing driveway; a secondary access will not be permitted. Any existing secondary accesses may require removal and reinstatement of the boulevard unless previously approved.

As previously noted, all properties are unique and the level of servicing will vary for each application. If you have any questions regarding the servicing of a DGS, please contact the Engineering Department at 604-467-7339.