



## WHAT ARE OUR DGS REGULATIONS TODAY?

The general regulations for the DGS program are contained within the Maple Ridge Zoning Bylaw and are summarized below:

- Only one DGS permitted per lot;
- Not permitted on a lot with a secondary suite;
- Must be located in rear yard;
- Must be owner occupied;
- Must be one storey where there is no lane access;
- May be two storeys for properties that back onto a laneway or certain rural, suburban or agricultural lots;
- May be between 37m<sup>2</sup> and 90m<sup>2</sup> in floor area;
- Must provide private outdoor space equivalent to 25% of the floor area of the DGS;
- Rear lot line setbacks range from 2.4 metres to 7.5 metres, depending on lot size;
- Side setbacks are between 1.5 metres and 3.0 metres; and
- Where a DGS is proposed on ALR lands, approval from the Agricultural Land Commission must be obtained prior to the issuance of a City Building Permit.

## HOW DO WE COMPARE?

Many other municipalities throughout the Lower Mainland have their own set of regulations. A condensed summary of the regulations of our regional neighbours is presented below:

Municipality	Min Area	Max Area	Max Height	Setbacks			Permit DGS and Sec Suite	Require Owner Occupy	Required Parking Spaces
				Rear	Side	Ex. Side			
Abbotsford	-	Lesser of total GFA of the detached garage, or 55 m <sup>2</sup> (592 ft <sup>2</sup> )	7.5 m (25 ft)	2.5 to 7.5 m (8-25 ft)	0.6 to 7.5 m (2-25 ft)	3.0 to 7.5 m (10-25 ft)	N	N	1
Coquitlam	-	50 m <sup>2</sup> (538 ft <sup>2</sup> )	7.0 m (23 ft) (sloped roof)	1.2 m (4 ft)	1.2 m (4 ft)	3.0 m (10 ft)	N	N	1
Maple Ridge	37 m <sup>2</sup> (398 ft <sup>2</sup> )	Lesser of 90 m <sup>2</sup> (968 ft <sup>2</sup> ) or 10% of lot area	4.5 m to 7.5 m (15-25 ft)	2.4 m (8 ft)	1.5 m (5 ft)	3.0 m (10 ft)	N	Y	1
Mission	-	Lesser of 75 to 110 m <sup>2</sup> (807-1184 ft <sup>2</sup> ) or 50% of principal dwelling GFA	Lesser of max height of the principal dwelling or 8.0 m (26 ft)	1.3 m (4.3 ft)	1.5 m (5.0 ft)	3.0 m (10 ft)	N	Y	1
Pitt Meadows	33 m <sup>2</sup> (355 ft <sup>2</sup> )	90 m <sup>2</sup> (968 ft <sup>2</sup> )	4.0 m to 6.0 m (13-20 ft)	2.4 m to 4.5 m (8-15 ft)	1.5 m (5 ft)	3.0 m to 4.5 m (10-15 ft)	N	Y	1
Port Coquitlam	-	70 m <sup>2</sup> (753 ft <sup>2</sup> )	8.5 m (27.9 ft) (sloped roof)	1.2 m (4 ft)	Lesser of 10% lot width or 1.2 to 1.8 m (4-6 ft)	Lesser of 20% lot width or 2.4 to 3.5 m (8-11 ft)	Y**	N	1
Surrey	37 m <sup>2</sup> (400 ft <sup>2</sup> )	65 m <sup>2</sup> (700 ft <sup>2</sup> )	7.0 m (23 ft) (sloped roof)	0.2 m to 1.5 m (0.5 - 5 ft)	0 m to 1.2 m (0 - 4 ft)	1.2 m to 1.8 m (4 - 6 ft)	N	Y	1
New Westminster*	-	Lesser 89 m <sup>2</sup> (958 ft <sup>2</sup> ) or 10% of lot area	7 m (23 ft)	6.71 m (22 ft), less the width of any lane	Lesser of 10% of lot width or 1.2 to 1.5 m (4-5 ft)	Lesser of 10% of lot width or 1.2 to 1.5 m (4-5 ft)	Y	N	1

\* New Westminster Council gave zone amendments to permit Coach Houses third reading on September 18, 2017.

\*\* Port Coquitlam Council approved new Coach House regulations in April 2017.

## WANT MORE INFORMATION?

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