

POLICY STATEMENT

District of Maple Ridge

Title: DETACHED GARDEN SUITES	Policy No: 6.29 Supersedes: None
Authority: <u>Council</u> Approval: <u>November 4, 2008</u>	Effective Date: November 5, 2008
<p>Policy Statement:</p> <p>A Detached Garden Suite may be permitted in the following zones allowing a Single Family use: RS-1b, RS-1, RS-1a, RS-1c, RS-1d, SRS, RS-2 and RS-3, A-1, A-2, A-3, and A-4 subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Must be located on the same property as a one family residential use; 2. Properties not on Municipal sewer and water must provide verification from an Engineer or a Certified Professional confirming the septic capacity, adequate water quantity and potability; 3. Fees must be paid for Water, Sewer and Recycling where relevant; 4. A Detached Garden Suite requires to be sprinklered and must comply with the prevalent B.C. Building Code requirements for an accessory habitable building; 5. Fees must be paid to the District for any service upgrades indicated necessary, 6. A Building Permit must be acquired by paying the applicable fees; 7. Will be subject to Environmental Development Permits if applicable as specified in the Official Community Plan; 8. Addressing of the Detached Garden Suite must be related to the principal dwelling on site (for e.g.: 11195 Brown Avenue, will have a Detached Garden suite on the same lot addressed as 11195-A) and be clearly visible from the front street at all times; 9. Properties in the Agricultural Land Reserve will be subject to approval by the Agricultural Land Commission. 10. Must comply with section 402 (11) of the Maple Ridge Zoning Bylaw. <p>Enforcement will be in accordance with existing Bylaw enforcement regulations and procedures. People, who decide to remove a Detached Garden Suite from their property, will have to acquire a Demolition Permit and disconnect the services.</p>	
<p>Purpose:</p> <p>The Detached Garden Suites Policy provides a framework for the regulation of a Garden Suite to ensure that safety, neighborhood compatibility and financial concerns are addressed in the best interests of the community.</p>	
<p>Definition:</p> <p>Detached Garden Suite use is defined in the Maple Ridge Zoning Bylaw. “A Detached Garden Suite use means a self-contained dwelling unit, accessory to, subordinate and detached from a one family residential use, limited to one dwelling unit on the same lot, located within the rear yard”.</p>	