

This guide was prepared to assist with a Detached Garden Suite (DGS) permit application. DGS is part of the City's initiative to diversify housing options for Maple Ridge residents.

The City's [Zoning Bylaw](#) defines a DGS as a residential use within a self-contained dwelling unit, accessory to, subordinate and detached (no structural connection) from a principal residential dwelling use.

The information described below identifies the minimum criteria before a DGS is designed and constructed in Maple Ridge. Additional requirements may apply.

Zoning Bylaw

1. One or two DGS Residential Use allowed per residential or agricultural zoned lots, where there exists a Single Detached Residential Use or Urban Infill Residential Use
 - Only one DGS Residential Use is allowed on lots within the [Agricultural Land Reserve \(ALR\)](#), in compliance with the [Agricultural Land Commission \(ALC\) Act](#) and its regulations and the [Farm Home Plate](#) requirements. Approval from the [Agricultural Land Commission \(ALC\)](#) may be required prior to applying for a building permit
2. Shall be located within the rear yard of a Principal Detached Residential Use
3. Shall be limited to one storey
4. Shall not have a basement
5. Shall not be strata-titled or subdivided
6. On lots with a lot area greater than or equal to 0.4 hectares, may be located within a Manufactured Home installed on permanent foundation
7. Please refer to the Zoning Bylaw, [Section 402.11](#) for permitted uses and regulations, including siting, height, setbacks, unobstructed pathway, and private outdoor area, etc.
8. Shall have a gross floor area of not more than 140 m² or 15% of the lot area, whichever is less, except for lots within the [Agricultural Land Reserve \(ALR\)](#) and that are subject to the [Agricultural Land Commission \(ALC\) Act](#) and its regulations, where the gross floor area shall not be more than 90 m² or 15% of the lot area, whichever is less

9. DGS construction is not permitted on lots within a floodplain area unless it is above the minimum flood construction level (FCL), as determined by a Geotechnical Engineer
10. DGS construction is not permitted where there is an agricultural employee residential, boarding, caretaker residential or tourist accommodation use on the same lot
11. One parking space dedicated exclusively to the DGS residents, as regulated under the [Off-Street Parking and Loading Bylaw](#). It must not be tandem and must have unobstructed access and egress at all times

Servicing

12. For lots not connected to the municipal sanitary sewer system, Septic Filing obtained from [Fraser Health Authority](#) is required as part of the building permit application
13. For lots not connected to the municipal water system, verification from a professional engineer or certified professional confirming adequate water quantity and potability is required as part of the building permit application

Permits

14. Building permit requirements can be found online at [Building Applications, Forms & Documents](#)
15. Electrical, sprinkler, plumbing and gas permits must be obtained by certified contractors licensed to work in Maple Ridge, after building permit issuance

Fees

16. Required fees for any necessary works and services upgrades to the property are to be paid to the City's Engineering Department. A fee may be payable for an evaluation or estimate for upgrading or connecting to City services. Contact the Engineering Department at Engineering@MapleRidge.ca to determine what may be required
17. [Permit fees](#) follow the applicable fees for single detached dwellings
18. Annual utility charges on the property are adjusted as follows:
 - a. Sewer charges are doubled (not applicable for properties on septic system)

- b. Water charges are increased by 1.5 the flat rate (not applicable for properties connected to metered water or properties on private wells)

Legal

- 19. "No Suite" covenant, if registered on title, must be released through a notary or lawyer

Other Requirements

- 20. Should the property owner not reside on the property, a Business License and "Good Neighbour Agreement" must be obtained from the City's Bylaw, Licensing & Community Safety Department
- 21. Construction must comply with the current BC Building Code regulations for a one residential dwelling unit in effect at the time of building permit application
- 22. Storm Water Management system installation is required (designed by a professional engineer)
- 23. All inspections required for single detached dwellings are applicable to DGS construction
- 24. An occupancy permit may be issued upon approval of all required inspections and completion of all required documents