

TYPE 4 HOME OCCUPATION REGULATIONS

For Residents of Single Detached Lots Over 1 Acre

A Home Occupation, also called a business, is the operation of a service, trade, or agri-tourism from your home. Regulations are tailored to specific types of residential units and/or lot sizes. For information regarding Type 1, Type 2, and Type 3 home occupation regulations, please refer to the handout.

To permit a Type 4 business, an application to amend the Zoning Bylaw must be submitted, and Council approval is required.

TYPE 4 GENERAL INFORMATION

The Type 4 business category recognizes opportunities for larger properties (1 acre or more) to accommodate additional uses or levels of visitation and employment that are not permitted under the Type 3 business category.

When thinking about your proposed business, familiarize yourself with regulations that may apply to your property.

Prior to submitting an application, it is recommended to contact the Planning and Building Department.

Submitting a Land Use Inquiry that includes your business plan is recommended. Contact the Planning and Building Department for more information – planning@mapleridge.ca.



AMENDING THE ZONING BYLAW:

The Zoning Bylaw amendment process is to legally adjust the land use to permit your business. The process to amend the Zoning Bylaw requires four Readings and a Public Hearing.

Submit Text Amendment Application	First and Second Reading	Public Hearing	Third Reading including Conditions for Adoption	Fourth Reading (Adoption)
1	2	3	4	5

For complete details on home occupation regulations, please refer to the [Maple Ridge Zoning Bylaw](#), Section 402. In the event of a discrepancy, the Zoning Bylaw wording shall take precedence. Strata Councils and landlords (property owners) can opt not to permit a business or decide to the extent in which a home occupation use can occur where permitted under the City's zoning.



City of
Maple Ridge

11995 Haney Place
Maple Ridge BC V2X 6A9

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STEPS TO STARTING A BUSINESS

A business is an important part of the City's economy. To ensure the neighbourhood character is maintained and employees are safe, there are steps that need to be taken before getting a business licence and opening your business.

1

CONTACT THE CITY

Verify that your home is in a zone and on a lot that permits the business you are planning to start. Inquire about building permits that may be required if you are renovating your home. Ask about the [Business Licensing](#) process. By gathering information that is tailored to your business before submitting a business licence application, sets you up for smooth application process.

2

CONTACT OTHER AGENCIES

Permits and licences from other Agencies, such as Fraser Health, may be required depending on the type of business you plan to operate. Contact other agencies to confirm their process and what is required to start your business at home.

3

AMEND ZONING BYLAW

Once a Text Amendment application has been submitted and applicable fees paid, a report will go through four Readings and a Public Hearing. Council's approval is required to continue through the process.

4

SUBMIT BUSINESS LICENCE APPLICATION

Once approved by Council, submit an application for a business licence [application](#) form and [guide](#).

5

SUBMIT BUILDING PERMIT APPLICATION(S) *If Applicable*

Most Type 4 businesses require building upgrades to ensure client and employee safety. For Building Permit application forms and guides, please visit [Building Permits & Inspections](#).

6

START RENOVATIONS *If Applicable*

If you have applied for building permits, do not start the renovations until the Building Department has reviewed your application and approved renovations starting.

7

SCHEDULE INSPECTIONS

An inspection by a Bylaw Compliance Officer is part of the Business Licensing process. An inspection must take place prior to being approved for a business licence. If you are also renovating your home and have submitted a building permit application, you must also schedule inspections with a building inspector.

8

APPROVALS

Once all applications have been approved and a business licence granted you are able to open your business!

HAVE QUESTIONS? CONTACT US!

Planning Department

604-467-7341

planning@mapleridge.ca

Building Department

604-467-7311

buildingenquiries@mapleridge.ca

Bylaw & Licensing Department

604-467-7440

buslic@mapleridge.ca

Fraser Health

604-476-7000

Please contact an Environmental Health Officer



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Get To Know Your Property

A checklist to help you get to know the regulations and policies that may apply to your property

The checklist provides a general guide to what may be required in order to obtain approval for your project.

PLANNING INFORMATION	
<input type="checkbox"/>	Zoning – Learn your property’s zoning on Ridgeview and learn how that zone regulates land, buildings, and other structures in the City of Maple Ridge Zoning Bylaw .
<input type="checkbox"/>	Wildfire Area – A Wildfire Development Permit may be required if located within a Wildfire Area.
<input type="checkbox"/>	Restrictive Covenant – There may be Restrictive Covenants registered on the title of a property. Contact the Land Title Office to confirm if there are any covenants registered.
	AGRICULTURAL LAND RESERVE (ALR) INFORMATION Please note that non-farm use application approval from the Agricultural Land Commission (ALC) may be required. For more information contact the ALC .
<input type="checkbox"/>	Within the ALR – Any development must also comply with the Farm Home Plate regulations in the City of Maple Ridge Zoning Bylaw and may require a Soil Deposit Permit .
	ENVIRONMENTAL INFORMATION Please note that cutting trees on the property or adding/removing soil may require a permit in addition to the requirements below. Tree Protection Management Bylaw
<input type="checkbox"/>	Tree Retention – A tree cutting permit may be required if you are considering removing any trees.
<input type="checkbox"/>	Floodplain – Some development is not permitted in the floodplain. A Flood Hazard Assessment and / or a Natural Features Development Permit (NFDP) may be required.
<input type="checkbox"/>	Water Features – A Watercourse Protection Development Permit (WPDP) and/or a Soil Deposit Permit may be required if building(s) or disturbances are within 50 m from watercourses, water bodies, and wetlands.
<input type="checkbox"/>	Steep Slopes – Properties with slopes greater than 15% and are proposing development, A Natural Features Development Permit (NFDP) and a Landslide Assessment may be required.
<input type="checkbox"/>	Fraser River Escarpment Area – A Geotechnical Report may be required for any proposed development.
If you have any questions about the above information, please contact the Planning and Building Department Planning@MapleRidge.ca or 604-467-7341	

BUILDING INFORMATION	
<input type="checkbox"/>	Building Permits – Any construction, alteration, or demolition of new and existing buildings / structures may require building permits or inspection(s). Contact the Planning and Building Department Buildinginquiries@MapleRidge.ca or 604-467-7311 for what permits may be required for your project.

ENGINEERING INFORMATION	
<input type="checkbox"/>	Servicing Review – Identifies if upgrades and additional construction are required (i.e. water, sanitary). Contact the Engineering Department Engineering@MapleRidge.ca or 604-467-7339 for what upgrades may be required for your project.

