

Site Address: _____

The Lot* Is:

- Under 4,050 m² in Lot Area;
- Currently zoned for Single Detached Residential or Two-Unit (Duplex) Residential principal use;
- Located within the Urban Containment Boundary and currently serviced by City water/sewer;
- Not located within the Fraser Escarpment Area (100 metre zone);
- Not located within the Agricultural Land Reserve; and
- Not designated a heritage property

☐ **Yes** ☐ **No**

If all items are satisfied, the lot qualifies for the Urban Infill Residential use. Refer to Section 402.29 of the [Zoning Bylaw](#).

**Property information is viewable in [Ridgeview](#) and the [Urban Infill Residential Locator](#). Within [Ridgeview](#), select the “Layers” Tab and then select the “Development” or “Utilities” Theme for more detailed property information.*

The Lot* Is:

- Currently zoned for Single Detached or Two-Unit (Duplex) Residential principal use; and
- Located **outside** the Urban Containment Boundary

☐ **Yes** ☐ **No**

*If yes, the lot qualifies for the Urban Infill Residential use to a maximum of **three** dwelling units limited to Single Detached, Secondary Suite and Detached Garden Suite uses.*

Number of Dwelling Units Permitted Under the Urban Infill Residential Use:

- Under 281 m² in Lot Area: up to three dwelling units
- 281 m² to 4,050 m² in Lot Area: up to four dwelling units
- 281 m² to 4,050 m² in Lot Area and within 400m of Prescribed Bus Stop: up to six dwelling units

This lot may qualify for up to _____ dwelling units under the Urban Infill Residential use.
All construction must comply with all current Maple Ridge Bylaws and BC Building Code

Proposed Buildings

- The proposal is a multi-unit development (triplex, fourplex, courtyard or townhouse); or
- The lot has environmental conditions (watercourses, steep slopes >15%, wildfire area)

☐ Yes ☐ No

If yes, an approved [Development Permit](#) is required **before** Building Permit Application.

Building/Use Types:

Principal Residential Building: Single Detached, Duplex, Triplex, Fourplex, Townhouse, Courtyard

Accessory Residential Building: Detached Garden Suite (up to two permitted). Cannot be stratified

Accessory Residential Use: Secondary Suite (up to one per primary dwelling unit). Cannot be stratified

Dwelling Unit: Residential use for one household including cooking facilities

Number of Principal Residential Buildings:

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6

Number of Primary Dwelling Units in Each Principal Residential Building:

Building One: _____ Building Two: _____ Building Three: _____

Building Four: _____ Building Five: _____ Building Six: _____

Number of Secondary Suite(s):

Building One: _____ Building Two: _____ Building Three: _____

Number of Accessory Residential Building(s):

☐ 0 ☐ 1 ☐ 2

Total Number of Parking Spots: _____

Lot Coverage

Proposed: _____

Permitted:

- Up to 50% for Lots that allow up to four dwelling units
- Up to 60% for Lots that allow up to six dwelling units
- Up to 15% of Lot Area or 140m² (whichever is less) for Detached Garden Suites
- Up to 15% of Lot Area or 90m² (whichever is less) for Detached Garden Suites in the ALR
- Refer to Section 402.29 and 401.4 of the [Zoning Bylaw](#)

Proposed Parking

Proposed: _____

Required:

- 2 stalls/dwelling unit – Single Detached, Townhouse
- 1.5 stalls/dwelling unit – Duplex, Triplex, Fourplex, Courtyard
- 1 stall/dwelling unit – Secondary Suite, Detached Garden Suite
- No parking requirements for lots within 400 m of Prescribed Bus Stop
- Refer to [Parking Bylaw](#)

Lot Access

Proposed: _____

Requirements:

- Only one access per lot permitted
- No new access to Major Arterial roads
- Driveway width is a minimum 4.0 m, maximum 6.0 m and cannot exceed 50% of frontage width.
- Refer to [Access Policy 9.14](#)
- Refer to [Subdivision Bylaw](#)
- Refer to [Design Criteria Manual](#)

Road Dedication

- Confirm **required** road dedication with the [Engineering Department](#)

Proposed: _____

Minimum Building Setbacks Refer to Section 402.29 of the Zoning Bylaw , refer to siting exceptions in Section 403.2	Permitted	Proposed
Front Lot Line	<ul style="list-style-type: none"> Principal Buildings – Minimum 5.5 m Accessory Buildings – Minimum 5.5 m Detached Garden Suite must be sited within the rear yard of the principal residential use 	<hr/>
Rear Lot Line	<ul style="list-style-type: none"> Principal Buildings – Minimum 6.0 m Accessory Buildings – Minimum 1.5 m Detached Garden Suite – See Section 402.11 of the Zoning Bylaw 	<hr/>
Interior Side Lot Line	<ul style="list-style-type: none"> Principal Buildings – Minimum 1.2 m for Lots that allow up to four dwelling units Principal Buildings – Minimum 1.5 m for Lots that allow up to six dwelling units Accessory Buildings – Minimum 1.2 m for Lots that allow up to six dwelling units Detached Garden Suite – See Section 402.11 of the Zoning Bylaw 	<hr/>

Minimum Building Setbacks Refer to Section 402.29 of the Zoning Bylaw , refer to siting exceptions in Section 403.2	Permitted	Proposed
Exterior Side Lot Line	<ul style="list-style-type: none"> Principal/Accessory Buildings – Minimum 2.0 m for Lots less than 800 m² and that allow up to four dwelling units Principal/Accessory Buildings – Minimum 3.0 m for Lots greater than or equal to 800 m² and that allow up to four dwelling units Principal/Accessory Buildings – Minimum 3.0 m for Lots that allow up to six dwelling units Detached Garden Suite – See Section 402.11 of the Zoning Bylaw 	<hr/>
Other Siting Requirements	<ul style="list-style-type: none"> Setback from Geotechnical covenanted area as per Section 403.2 of the Zoning Bylaw or covenant 1.5 m maintenance setback from dedicated park or conservation areas Minimum 4.5 m distance between Principal and Accessory Residential Buildings in R-3 zone. Refer to Section 603.7 of the Zoning Bylaw 	<hr/>

Maximum Building Height	Permitted	Proposed
Principal Residential Building	<ul style="list-style-type: none"> Maximum 9.5 m Refer to Section 403.4 of the Zoning Bylaw 	_____
Detached Garden Suites	<ul style="list-style-type: none"> Maximum 4.5 m and one storey Lots < 0.4 ha: <ul style="list-style-type: none"> Max. 6.0 m and one storey on lots with lane access above an accessory residential use or off-street parking use. Max. 6.0 m and one storey for lots zoned RS-2 and RS-3. Lots > 0.4 ha: <ul style="list-style-type: none"> Max. 6.0 m and one storey. Can be located above an accessory residential or off-street parking use. Max. 7.5 m and located above accessory residential or off-street parking use only on RS-3 zoned lots in the ALR and Agricultural zoned lots Refer to Section 402.11 and 403.4 of the Zoning Bylaw 	_____
Property Is Located Within the Floodplain	<ul style="list-style-type: none"> Habitable areas must be built above the established Flood Construction Level 	_____

Outdoor Areas Refer to Section 402.29 of the Zoning Bylaw	Permitted	Proposed
Private Outdoor Areas	<ul style="list-style-type: none"> • 45 m² for each dwelling unit with three or more bedrooms • 30 m² for each dwelling unit with less than three bedrooms • 25% of the Gross Floor Area of the Detached Garden Suite or 10% of the Lot Area, whichever is less for Detached Garden Suites 	<hr/>
Permeable Surface	<ul style="list-style-type: none"> • 40% of Lot Area required • Front yard permeable surface requirements as per Section 405.1 of the Zoning Bylaw 	<hr/>