

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BY-LAW NO. 5680-1998

A by-law to amend Maple Ridge Zoning By-law No. 3510-1985 as amended

WHEREAS the Council can regulate the use of land in a Zoning By-law;

AND WHEREAS Council can establish different density regulations for a zone for the provision of affordable housing;

NOW THEREFORE, the Council of the Corporation of the District of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS**:

Title

1. This by-law may be cited for all purposes as the “Maple Ridge Zone Amending By-law No. 5680-1998”.

Scope

2. This By-law provides conditions for an increase in density by permitting a secondary suite residential use in certain zones and establishes regulations for that use.
3. The Corporation of the District of Maple Ridge Zoning By-law No. 3510-1985 is amended as follows:
 - (a) *Part 2 – Interpretation* is amended by the deletion of the definition for “ONE FAMILY RESIDENTIAL USE” and the addition of the following definitions:
 - (i) ‘SECONDARY SUITE RESIDENTIAL USE means a *residential use* accessory to a *one family residential use*, limited to one *dwelling unit* contained within the same building as the *one family residential use*’;
 - (ii) “HOUSING AGREEMENT means an agreement under Section 905 of the Municipal Act”;
 - (iii) “ONE FAMILY RESIDENTIAL USE means a *residential use* where the building on a lot is used for one *dwelling unit* and other uses as permitted.
 - (b) *Section 402* is amended by the addition of the following clause after clause (7):

“(8) Dwelling units for a Secondary Suite Residential Use:

 - (a) shall be limited to one per lot;
 - (b) shall be limited to lots with a minimum parcel size of 557 m²;
 - (c) shall be contained within the same building as the One Family Residential Use;

- (d) shall not be permitted where there is a Boarding Use or Temporary Residential Use on the lot;
- (e) shall have a minimum floor area of 37 m² and a maximum floor area of 90 m², not to exceed 40% of the total floor area of the building;
- (f) shall be permitted on the condition that the registered owner of the lot enters into a Housing Agreement with the Corporation of the District of Maple Ridge under Section 905 of the Municipal Act, which must be executed and delivered to the Municipality prior to the issuance of any building permit for the land in relation to which the Secondary Suite Residential Use is permitted. The Housing Agreement includes a term that either the One Family Residential Use dwelling unit or the Secondary Suite Residential Use dwelling unit be occupied by the registered owner;
- (g) will require approval by the Simon Fraser Health Unit or the appropriate authority if located on a lot which is not serviced by municipal sewer;
- (h) shall not be strata-titled;
- (i) shall require a valid District of Maple Ridge Business License.

(c) *Section 501* is amended by:

- (i) the deletion of the words “Sections 401 and 502” and the insertion of the words “Sections 401, 402 and 502”;
- (ii) the addition of following to the list of Permitted Uses:

“(12) Secondary Suite Residential Use (subject to Section 402)”

(d) *Section 504 Sub-Section A* is amended by the addition of the following to the list of Permitted Uses:

9. Secondary Suite Residential Use (subject to Section 402)

(e) *Section 601 Sub-Section A* is amended by:

- (i) the deletion of the words “Section 401 and 601B” and the insertion of the words “Sections 401, 402 and 601B”;
- (ii) the insertion of the following in the list of Permitted Uses:

“Secondary Suite RS-1 RS-1a RS-1b RS-1c RS-1d RS-2 RS-3 SRS”.
Residential (subject to Section 402)

(f) *Section 608 Sub-Section A* is amended by the addition of the following to the list of Permitted Uses:

“(6) Secondary Suite Residential Use (subject to Section 402)”.

(g) *Section 609 Sub-Section A* is amended by the addition of the following to the list of Permitted Uses:

“(7) Secondary Suite Residential Use (subject to Section 402)”.

(h) *Section 610 Sub-Section A* is amended by the addition of the following to the list of Permitted Uses:

“(8) Secondary Suite Residential Use (subject to Section 402)”.

4. Maple Ridge Zoning By-law No. 3510-1985 as amended is hereby amended accordingly.

READ a first time this 28th day of April, 1998.

PUBLIC HEARING held the 17th day of June, 1998.

READ a second time this 23rd day of February, 1999.

READ a third time this 23rd day of February, 1999.

RECONSIDERED AND ADOPTED this 23rd day of March, 1999.

_____MAYOR

_____CLERK