

INFORMATION SHEET

Housing Regulation Updates: Small-Scale, Multi-Unit Housing

The City of Maple Ridge has updated the bylaws for eligible single-family and duplex lots to allow for increased density and new housing types. The changes include:

- Density: More units can now be built on a single property
- Building height: Adjusted limits on how tall buildings can be
- Setbacks: Changes to the distance buildings must be from property lines
- Parking: New parking requirements
- Lot Coverage: Adjusted rules on the amount of buildable space on a lot

Eligible single-family and duplex lots can now have up to three, four, or six units of small-scale, multi-unit housing (SSMUH), provided they meet all zoning, bylaw, and building code requirements.



Why Did the City Make These Changes?

These changes aim to address housing supply and affordability. They align with the Province's new housing legislation and its Homes for People Housing Action Plan, and with the City's Housing Action Plan.

What is Small-Scale, Multi-Unit Housing (SSMUH)?

SSMUH includes a variety of housing options that are more affordable and diverse. Examples include but are not limited to:

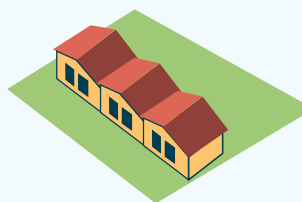
- secondary suites
- detached accessory dwelling units (ADUs), like garden suites or coach houses
- duplexes, triplexes, and fourplexes

Note: Graphics are only meant to be conceptual. Actual building designs will need to comply with bylaw, permit and building code requirements.

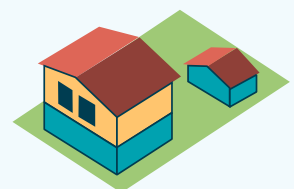
2 principal units
2 dwelling units



3 principal units
3 dwelling units



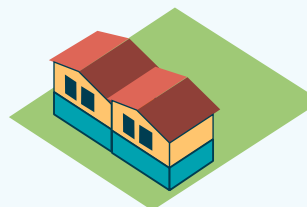
1 principal unit
+ 1 secondary suite
+ 1 detached garden suite
3 dwelling units



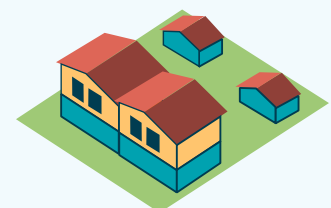
1 principal unit
+ 1 secondary suite
2 dwelling units



2 principal units
+ 2 secondary suites
4 dwelling units



2 principal units
+ 2 secondary suites
+ 2 detached garden suites
6 dwelling units



What Does this Mean to Maple Ridge?

How to Confirm if a Property Can Have SSMUH

Contact the Planning Department for details on a specific property.

What Properties are Not Allowed to Have SSMUH?

Properties are not allowed to have SSMUH if they are:

- Not zoned for single family or duplex use
- Not serviced by water or sewer
- Subject to a natural hazard
- Outside Maple Ridge's Urban Area

For a complete list, contact the Planning Department.

Maximum Number of SSMUH on a Lot*

Lot Size	Maximum Number of SSMUH on a Lot
Under 281 m ² (3,024 ft ²)	3
281 m ² to 4,050 m ² (43,594 ft ²)	4
281 m ² (3,024 ft ²) or more and within 400 m of a frequent bus stop **	6

* Subject to meeting zoning, bylaw and building code requirements. ** Buses arrive at least every 15 minutes on weekdays from 7 a.m. to 7 p.m.

Community Impacts

Will my Neighbourhood be Redeveloped?

Redevelopment depends on property eligibility, the owner's choice to build, market conditions, and compliance with bylaws, zoning, and building codes.

Impact on City Infrastructure

The City will charge Development Cost Charges (DCCs) to builders so that new development contributes to the infrastructure it requires.

The City's "Maple Ridge Moves" transportation plan is taking action to expand our road infrastructure, make room for more public transit and build a strong economy as our population grows. Learn more at MapleRidge.ca/moves.

Will the Character of Maple Ridge be Maintained?

Yes, the City will continue to have form and character development permits and enforce guidelines for environmental protection and hazard prevention.



Building Requirements

Are Building Permits Required?

Yes, a building permit is required. Construction must comply with the BC Building Code and all relevant bylaws and regulations, including the City's Building Bylaw.

Are Development Notifications Required?

Most developments under the new rules do not require public notice but a building permit must be obtained and posted visibly on the property. A permit search based on address can be done through the City's website at MapleRidge.ca/eservices and clicking on 'Building Permit Inquiry'.

Parking Requirements

Single-family, duplex, triplex, and fourplex units require a minimum of 1.5 spaces per principal dwelling unit and 1 space per accessory dwelling unit.

There are no minimum parking requirements for eligible lots in Prescribed Bus Stop Areas (frequent bus service with buses arriving at least every 15 minutes on weekdays from 7 a.m. to 7 p.m.).

Building Height Limits

Maximum height for single-family, duplex, triplex, and fourplex dwellings is approximately 2 to 3 stories. Contact the Planning Department for details regarding a specific property.

Financial Impacts

Property Values

Property values depend on various factors, including market conditions, location, and property characteristics.

Property Taxes

Property tax changes depend on how your property value changes relative to the City average.

Learn More

How can I apply to build additional housing units on my property?

Contact the Planning Department or complete a Pre-Application Meeting Request Form. [The Pre-Application Meeting](#) fee is currently complementary.

This meeting will confirm what types of housing may be allowed on the subject property and discuss other development and building considerations, including road dedication and variance or development permits.

Contact Information

- ✉ MapleRidge.ca/NewHousingLegislation
Planning@MapleRidge.ca
- ☎ 604-467-7341
- 🏠 City Hall, 11995 Haney Place
Maple Ridge, V2X 6A9

Disclaimer: This information sheet is not a legal document. For complete regulations, refer to applicable provincial laws, City bylaws, plans, policies, or guidelines. Always discuss development proposals with City staff to ensure compliance with all current regulations.

