

SITE ADDRESS: _____		
The lot* is: <ul style="list-style-type: none"> • under 4,050 m² in Lot Area; • currently zoned for Single Detached Residential or 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 m zone); • not located within the Agricultural Land Reserve (ALR); and • not designated a heritage property 	<input type="checkbox"/> YES <input type="checkbox"/> NO	<p><i>If all items are satisfied, the lot qualifies for the Urban Infill Residential use. Refer to Section 402.29 of the Zoning Bylaw.</i></p> <p><i>*Property information is viewable in Ridgeview and the Urban Infill Residential Locator.</i></p> <p><i>Within Ridgeview, select the “Layers” Tab and then select the “Development” or “Utilities” Theme for more detailed property information.</i></p>
The lot is: <ul style="list-style-type: none"> • currently zoned for Single Detached or Duplex Residential principal use; and • located <u>outside</u> the Urban Containment Boundary 	<input type="checkbox"/> YES <input type="checkbox"/> NO	<p><i>If yes, the lot qualifies for the Urban Infill Residential use to a maximum of three dwelling units <u>limited to one single detached, one secondary suite and one detached garden suite</u>.</i></p>
Number of Dwelling Units Permitted under the Urban Infill Residential use: <ul style="list-style-type: none"> • 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 <p style="text-align: center;">This lot may qualify for up to _____ dwelling units under the Urban Infill Residential use.</p> <p style="text-align: center;">All construction must comply with the current Maple Ridge Bylaws and BC Building Code</p>		

PROPOSED BUILDINGS		
<ul style="list-style-type: none"> • The proposal is a multi-family development (triplex, fourplex, courtyard or townhouse); or • The lot has environmental conditions (watercourses, steep slopes >15%, wildfire area) 	<input type="checkbox"/> YES <input type="checkbox"/> NO	<p><i>If yes, an approved Development Permit is required before BP Application.</i></p>
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 Building(s): <input type="checkbox"/> ONE <input type="checkbox"/> TWO <input type="checkbox"/> THREE <input type="checkbox"/> FOUR <input type="checkbox"/> FIVE <input type="checkbox"/> SIX		
Number of Primary Dwelling Units in Each Principal Residential Building:		
Bldg One: _____	Bldg Two: _____	Bldg Three: _____
Bldg Four: _____	Bldg Five: _____	Bldg Six: _____
Number of Secondary Suite(s): Bldg One: _____ Bldg Two: _____ Bldg Three: _____		
Number of Accessory Residential Building(s) <input type="checkbox"/> N/A <input type="checkbox"/> ONE <input type="checkbox"/> TWO		

LOT COVERAGE	PROPOSED PARKING	LOT ACCESS
Proposed: _____ Permitted: <ul style="list-style-type: none"> • Up to 50% for Lots that allow up to four dwelling units • Up to 60% for Lots that allow up to six dwelling units • Refer to Section 402.29 and Section 401.4 of the Zoning Bylaw 	Proposed: _____ Required: <ul style="list-style-type: none"> • 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 	Proposed: _____ Requirements: <ul style="list-style-type: none"> • 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		
	REQUIRED	PROPOSED
Road Dedication	<ul style="list-style-type: none"> Confirm road dedication with Engineering Department staff 	

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 	
Rear Lot Line	<ul style="list-style-type: none"> Principal Buildings – Minimum 6.0 m Accessory Buildings – Minimum 1.5 m 	
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 	
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 	
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 Proposed building siting meets visual clearance requirements of Section 403.8 of the Zoning Bylaw Minimum 4.5 m distance between Principal and Accessory Residential Buildings in R-3 zone. Refer to Section 603.7 of the Zoning Bylaw. 	

MAXIMUM BUILDING HEIGHT		
Refer to Section 402.29 of the Zoning Bylaw		
	PERMITTED	PROPOSED
Principal Residential Building	<ul style="list-style-type: none"> Maximum 9.5 m Refer to Section 403.4 of the Zoning Bylaw 	
Accessory Residential Building	<ul style="list-style-type: none"> Maximum 4.5 m Maximum 6.0 m for Detached Garden Suite on lots with lane access above an accessory residential use or off-street parking use. Refer to Section 402.11 of the Zoning Bylaw. Refer to Section 403.4 of the Zoning Bylaw 	
Property is located within the Flood Plain	<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 	
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 	