

**CITY OF MAPLE RIDGE  
BYLAW NO. 7962-2023**

A Bylaw to amend the text and Schedule "A" Zoning Bylaw Map forming part of  
Zoning Bylaw No. 7600-2019, as amended

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**WHEREAS** it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019, as amended;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7962-2023."
2. PART 10 – COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

**10XX            CD-4-23 High Density Townhouse Residential**

**10XX.1        PURPOSE**

This zone is intended to accommodate and regulate the development of a high density comprehensively-planned mixed use development.

**10XX.2        PRINCIPAL USES**

1. The following Principal Uses shall be permitted in this zone:
  - a) Townhouse Residential.

**10XX.3        ACCESSORY USES**

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
  - a) Boarding; and
  - b) Home Occupation.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

**10XX.4        LOT AREA and DIMENSIONS**

1. Minimum Lot Area and dimensions shall not be less than:
  - a. In Lot Area                    1,000.0            square meters
  - b. In Lot Width                    27.0                meters
  - c. In Lot Depth                    30.0                meters

**10XX.5 DENSITY**

1. Floor Space Ratio shall not exceed 0.6 times the Lot Area.
2. Additional Density up to a maximum of 0.95 times the Lot Area may be obtained for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot) as a Density Bonus.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

**10XX.6 LOT COVERAGE**

1. No Lot Coverage requirements in this Zone.

**10XX.7 SETBACKS**

1. Minimum Setbacks for all Buildings and Structures shall be not less than:
  - a. from a Front Lot Line 3.0 metres;
  - b. from a Rear Lot Line 3.7 metres;
  - c. from an Interior Lot Line 5.0 metres; and
  - d. from an Exterior Lot Line 3.0 metres.
2. Notwithstanding Section 403.2 (Siting Exceptions) of this Bylaw, the minimum setbacks required for this zone shall be reduced by not more than 1.7 metres for the building projections specified under Sections 403.2.2, 403.2.3, and 403.2.4.
3. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

**10XX.8 HEIGHT**

1. Building Height for Principal Buildings and Principal Structures for Townhouse Residential Use shall not exceed 10.5 metres.
2. Building Height for Accessory Buildings and Accessory Structures shall not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

**10XX.9 LANDSCAPING and SCREENING**

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.
2. Notwithstanding Section 405.1 (Landscape and Permeable Surface Requirements) of this Bylaw, not less than 29% of the Lot Area shall be maintained as a Landscaped area with a permeable surface.

**10XX.10 PARKING and LOADING**

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended, except as provided below.
2. Off-Street Parking shall be provided at the ratio of 2.0 residential tenant parking spaces and 0.2 residential visitor parking spaces per Townhouse Dwelling Unit. 2.0 additional off-street parking spaces shall be provided for Home Occupation use.
3. Home Occupation use shall be provided access to 5.0 residential visitor off-street parking spaces.
4. Notwithstanding requirements in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended, maneuvering aisles shall be not less than 6.0 metres.
5. Refer to Section 402 of this Bylaw.

**10XX.11 OTHER REQUIREMENTS**

1. Common Open Area(s) shall be provided on the Lot for Townhouse Residential Use based on the ratios as set out in Section 617.11 of this Bylaw.
2. Outdoor Amenity Area(s) shall be provided on the Lot based on the ratio as set out in Section 617.11 of this Bylaw, and this area may form part of the Common Open Area requirement
3. Private Outdoor Area(s) shall be provided for each Dwelling Unit based on the ratio as set out in Section 617.11 of this Bylaw, and this area may form part of the Common Open Area requirement.

4. A Townhouse Residential Use shall be limited to six (6) attached Townhouse Dwelling Units in one block, not to exceed a length of 45 metres (147.5 feet).
  5. Notwithstanding Section 403.9 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw, the height of a retaining wall, measured from the Finished Grade at the base of the exposed face of the wall to the top of the wall, shall not exceed 1.5 metres.
3. The parcel and tract of land and premises known and described as:
- Lot 1 Section 28 Township 12 New Westminster District Plan 58516
- and outlined in heavy black line on Map No. 2031, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-4-23 (High Density Townhouse Residential).
4. Maple Ridge Zoning Bylaw No. 7600-2019, as amended, and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 5<sup>th</sup> day of September, 2023.

**READ** a second time, as amended, the        day of        , 20 .

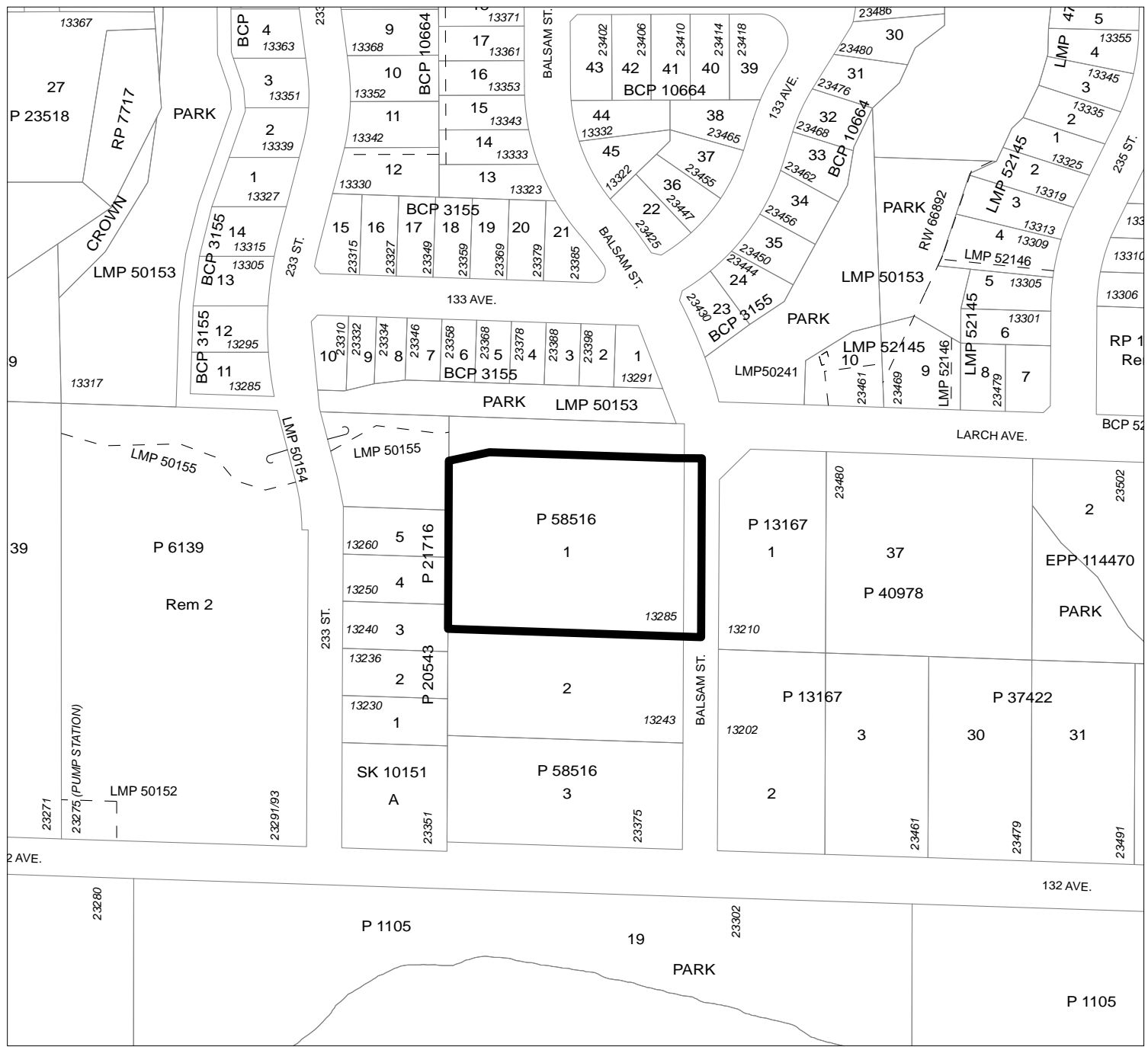
**PUBLIC HEARING HELD** the        day of        , 20 .

**READ** a third time the        day of        , 20 .

**ADOPTED** the        day of        , 20 .

\_\_\_\_\_  
PRESIDING MEMBER

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CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7962-2023  
 Map No. 2031  
 From: RS-3 Single Detached Rural Residential  
 To: CD-4-23 High Density Townhouse Residential



**Maple  
Ridge**



SCALE 1:2,500