

CITY OF MAPLE RIDGE
Maple Ridge Zone Amending Bylaw No. 8029-2025

A Bylaw to amend the text of the Maple Ridge Zoning Bylaw No. 7600-2019, as amended

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

1. This Bylaw shall be cited for all purposes as "Maple Ridge Zone Amending Bylaw No. 8029-2025".
2. The Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended as set out herein.
3. That **PART 1 TITLE AND TABLE OF CONTENTS, 102 TABLE OF CONTENTS** be amended by:
 - a. removing "Section 402.3 Bed and Breakfast" from the Table of Contents list and replacing it with "Deleted by Bylaw No. 8029-2025"; and
 - b. adding "Section 402.31 Short-Term Rental".
4. That **PART 2 INTERPRETATIONS AND DEFINITIONS, 202 DEFINITIONS, Section 202.1** be amended by:
 - a. deleting the following text definition and replacing it with: "Deleted by Bylaw No. 8029-2025":

"BED AND BREAKFAST means a Use providing a maximum of three (3) Sleeping Units in the same Building as the Principal Residential Use for tourists or Persons who only briefly occupy a Sleeping Unit, and where the room rate includes breakfast provided on the premises. Refer to Section 402.3 (Bed and Breakfast) of this Bylaw)."
 - b. deleting the following text definition and replacing it with: "Deleted by Bylaw No. 8029-2025":

"BOARDER means a Person who is provided with a Sleeping Unit in the same Building as the Principal Residential Use for payment of rent for an unrestricted period of time. Meals may be provided."

- c. deleting the "BOARDING" text definition and replacing it in its entirety with the following:

"BOARDING means the rental and occupation of a *Sleeping Unit* which is part of a *Principal Dwelling Unit*, either with common *Cooking Facilities* or where regular meals are provided. Refer to *Section 402.4 (Boarding)* of this Bylaw."
- d. adding the following text definition in alphabetical order:

"AUTHORIZED TENANT means a *Person* or entity that has been granted the right to occupy a *Lot* or a portion thereof by a *Registered Owner*, through a valid form of written authorization."
- e. adding the following text definition in alphabetical order:

"PRINCIPAL RESIDENCE means the same as defined in the *Short-Term Rental Accommodations Act*."
- f. adding the following text definition in alphabetical order:

"REGISTERED OWNER means a *Person* or entity that is registered on the title of a *Lot* in the Land Title Office as the legal owner of the parcel."
- g. adding the following text definition in alphabetical order:

"SHORT-TERM RENTAL means *Business Use* that is *Accessory* to a *Residential Use* and is a temporary overnight accommodation providing rental for guests for 30 consecutive days or less. This may include either a *Short-Term Room Rental* or *Short-Term Unit Rental* per property. Refer to *Section 402.31 (Short-Term Rental)* of this Bylaw."
- h. adding the following text definition in alphabetical order:

"SHORT-TERM ROOM RENTAL means a *Short-Term Rental* in the same *Building* as the *Principal Residential Use* where up to three (3) *Sleeping Units* are rented individually."

- i. adding the following text definition in alphabetical order:

"SHORT-TERM UNIT RENTAL means a *Short-Term Rental* in the *Principal Residential Use* or *Accessory Residential Use* where a single *Dwelling Unit* is rented in its entirety."

- j. deleting the "TOURIST ACCOMODATION" text definition and replacing it in its entirety with the following:

"TOURIST ACCOMMODATION means a *Commercial Use* providing for the accommodation of the travelling public for no longer than thirty (30) consecutive days per annum in individual *Dwelling Units* or *Sleeping Units*. Includes hotels, motor hotels, and motels; but does not include *Boarding*, *Short-Term Rental* or *Campground Uses*. May include dining facilities, meeting rooms, *Recreational Facilities* and other *Uses* commonly associated with a *Tourist Accommodation Use*."

- k. deleting the "HOUSEHOLD" text definition and replacing it in its entirety with the following:

"HOUSEHOLD means either a *Person*, two (2) or more *Relatives*, or a group of not more than five (5) unrelated *Persons*, all of which reside together in one *Dwelling Unit* using a common *Cooking Facility*. Does not include an *Assisted Living Residence* or *Community Care Facility*."

- 5. That **PART 4 GENERAL REGULATIONS, 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES** be amended as follows:

- a. Section 402.3 Bed and Breakfast be deleted in its entirety and replaced with the text "Bed and Breakfast – Deleted by Bylaw No. 8029-2025."
- b. Section 402.4 Boarding be deleted in its entirety and replaced with the following text:
 - "1. *Boarding Use* is subject to the following provisions:
 - (a) *Shall* be contained within the same *Building* as the *Principal Residential Use*;
 - (b) *Shall* accommodate not more than two (2) boarders in up to two (2) *Sleeping Units* at any time, for periods longer than 30 days at a time;
 - (c) *Shall* have access to the common *Cooking Facility* within the *Principal Dwelling Unit* or be provided with regular meals;

- (d) *Shall not be permitted where there is an Agricultural Employee Residential, Caretaker Residential, Detached Garden Suite Residential, or Secondary Suite Residential Use on the Lot; and*
 - (e) *Shall not be permitted on a Lot situated within a Floodplain Area unless the underside of the finished floor system of the Boarding Use is above the established minimum Flood Construction Level."*
- c. Section 402.11 Detached Garden Suite Residential, subsection 402.11.8.e. be deleted in its entirety and replaced by the following text:
"shall not be permitted where there is an Agricultural Employee Residential, Boarding, Caretaker Residential, or Tourist Accommodation Use on the same lot;"
- d. Section 402.17 Neighbourhood Daycare, subsection 402.17.1.d. be deleted in its entirety and replaced by the following text:
"not be permitted where there is a Boarding, Detached Garden Suite Residential, Home Occupation or Secondary Suite Residential on the lot;"
- e. Section 402.24 Secondary Suite Residential, subsection 402.24.1.c. be deleted in its entirety and replaced by the following text:
"shall not be permitted where there is a Boarding or Caretaker Residential Use on the Lot;"
- f. That the following section be added after section 402.30 Transit-Oriented Areas under PART 4 GENERAL REGULATIONS, 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES:

"402.31 Short-Term Rental

1. *A Short-Term Rental shall be operated by a Registered Owner or an Authorized Tenant of the property.*
2. *A Short-Term Rental shall be limited to the Registered Owner or Authorized Tenant's Principal Residence where they reside for the majority of the year.*

3. A *Short-Term Rental* shall not provide accommodation to the same *Person* for periods longer than 30 consecutive days.
 4. A *Short-Term Rental* shall not be permitted on a *Lot* with a *Lot Area* less than 371 square metres.
 5. A *Short-Term Rental* shall not exceed one (1) licence of either:
 - a. three (3) rented *Sleeping Units* per property for a *Short-Term Room Rental*; or
 - b. one (1) rented *Dwelling Unit* per property for a *Short-Term Unit Rental*.
 6. A *Short-Term Rental* occupancy shall not exceed a maximum number of six (6) guests at a time per unit.
 7. A *Short-Term Rental* shall ensure the property is in conformity with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, and one (1) unobstructed off-street parking space per listing must be available to guests.
 8. A *Short-Term Rental* shall not be permitted where the following *Uses* are on the same *Lot*:
 - a. Assisted Living Residence;
 - b. Caretaker Residential; or
 - c. Neighbourhood Daycare.
 9. For *Lots* located within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations shall prevail.
 10. A *Short-Term Rental* shall only be permitted in single-detached, duplex, triplex, fourplex, *Secondary Suite*, or *Detached Garden Suite* housing forms."
6. That **PART 5 AGRICULTURAL ZONES, 501 ZONE: A-1 SMALL HOLDING AGRICULTURAL, Section 501.3 ACCESSORY USES**, be amended by deleting the text in subsection 501.3.1.b. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
7. That **PART 5 AGRICULTURAL ZONES, 501 ZONE: A-1 SMALL HOLDING AGRICULTURAL, Section 501.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 501.3.1.l. after subsection 501.3.1.k.:
- "l. *Short-Term Rental*, subject to *Section 402.31 (Short-Term Rental)* of this Bylaw."

8. That **PART 5 AGRICULTURAL ZONES, 502 ZONE: A-2 UPLAND AGRICULTURAL, Section 502.3 ACCESSORY USES**, be amended by deleting the text in subsection 502.3.1.b. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
9. That **PART 5 AGRICULTURAL ZONES, 502 ZONE: A-2 UPLAND AGRICULTURAL, Section 502.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 502.3.1.l. after subsection 502.3.1.k.:
"l. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."
10. That **PART 5 AGRICULTURAL ZONES, 503 ZONE: A-3 EXTENSIVE AGRICULTURAL, Section 503.3 ACCESSORY USES**, be amended by deleting the text in subsection 503.3.1.b. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
11. That **PART 5 AGRICULTURAL ZONES, 503 ZONE: A-3 EXTENSIVE AGRICULTURAL, Section 503.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 503.3.1.l. after subsection 503.3.1.k.:
"l. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."
12. That **PART 5 AGRICULTURAL ZONES, 504 ZONE: A-4 INTENSIVE GREENHOUSE, Section 504.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 504.3.1.h. after subsection 504.3.1.g.:
"h. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."
13. That **PART 6 RESIDENTIAL ZONES, 601 ZONE: R-1 SINGLE DETACHED (LOW DENSITY) URBAN RESIDENTIAL, Section 601.3 ACCESSORY USES**, be amended by deleting the text in subsection 601.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".

14. That **PART 6 RESIDENTIAL ZONES, 601 ZONE: R-1 SINGLE DETACHED (LOW DENSITY) URBAN RESIDENTIAL, Section 601.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 601.3.1.g. after subsection 601.3.1.f.:
"g. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."
15. That **PART 6 RESIDENTIAL ZONES, 602 ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL, Section 602.3 ACCESSORY USES**, be amended by deleting the text in subsection 602.3.1.a. and replacing it with the following text: "Deleted by Bylaw No.8029-2025".
16. That **PART 6 RESIDENTIAL ZONES, 602 ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL, Section 602.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 602.3.1.f. after subsection 602.3.1.e.:
"f. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."
17. That **PART 6 RESIDENTIAL ZONES, 603 ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL, Section 603.3 ACCESSORY USES**, be amended by deleting the text in subsection 603.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
18. That **PART 6 RESIDENTIAL ZONES, 603 ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL, Section 603.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 603.3.1.e. after subsection 603.3.1.d.:
"e. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."
19. That **PART 6 RESIDENTIAL ZONES, 604 ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL, Section 604.3 ACCESSORY USES**, be amended by deleting the text in subsection 604.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".

20. That **PART 6 RESIDENTIAL ZONES, 604 ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL, Section 604.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 604.3.1.g. after subsection 604.3.1.f.:
- "g. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
21. That **PART 6 RESIDENTIAL ZONES, 605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL, Section 605.3 ACCESSORY USES**, be amended by deleting the text in subsection 605.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
22. That **PART 6 RESIDENTIAL ZONES, 605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL, Section 605.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 605.3.1.j. after subsection 605.3.1.i.:
- "j. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
23. That **PART 6 RESIDENTIAL ZONES, 606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL, Section 606.3 ACCESSORY USES**, be amended by deleting the text in subsection 606.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
24. That **PART 6 RESIDENTIAL ZONES, 606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL, Section 606.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 606.3.1.j. after subsection 606.3.1.i.:
- "j. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
25. That **PART 6 RESIDENTIAL ZONES, 607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL, Section 607.3 ACCESSORY USES**, be amended by deleting the text in subsection 607.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".

26. That **PART 6 RESIDENTIAL ZONES, 607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL, Section 607.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 607.3.1.j. after subsection 607.3.1.i.:
- "j. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
27. That **PART 6 RESIDENTIAL ZONES, 608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL, Section 608.3 ACCESSORY USES**, be amended by deleting the text in subsection 608.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
28. That **PART 6 RESIDENTIAL ZONES, 608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL, Section 608.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 608.3.1.j. after subsection 608.3.1.i.:
- "j. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
29. That **PART 6 RESIDENTIAL ZONES, 609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL, Section 609.3 ACCESSORY USES**, be amended by deleting the text in subsection 609.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
30. That **PART 6 RESIDENTIAL ZONES, 609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL, Section 609.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 609.3.1.j. after subsection 609.3.1.i.:
- "j. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
31. That **PART 6 RESIDENTIAL ZONES, 610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL, Section 610.3 ACCESSORY USES**, be amended by deleting the text in subsection 610.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".

32. That **PART 6 RESIDENTIAL ZONES, 610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL, Section 610.3 ACCESSORY USES**, be amended by inserting the following as a new subsection 610.3.1.k. after subsection 610.3.1.j.:
- "k. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
33. That **PART 6 RESIDENTIAL ZONES, 611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL, Section 611.3 ACCESSORY USES**, be amended by deleting the text in subsection 611.3.1.b. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025"
34. That **PART 6 RESIDENTIAL ZONES, 611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL, Section 611.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 611.3.1.n. after subsection 611.3.1.m.:
- "n. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
35. That **PART 6 RESIDENTIAL ZONES, 614 ZONE: SRS SPECIAL URBAN RESIDENTIAL, Section 614.3 ACCESSORY USES**, be amended by deleting the text in subsection 614.3.1.a. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".
36. That **PART 6 RESIDENTIAL ZONES, 614 ZONE: SRS SPECIAL URBAN RESIDENTIAL, Section 614.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 614.3.1.i. after subsection 614.3.1.h.:
- "i. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*
37. That **PART 6 RESIDENTIAL ZONES, 615 ZONE: RT-1 TWO-UNIT (DUPLEX) URBAN RESIDENTIAL, Section 615.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 615.3.1.g. after subsection 615.3.1.f.:
- "g. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."*

38. That **PART 6 RESIDENTIAL ZONES, 616 ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL, Section 616.3 ACCESSORY USES**, be amended by deleting and replacing the text in subsection 616.3.1. with the following text:

"1. The following shall be permitted as *Accessory Uses* to one of the permitted *Principal Uses* in this Zone:

- a. *Boarding*;
- b. *Home Occupation*; and
- c. *Short-Term Rental*, subject to *Section 402.31 (Short-Term Rental)* of this Bylaw."

39. That **PART 6 RESIDENTIAL ZONES, 624 ZONE: RG CLUSTER HOUSING RESIDENTIAL, Section 624.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 624.3.1.f. after subsection 624.3.1.e.:

"f. *Short-Term Rental*, subject to *Section 402.31 (Short-Term Rental)* of this Bylaw."

40. That **PART 6 RESIDENTIAL ZONES, 625 ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA, Section 625.3 ACCESSORY USES**, be amended by inserting the following text as a new subsection 625.3.1.e. after subsection 625.3.1.d.:

"e. *Short-Term Rental*, subject to *Section 402.31 (Short-Term Rental)* of this Bylaw."

41. That **PART 6 RESIDENTIAL ZONES, 627 ZONE: RUR URBAN INFILL RESIDENTIAL, Section 627.3 ACCESSORY USES** be amended by deleting the text in subsection 627.3.1.b. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".

42. That **PART 6 RESIDENTIAL ZONES, 627 ZONE: RUR URBAN INFILL RESIDENTIAL, Section 627.3 ACCESSORY USES** be amended by inserting the following text as a new subsection 627.3.1.e. after subsection 627.3.1.d.:

"e. *Short-Term Rental*, subject to *Section 402.31 (Short-Term Rental)* of this Bylaw."

43. That **PART 7 COMMERCIAL ZONES, 707 ZONE: CRM COMMERCIAL/RESIDENTIAL, Section 707.2 PRINCIPAL USES**, be amended by deleting the text in subsection 707.2.1.c. and replacing it with the following text: "Deleted by Bylaw No. 8029-2025".

44. That **PART 7 COMMERCIAL ZONES, 707 ZONE: CRM COMMERCIAL/RESIDENTIAL, Section 707.2 PRINCIPAL USES**, be amended by inserting the following text as a new subsection 707.2.1.s. after subsection 707.2.1.r.:

"s. Short-Term Rental, subject to Section 402.31 (Short-Term Rental) of this Bylaw."

45. Maple Ridge Zoning Bylaw No. 7600-2019 is renumbered accordingly in numerical order to reflect these section changes, including any references made to those sections throughout the Bylaw.

46. Maple Ridge Zone Amending Bylaw No. 7600-2019 is hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER