



Deep Roots
Greater Heights

CD - 1 - 99

Zoning Compliance Summary Checklist

Buildings & Structures for one family Residential

ONLY FOR LOTS LESS THAN 557m2 IN AREA

Secondary Suites are not permitted
in this Zone.

Building Permit Number : _____

PROPERTY INFORMATION

Address : _____
 Lot Depth : _____ Min. Basement El : _____
 Lot Width : _____ Prop. Basement El : _____
 Lot Area : _____
 Lot # : _____ Plan: _____
 Is this lot less than 557m2? Y / N

COVENANTS REGISTERED ON TITLE:

| | | |
|------------------------|-------|--|
| Comprehensive Design : | Y / N | |
| Geotechnical : | Y / N | |
| Fish & Wildlife : | Y / N | |
| DP30 Area : | Y / N | |
| Water Management : | Y / N | |
| Flood Plain : | Y / N | |
| Stat. Right-of-Way : | Y / N | |

SETBACKS

| | Minimum | Proposed | Complies ^ |
|---------------------|-----------------|------------|------------|
| Principal Structure | Front | 5.5 metres | m |
| | Rear | 8.0 metres | m |
| | Left Side | 1.2 metres | m |
| | Right Side | 1.2 metres | m |
| | Flanking Street | 3.0 metres | m |

* District of Maple Ridge use only

| | | | |
|--|--------------------------|-------------|---|
| Detached Garage / Carport / Accessory structures BP file # _____ | Flanking Street Side | 2.0 metres | m |
| | Front Prop. Line | 11.0 metres | m |
| | Lane/Rear Prop. Line | 0.45 metres | m |
| | Interior Side Prop. Line | 0.45 metres | m |
| *Separation between structures | | 4.5 metres | m |

| | | |
|---|-----------------|---|
| Min. setback to projections (bay windows, hutches, nooks, etc) from abutting interior side lot line | 0.90m (3' - 0") | m |
| Maximum Roof projection into interior side yard | 0.61m (2' - 0") | m |
| Maximum Roof projection into front, rear or exterior side yard setbacks | 1.25m (4' - 1") | m |
| Maximum (detached accessory structure's) Roof projection into interior side yard and / or rear yard | 0.3m (11.75") | m |

| Dwelling's Corner Grade Elevations | | | FRONT DDP Avg CALCULATION (FDDP Avg) please see reverse | |
|------------------------------------|------|-------|---|---|
| (metric) | Left | Right | ((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = | |
| Front finished gr. | a) | c) | | m |
| Rear finished gr. | b) | d) | REAR DDP Avg CALCULATION (RDDP Avg) please see reverse | |
| Front Existing gr. | e) | g) | ((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = | |
| Rear Existing gr. | f) | h) | | m |

| FRONT SLOPE CALCULATION (for negative gradient lots only as measured from Avg Curb Elevation to the Front Datum Determination Avg.) | | | |
|---|---|---|---|
| Avg curb elevation (k) = | m | Horizontal length from Avg. Curb EL to the FDDP Avg (L) = | m |
| Front DDP Avg (i) = | m | Slope Calculation = ((k - i) / L) x 100 = | % |

Qualifying for a height bonus (for dwelling only)? Y / N 10% or greater = 0.5m (1'-7.5") 15% or greater = 1.0m (3'-3.5")

| BUILDING HEIGHT | Roof pitch | Maximum height permitted | Bonus | Proposed | Complies |
|--------------------------------------|------------|--------------------------|-------|----------|----------|
| Principal Building | | 9.0 metres | m | m | |
| Detached Parking/Accessory structure | | 6.0 metres | m | m | |

| HIGHEST BUILDING FACE | Maximum | Proposed | Complies |
|---|---------|----------|----------|
| complies with sloping 7 m Highest Building Face line (from existing grades) | 7.0m | m | |
| complies with sloping 7 m Highest Building Face line (from finished grades) | 7.0m | m | |
| 40% exemption rule applied? | Y / N | 40% | % |

| RETAINING WALLS | walls over 1.0 metre in height require P.Eng design | Proposed | Complies |
|--|---|----------|----------|
| RETAINING WALLS: maximum 1.20 m (4' - 0") height | | m | |

| BUILDING COVERAGE | Maximum % | Proposed % | Maximum area (in metric) | Proposed area (in metric) |
|--|-----------|------------|------------------------------|---------------------------|
| All buildings & Structures | 40% | % | m2 | m2 |
| Detached Parking /accessory structures | 15% | % | lesser of 279m2 or 15% m2 | m2 |

* 4.5 metres from a principal use measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this bylaw.

Stamp area (for District use only)

Planchecker : _____ Date : _____

Please be advised that this handout is a Zoning Bylaw guideline only. Please refer to the Zoning Bylaw for complete information.

District of Maple Ridge

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