



# RS - 1a

## Zoning Compliance Summary Checklist Buildings & Structures for one family Residential

Building Permit Number : \_\_\_\_\_

### PROPERTY INFORMATION

Address : \_\_\_\_\_  
 Lot Depth : \_\_\_\_\_ Min. Basement EI : \_\_\_\_\_  
 Lot Width : \_\_\_\_\_ Prop. Basement EI : \_\_\_\_\_  
 Lot Area : \_\_\_\_\_  
 Lot # : \_\_\_\_\_ BCP: \_\_\_\_\_

### COVENANTS REGISTERED ON TITLE:

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

### SETBACKS

		Minimum	Proposed	Complies*
<b>Principal Structure</b>	Front	7.5 metres	m	
	Rear	7.5 metres	m	
	Left Side	1.5 metres	m	
	Right Side	1.5 metres	m	
	Side setbacks combined	3.5 metres	m	
	Flanking Street	4.5 metres	m	

\* District of Maple Ridge use only

		Minimum	Proposed	Complies
<b>Detached Garage / Carport &amp; other Accessory structures</b>	Flanking Street Side	3.0 metres	m	
	Front Prop. Line	7.5 metres	m	
	Lane/Rear Prop. Line	1.5 metres	m	
	Interior Side Prop. Line	1.5 metres	m	
BP file #	Separation between structures	1.5 metres	m	

Min. setback to cantilevered 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	

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 = _____ m	
Front finished gr.	a)	c)		
Rear finished gr.	b)	d)		
Front Existing gr.	e)	g)	REAR DDP Avg CALCULATION (RDDP Avg) please see reverse	
Rear Existing gr.	f)	h)	((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = _____ 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		11.0 metres	m	m	
Detached Parking/Accessory structure		4.5 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%	%	m2	m2

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.