



Deep Roots
Greater Heights

RS - 1b

Zoning Compliance Summary Checklist Buildings & Structures for one family Residential

Building Permit Number : _____

PROPERTY INFORMATION

Address : _____

Lot Depth : _____ Min. Basement El : _____

Lot Width : _____ Prop. Basement El : _____

Lot Area : _____

Lot # : _____ Plan: _____

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	6.0 metres	m
	Rear	6.0 metres	m
	Left Side	1.5 metres	m
	Right Side	1.5 metres	m
	Flanking Street	3.0 metres	m

* District of Maple Ridge use only

Detached Garage / Carport / Accessory structures	Flanking Street Side	3.0 metres	m
	Front Prop. Line	6.0 metres	m
	Lane/Rear Prop. Line	1.5 metres	
	Interior Side Prop. Line	1.5 metres	m
BP file # _____	Separation between building used for residential use	1.5 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") for dwelling	
Maximum Roof projection into interior side yard	0.61m (2' - 0") for detached structure	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)	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 = _____ m	
Rear Existing gr.	f)	h)		

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		9.5 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	10%	%	m2	m2

notes: _____

Planchecker : _____ Date : _____

Stamp area (for District use only)

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