



Deep Roots  
Greater Heights

# RS - 3

## 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 # : \_\_\_\_\_ 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 ^
<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 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	
Front finished gr.	a)	c)	((Lowest of existing or finished grade on Right side) + (lowest of existing or finished grade on Left side)) / 2 = _____ m
Rear finished gr.	b)	d)	
Front Existing gr.	e)	g)	
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

### REAR DDP Avg CALCULATION (RDDP Avg) please see reverse

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		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

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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