



Deep Roots
Greater Heights

RT - 1 (DUPLEX)

Secondary Suites are not permitted
in this Zone.

Zoning Compliance Summary Checklist Buildings & Structures for two family Residential

Building Permit Number : _____

PROPERTY INFORMATION

Address : _____
 Lot Depth : _____ Min. Basement El : _____
 Lot Width : _____ Prop. Basement El : _____
 Lot Area : _____
 Lot # : _____ BCP: _____

COVENANTS REGISTERED ON TITLE:

Comprehensive Design :	Y / N	
Geotechnical :	Y / N	
Fish & Wildlife :	Y / N	
DP-025-02 Area :	Y / N	
Water Management :	Y / N	
Flood Plain :	Y / N	
Stat. Right-of-Way :	Y / N	

SETBACKS

Principal Structure

	Minimum	Proposed	Complies ^
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

Detached Garage / Carport & other Accessory structures

BP file # _____

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	
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	
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)	((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)	

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		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.

District of Maple Ridge

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