

# A1, A2, A3 Agricultural

## Zoning Compliance Summary Checklist

Buildings & Structures for one Family Residential Use



**\*\*All Buildings and structures proposed for this zone may require ALC approval**

**\*\*Please be advised that this handout is a Zoning Bylaw summary only. See Zoning bylaw for complete information.\*\***

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

### PROPERTY INFORMATION

Address : \_\_\_\_\_  
 Prop. Basement El : \_\_\_\_\_  
 Min. Basement El : \_\_\_\_\_

### COVENANTS OR OTHERS REGISTERED

Stat. Right-of-Way :	Y / N	DP30 Area :	Y / N
Geotechnical :	Y / N	Flood Plain :	Y / N
Fish & Wildlife :	Y / N	Property in the ALR:	Y / N

### SETBACKS

		Minimum	Proposed	Complies*	
<b>Building and structures for employee res., Produce sales &amp; Accessory uses</b>	Front	7.5 metres	m		
	Rear	7.5 metres	m		
	Interior Side Lot Line	1.5 metres	m		
	Exterior Side Lot Line	4.5 metres	m		
	wells and streams (including adjacent lots)	30 metres	m		
	from a building used for one family residential use	3.0 metres	m		
<b>Building and structures for **agricultural use</b>	Front	30 metres	m		
	Rear	15 metres	m		
	Principal & Accessory buildings and structures must comply with visual clearance at intersections per Section 403.8 of the zoning bylaw	Left Side	15 metres	m	
	Right Side	15 metres	m		
	Exterior Side Lot Line	30 metres	m		
	wells and streams (including adjacent lots)	30 metres	m		
from a building for residential use	15 metres	m			
<b>Building and structures for mushrooms, swine &amp; poultry use</b>	Front	60 metres	m		
	Rear	30 metres	m		
	Interior Side Lot Line	30 metres	m		
	Exterior Side Lot Line	60 metres	m		
	wells and streams (including adjacent lots)	30 metres	m		
	from a building used for one family residential use	30 metres	m		
<b>Building and structures for greenhouse use</b>	Front	15 metres	m		
	Rear	15 metres	m		
	Interior Side Lot Line	7.5 metres	m		
	Exterior Side Lot Line	7.5 metres	m		
	wells and streams (including adjacent lots)	30 metres	m		
	from a building used for one family residential use	15 metres	m		
<b>Building and structures for Commercial Kennel</b>	Front	30 metres	m		
	Rear	15 metres	m		
	*Exterior Side Lot Line in A-1 zone is 15 metres	Interior Side Lot Line	15 metres	m	
	*Exterior Side Lot Line	30 metres	m		
	wells and streams (including adjacent lots)	30 metres	m		
	from a building for residential use same Lot	15 metres	m		
from a building for residential use adjacent Lot	91 metres	m			
<b>Building and structures for commercial cannabis use</b>	Front	60 metres	m		
	Rear	30 metres	m		
	Interior Side Lot Line	30 metres	m		
	Exterior Side Lot Line	60 metres	m		
	wells and streams (including adjacent lots)	30 metres	m		
	from a building used for one family residential use	30 metres	m		

### Building Corner Grade Elevations

### AVERAGE FINISHED GRADE (lot grading plans) please see reverse

(in meters)	Left	Right	((Add Lowest of existing or proposed grades at all exterior corners) (4 corners minimum ))/ (# of corners used, 4 min) ____=	m
Front finished gr.	a)	c)		

### AVERAGE NATURAL GRADE (No lot grading plan) please see reverse

(in meters)	Left	Right	((Add Lowest of existing or proposed grades at all exterior corners) (4 corners minimum ))/ (# of corners used, 4 min) ____=	m
Rear finished gr.	b)	d)		
Front Existing gr.	e)	g)		
Rear Existing gr.	f)	h)		

### BUILDING HEIGHT

Building Height measured to Mid Point between Main Roof Ridge and Eave of Highest Storey for roof pitch ≥ 4:12

Building Height measured to Highest point of THE Roof for Flat roofs or where the roof pitch < 4:12

BUILDING HEIGHT of:	Roof pitch	Maximum height permitted	Proposed	Complies
Agricultural & Cannabis Uses		15 metres		
Agricultural Employee Residential		7.0 metres		
Commercial Kennels		4.5 metres		
Accessory buildings & Structures		6.0 metres		

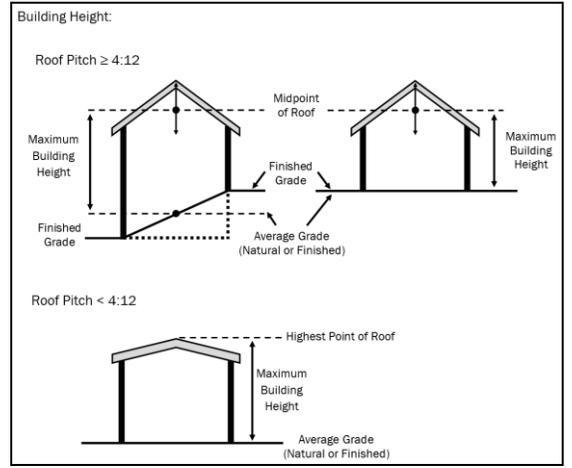
### LOT COVERAGE

	Maximum %	Proposed %	Maximum area (in metric)	Proposed area (in metric)
All buildings & Structures	60%	%	m <sup>2</sup>	m <sup>2</sup>
All Agricultural buildings & Structures	20%	%	m <sup>2</sup>	m <sup>2</sup>
Greenhouse Structures	50%	%	m <sup>2</sup>	m <sup>2</sup>
Commercial Kennel	20%	%	m <sup>2</sup>	m <sup>2</sup>
Accessory buildings & Structures	10%	%	m <sup>2</sup>	m <sup>2</sup>

Planchecker : \_\_\_\_\_ Date : \_\_\_\_\_

**BUILDING HEIGHT:**

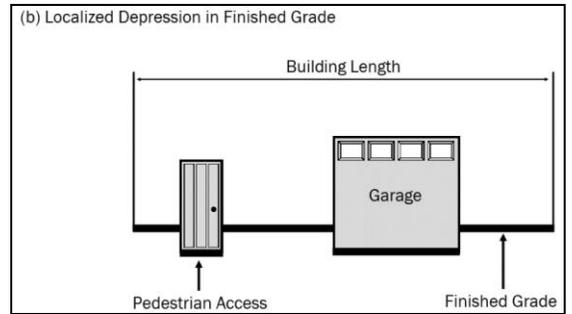
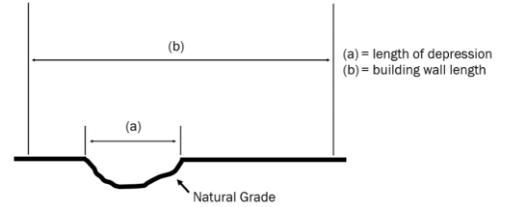
1. The *Building Height* shall be measured as the vertical distance from either:
  - a. the *Average Finished Grade*, or
  - b. the *Average Natural Grade* for subdivisions of less than three (3) *Lots* and for *infill Developments* which are not required by the Municipal Engineering Department to provide a *Comprehensive Lot Grading Plan*,



**LOCALIZED DEPRESSION:**

1. an existing localized depression in Natural Grade not exceeding 3 metres (9.8ft.) in width, or 20% of the building length that it abuts, whichever is less;
2. a localized depression below Finished Grade providing vehicle or pedestrian entrances to a building shall be subject to the following conditions:
  - a. only one vehicle entrance and one pedestrian entrance are shall be considered as Localized Depressions on a single family or two unit residential building.
  - b. on any side of the building in a single detached or two unit residential building, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
    - i. 6.0m (20 ft.) width for vehicle access.
    - ii. 2.44m (8 ft.) wide 3.0 m<sup>2</sup> in area for a pedestrian access, or
    - iii. 7.3m (24 ft.) wide for a combined vehicle and pedestrian access
3. where a localized depression for a pedestrian entrance is completely covered by a deck attached to the storey immediately above it, the localized depression shall be exempt.
4. any combination of vehicle or pedestrian entrances and exist ing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.

(a) Localized Depression in natural grade



**HIGHEST BUILDING FACE EXEMPTIONS:**

- a. a maximum 40% of the length of the building face can be exempt from this regulation. Different portions of the building face can be exempted, provided that the sum of their lengths does not exceed 40% of the total length of the building face;
- b. roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt;
- c. any portion of the roof *Structure* above the top plate is exempt from this calculation; and
- d. 100% of the length of the rear *Building Face* is exempt for *Lots* where the entire *Rear Lot Line* abuts land dedicated by subdivision for *Park* purposes within which a *Watercourse* exists, as identified on Schedule "C" – Natural Features of the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or the Streamside Setback Assessment Map of the Maple Ridge Watercourse Protection Bylaw No. 6410-2006, provided that the rear *Building* elevation is identified as the highest *Building Face*.

Exceptions:

