

RS - 1 (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 : _____
 Lot Depth : _____ Min. Basement El : _____
 Lot Width : _____ Prop. Basement El : _____
 Lot Area : _____
 Lot # : _____ Plan: _____

COVENANTS REGISTERED ON TITLE:

Agricultural Land Reserve :	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*	
Building and structures for **agricultural use	Front	30 metres	m		
	Rear	30 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 used for one family residential use	15 metres	m		
Building and structures for mushrooms, swine & poultry use	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 and structures for cannabis, commercial production	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)		
Rear finished gr.	b)	d)	AVERAGE NATURAL GRADE (No lot grading plan) please see reverse	
Front Existing gr.	e)	g)	((Add Lowest of existing or proposed grades at all exterior corners (4 corners minimum))/ (# of corners used, 4 min) _____ = _____ m	
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
Principal Building		15 metres	m	

LOT COVERAGE	Maximum %	Proposed %	Maximum area (in metric)	Proposed area (in metric)
All buildings & Structures	40%	%	m ²	m ²
Accessory buildings & Structures	15%	%	lesser of 279 m ² or 15%	m ²

Plancher : _____ Date : _____

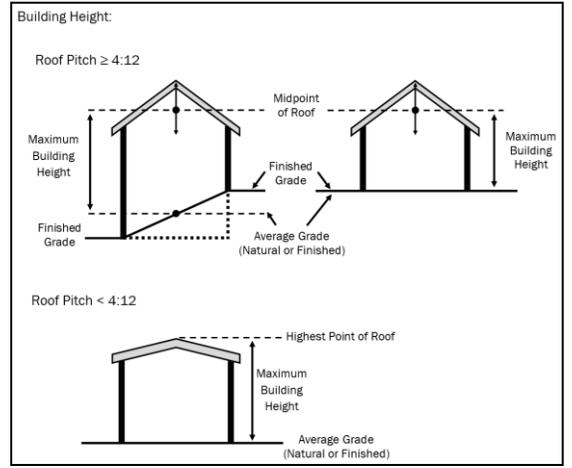
Stamp area (for City use only)

****Agricultural Use:** Please be aware that a lot area must be over 0.4 hectares; b) shall not be permitted on a lot unless the is within the ALR or designated agricultural in the OCP.

AGRICULTURAL means a Use providing for the growing, rearing, producing and harvesting of Agricultural products, including the preliminary grading of such products for shipment. Includes, but is not limited to: mushroom growing; aquaculture; horses; livestock; swine; fur bearing animals; poultry; pigeons; doves; bees; and other animals or birds. Excludes all manufacturing and processing that are not specifically included. For lands located within the Agricultural Land Reserve, the activities designated as "Farm Use" by the Agricultural Land Commission Act and its Regulations are also permitted.

BUILDING HEIGHT:

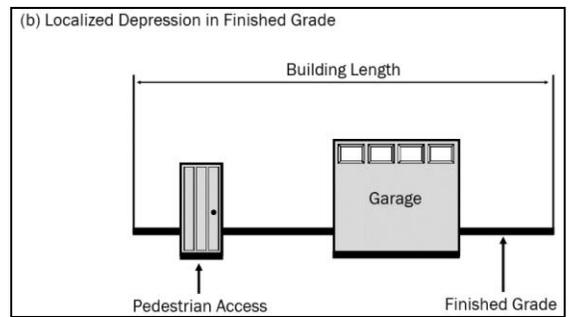
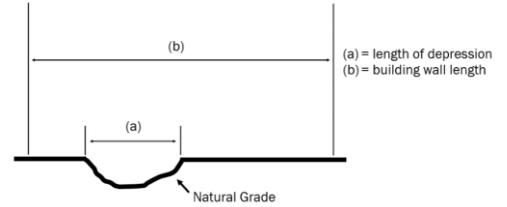
1. The *Building Height* shall be measured as the vertical distance from either:
 - a. the *Average Finished Grade*, or
 - b. the *Average Natural Grade* for subdivisions of less than three (3) *Lots* and for *infill Developments* which are not required by the Municipal Engineering Department to provide 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 m² 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.

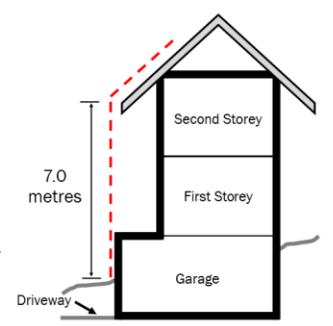
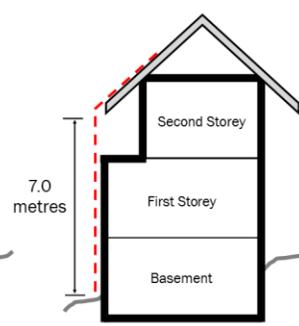
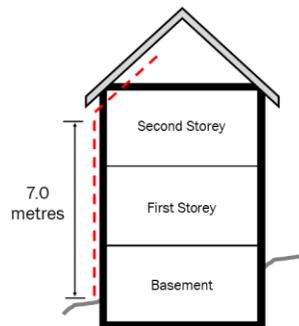
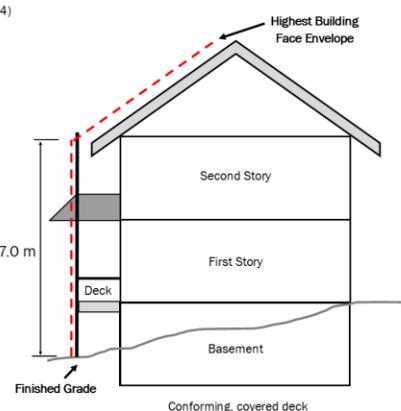
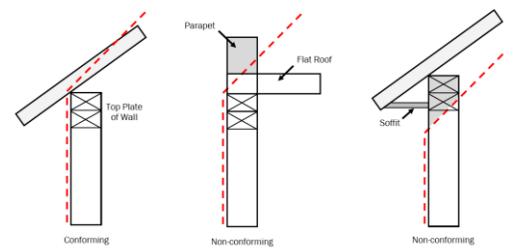
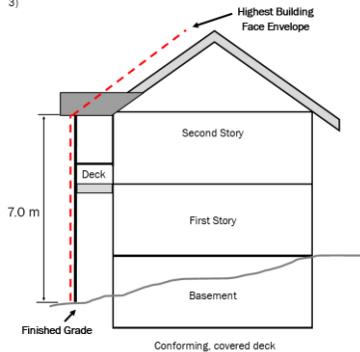
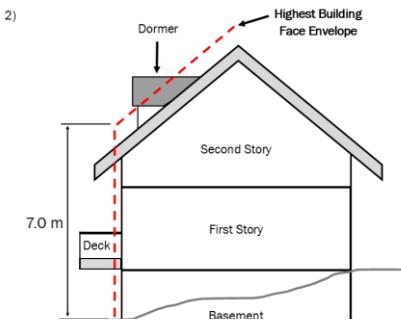
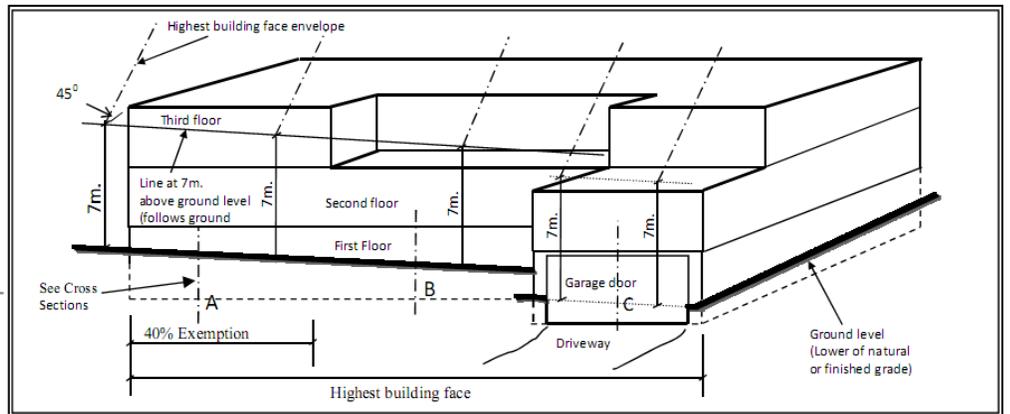
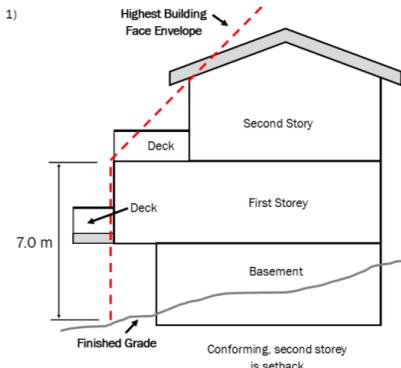
(a) Localized Depression in natural grade



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:



Non-conforming, but within 40% exemption

Conforming, second storey set back from first storey

Conforming, exemption for localized depression (garage)