

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. Please refer to the 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 OR OTHERS REGISTERED

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

SETBACKS

	Minimum	Proposed	Complies*
Principal Structure	Front	30 metres	m
	Rear	15 metres	m
	Left Side	15 metres	m
	Right Side	15 metres	m
	Wells or streams	30 metres	
	Flanking Street	30 metres	m
Separation between all structures used for one family residential use, accessory employee residential or Temporary residential use.	15 metres	m	

* City of Maple Ridge use only

Buildings and structures that involve mushroom growing or the keeping of swine or poultry for domestic purposes	Front	60 metres	m
	Rear	30 metres	m
	Left Side	30 metres	m
	Right Side	30 metres	m
	Wells or streams	30 metres	m
	Flanking Street Side	30 metres	m
Separation between all structures used for one family residential use, accessory employee residential or Temporary residential use.	15 metres	m	

Green house structures	Front	15 metres	m
	Rear	15 metres	m
	Left Side	7.5 metres	m
	Right Side	7.5 metres	m
	Wells or streams	30 metres	m
	Flanking Street Side	15 metres	m
Separation between all structures used for one family residential use, accessory employee residential or Temporary residential use.	15 metres	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)		

BUILDING HEIGHT	Roof pitch	Maximum height permitted	Proposed	Complies
Principal Building		11 metres		

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	

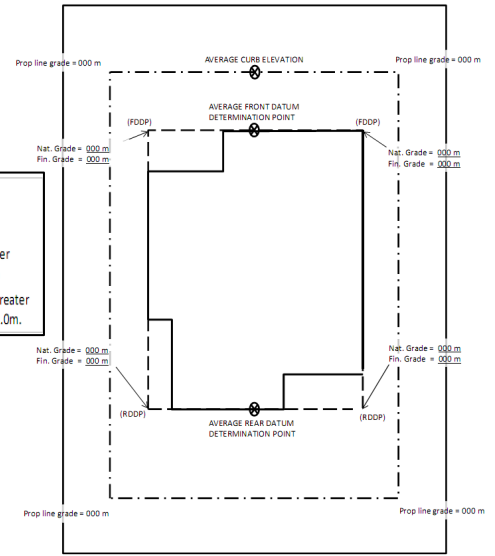
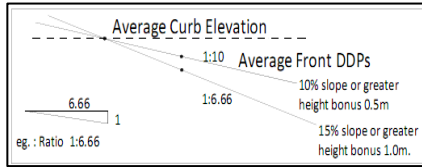
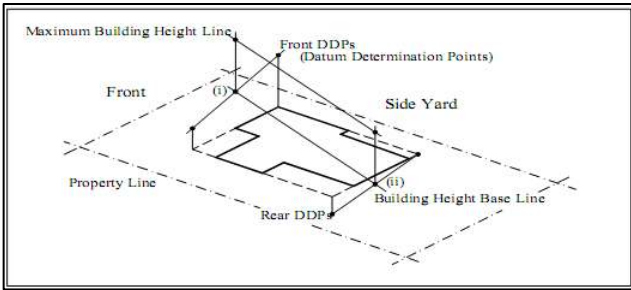
BUILDING COVERAGE	Maximum %	Proposed %	Maximum area (in metric)	Proposed area (in metric)
All buildings & Structures	60%	%	m ²	m ²
All Agricultural buildings & Structures	20%	%	m ²	m ²
Greenhouse Structures	50%	%	m ²	m ²
Parking & other accessory structures	10%	%	m ²	m ²

Stamp area (for City use only)

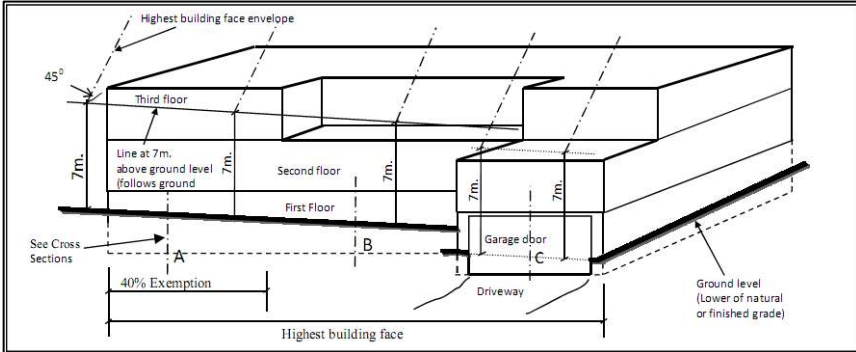
Planchecker : _____ Date : _____

BUILDING HEIGHT BASE LINE - means:

- I. averaging the two front Datum Determination Points on the lot; and
- II. averaging the two rear Datum Determination Points on the lot; and
- III. longitudinally extending a line joining (i) and (ii); illustrated by way of the following diagram;

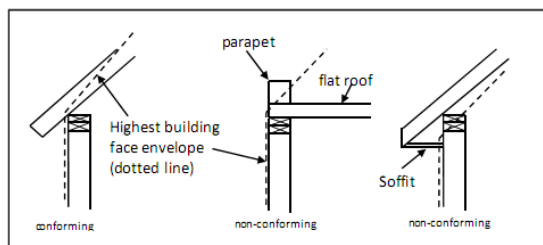
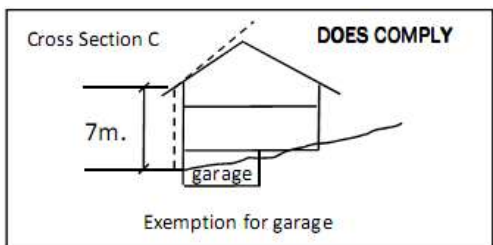
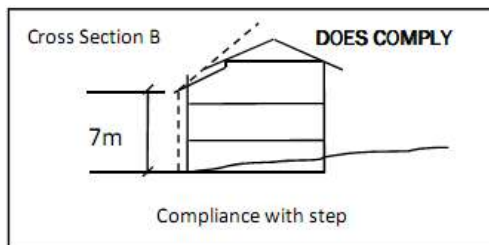
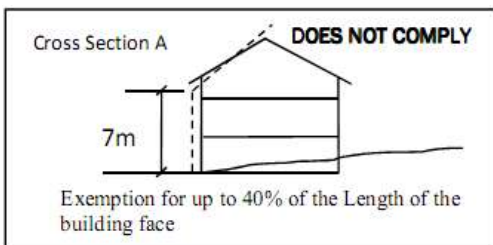


DATUM DETERMINATION POINTS - means the two points on a lot created where the front most and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.



LOCALIZED DEPRESSION - means:

- I. an existing depression in Natural Grade not exceeding 3 metres (9.8ft.) in width, or the lesser of 3 metres or 20% of the wall length along any building wall that it intersects;
- II. a depression below Finished Grade created for the purposes of providing vehicles or pedestrian entrance to a building subject to the following conditions:
 - A. only one vehicle entrance and one pedestrian entrance are permitted as Localized Depressions on a single family residential building.
 - B. on any side of the building in a single family residential zone, the Localized Depression width shall not exceed the lesser of 50% of the corresponding building width or:
 - * 6.0m (20 ft.) width for vehicle access.
 - * 2.44m (8 ft.) wide 3.0 m² in area for a pedestrian access.
 - * 7.3m (24 ft.) wide for a combined vehicle and pedestrian access
- III. any combination of vehicle or pedestrian entrances and existing depressions remaining after finish grading shall not exceed 50% of the corresponding building width or length along any side of a building.



Highest Building Face Exemptions:

- I. 40% of the length of the building face can be exempt from this regulation. Different parts of the building face can be exempt, provided that the sum of their lengths does not exceed 40% of the total length of the elevation.
- II. 100% of the length of the rear building face for those lots whose entire rear lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the rear building elevation.
- III. 100% of the length of the interior side building face for those lots whose entire interior side lot line abuts land dedicated for park purposes by subdivision plan, within which a watercourse shown on Schedule "E" exists, provided that the Highest Building Face is identified on the interior side building elevation.
- IV. Roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt.
- V. Any portion of the roof structure above the top plate is exempt from this calculation.

