

RS - 2 (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 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*
Greenhouse	Front	15 metres	m
	Rear	15 metres	m
	Left Side	7.5 metres	m
	Right Side	7.5 metres	m
	Flanking Street Side	7.5 metres	m
	from a building used for one family residential use	15 metres	m
* City of Maple Ridge use only			
Building and structures for agricultural use	Flanking Street Side	30 metres	m
	Front Prop. Line	30 metres	m
	Lane/Rear Prop. Line	30 metres	m
	Interior Side Prop. Line	7.5 metres	m
BP file #	from a building used for one family residential use	15 metres	m
	wells and streams	30 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)		
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

BUILDING HEIGHT

Roof pitch	Maximum height permitted	Bonus	Proposed	Complies
	9.5 metres		m	m

BUILDING COVERAGE

Maximum %	Proposed %	Maximum area (in metric)	Proposed area (in metric)
Buildings & Structures for agricultural use	10%	m ²	m ²
Greenhouse Structures	20%	m ²	m ²
total coverage for ALL buildings and structures	40%	m ²	m ²

Stamp area (for City use only)

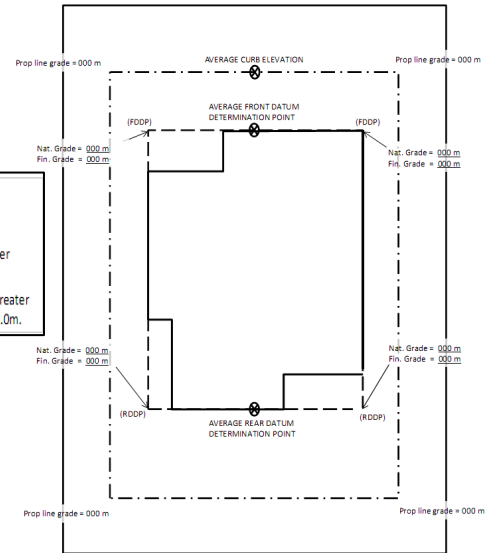
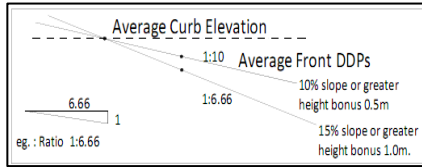
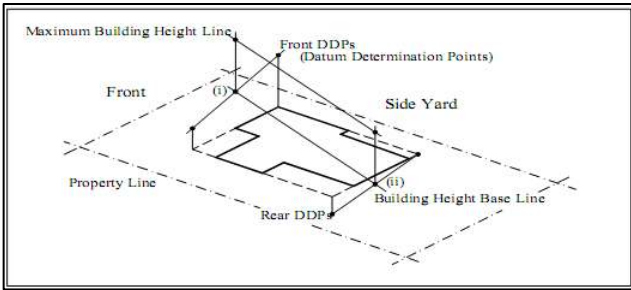
Planchecker : _____ Date : _____

****Agricultural Use:** Please be aware that a) lot area must be over 0.4 hectares; b) shall not include mushroom growing or the keeping of swine or mink; and c) shall not be permitted on RS-1 unless these lands are designated as **"Agricultural Land Reserve"**

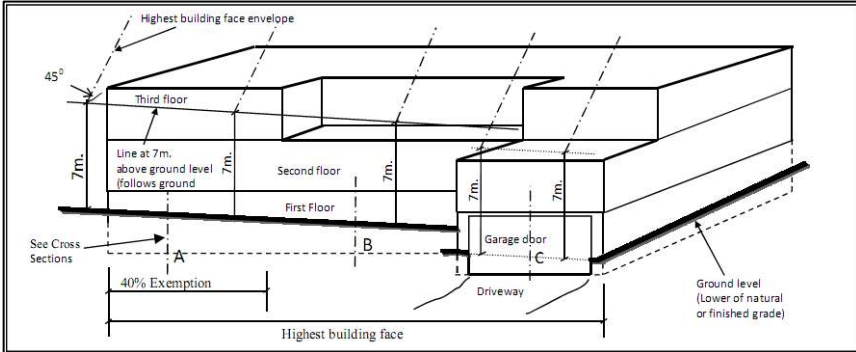
Agricultural use - means a use of providing for the growing, rearing, producing and harvesting of agricultural products; includes the preliminary grading of such products for shipment, and specifically includes mushroom growing, horses, livestock, swine, fur bearing animals, poultry, pigeons, doves, bees, or other animals or birds; excludes all manufacturing and any processing not specifically included.'

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;

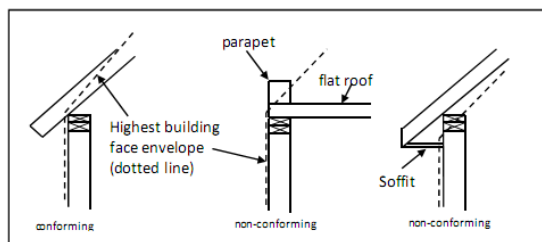
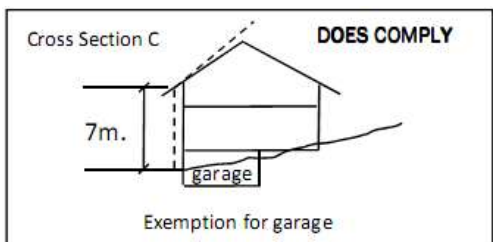
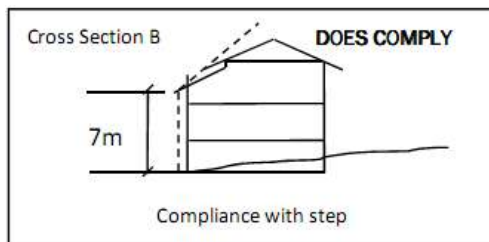
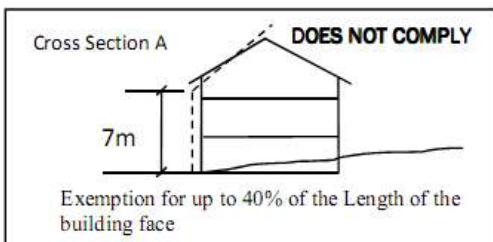


DATUM DETERMINATION POINTS - means the two points on a lot created where the front most and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.



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.

