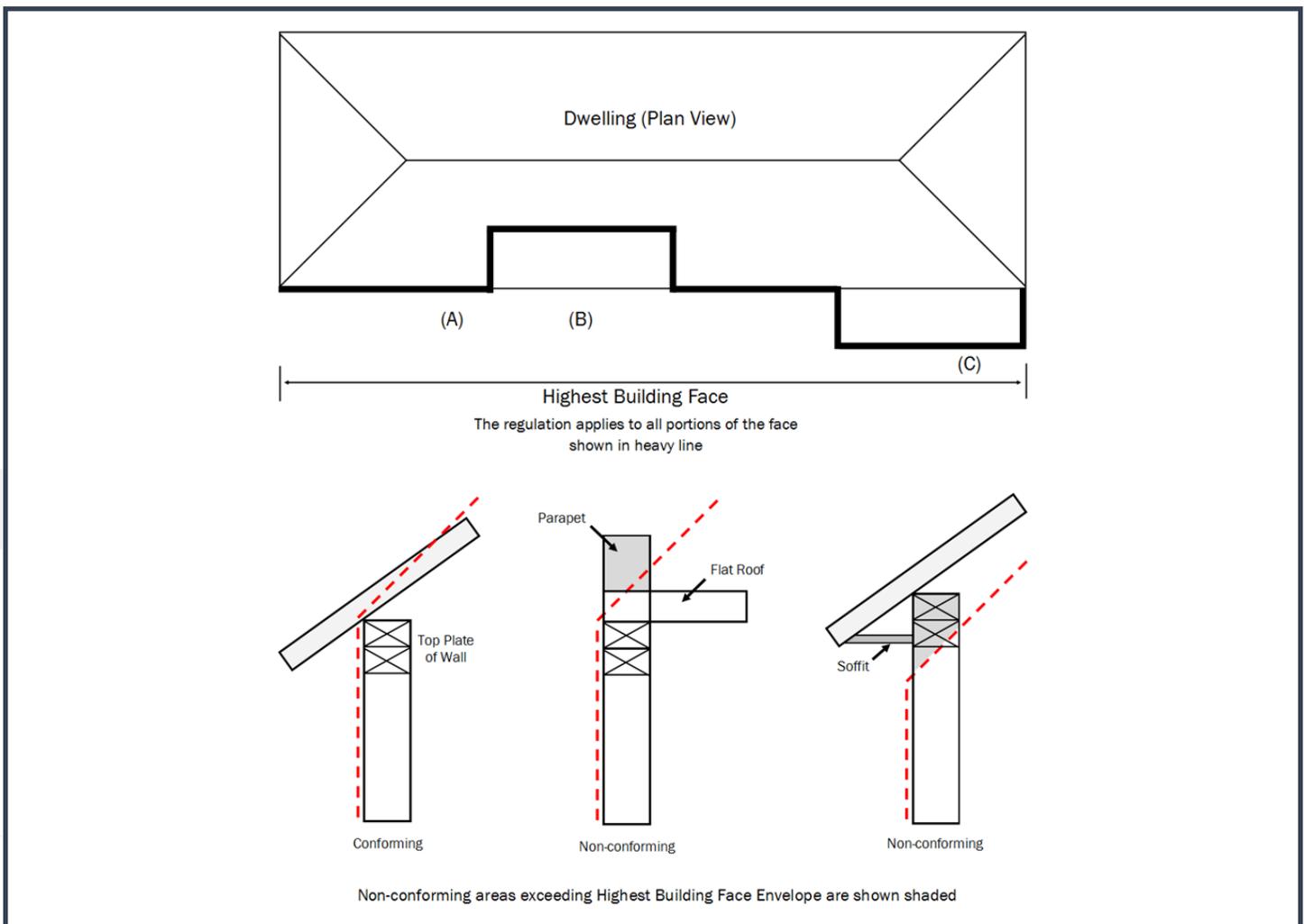


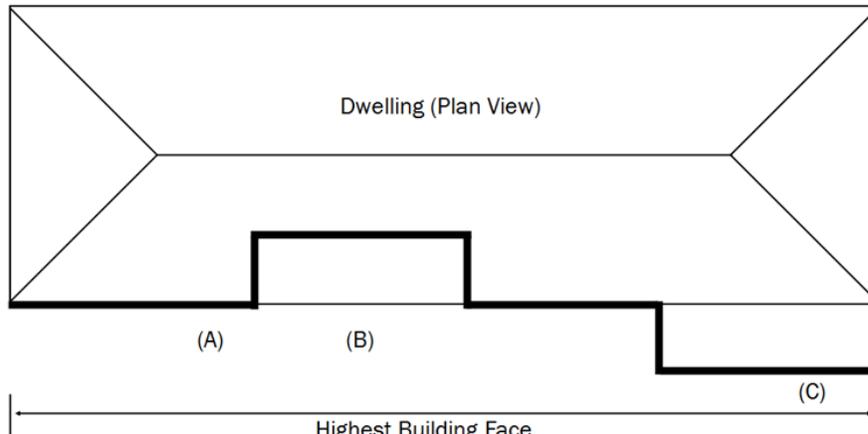
Highest Building Face

BUILDING FACE means the vertical plane formed by the extreme outer surface of the building's exterior walls but does not include projections exempted under Section 403 (Siting Exceptions) of this Bylaw. The *building face* includes the outer face of posts used to support roofs over patios, decks, porches, balconies and other exterior platforms.

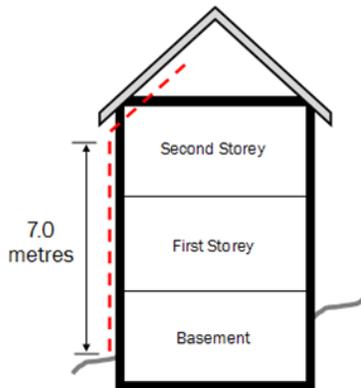
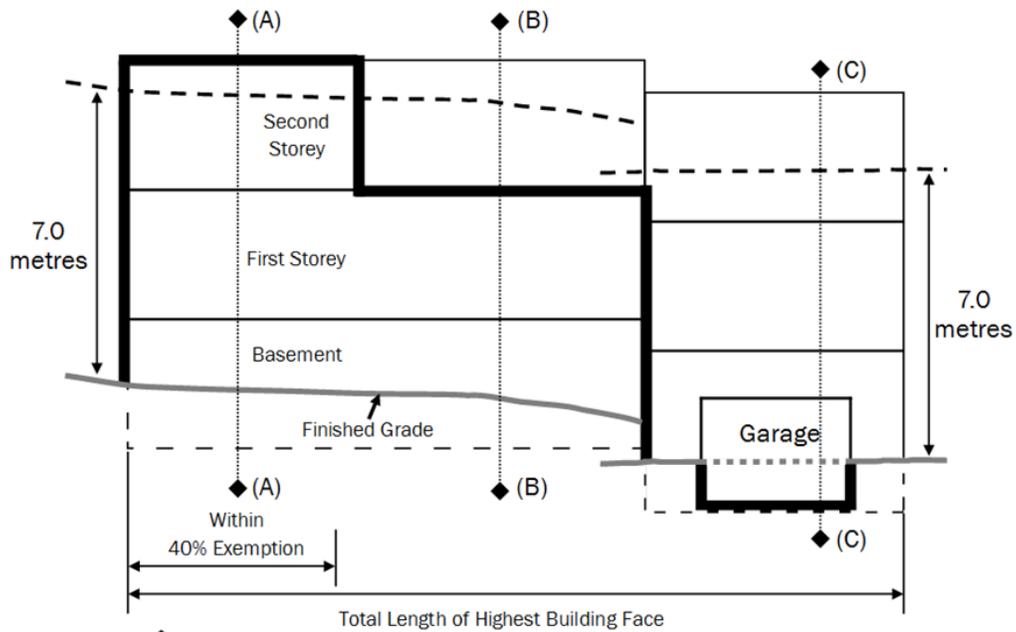
1. No single detached residential or two-unit residential buildings shall exceed a highest building face height of 7.0 metres.
2. The highest building face:
 - a) shall apply only to the building face, excluding the interior side building face, which has the greatest height between the top plate and the finished grade at its base; and
 - b) shall be established by applying a series of vertical lines, each 7.0 metres in height from the finished grade, along the exterior of the highest building face or face of a post that supports a roof over an exterior deck, and then continuing the vertical lines at a 45 degree angle in towards the building. Vertical lines shall be required at each change of finished grade to determine the envelope over the entire building face. The top plate of the wall shall be within the measured envelope.



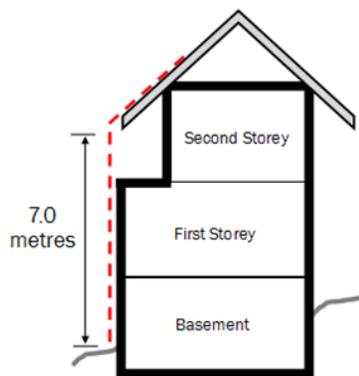
Highest Building Face



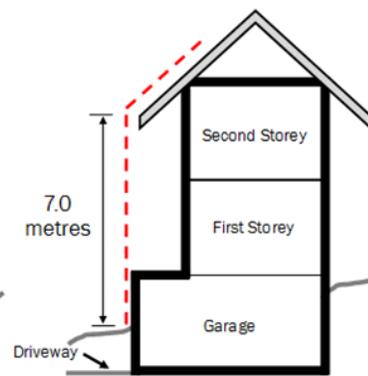
The regulation applies to all portions of the face shown in heavy line



Cross Section (AA)
Non-conforming, but within 40% exemption



Cross Section (BB)
Conforming, second storey set back from first storey



Cross Section (CC)
Conforming, exemption for localized depression (garage)



Highest Building Face

3. Highest Building Face exemptions:

- a maximum of 40% of the length of the building face is exempt. Different portions of the building face can be exempted, provided the sum of their lengths does not exceed 40% of the total length of the building face;
- roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt;
- any portion of the roof structure above the top plate is exempt from this calculation; and
- 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

