

The following items are to be filled out by your Designer (where applicable by scope of work) and must be completed for all new constructions or additions.

Civic Address: _____

ZONING INFORMATION

Staff Reviewed (initial): _____

Zone (specify): _____ Lot Area (m²): _____ **Completed? (Y/N):** _____

Land Use Contract (Y/N): _____ Specify LUC Number: _____

DVP or DP Required? (Y/N): _____ Specify DP or DVP Number: _____

Please direct any inquiries regarding watercourses to env-info@abbotsford.ca.

LOT GRADING	INITIAL	
	m	
4 extreme corner elevations of the house (m), as shown on the site plan	+	m
	+	m
	+	m
	+	m
Add up, divide by 4	Total / 4 =	m
Average Finished Grade (AFG) Required for calculation of height and determining if basement is exempt from FSR	AFG =	m
All other R zones:		
Top of Main Floor elevation		m
Top of Basement slab	+	m
Midpoint elevation of Basement (MoB)	Total / 2 =	m
	MoB =	m
Calculate Basement Below Grade Positive value means basement is exempt in FSR Negative value means basement is included in	AFG - MoB + 0.35 =	m
RS3-i, RS3-ig & RS4-i (Max. 1.4m above AFG) Top of main floor shall not exceed 1.4m above AFG. (main floor > 1.4m above AFG = basement included in FSR)		m
Basement Exempt from FSR? (Y/N)		

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FLOOR AREA CALCULATION			INITIAL
Basement Floor Area (<i>if not exempt</i>)		m ²	
Main Floor Area	+	m ²	
Upper Floor Area	+	m ²	
Garage Floor Area	+	m ²	
Gross Floor Area (GFA)	=	m ²	

ZONING COMPLIANCE	PERMITTED	PROPOSED	INITIAL
Floor Space Ratio (FSR) Gross Floor Area / Lot Area (Express as %)			
Secondary Suite / Coach House Area of Dwelling Unit			
Lot Coverage Horizontal coverage of all buildings and structures divided by the lot size			
Setbacks Identify projections, Easements and Statutory Right-of-Ways on Site Plan			
Principal Building			
Front	m	m	
Rear	m	m	
Interior Side	m	m	
Exterior Side	m	m	
Accessory Building / Coach House			
Front	m	m	
Rear	m	m	
Interior Side	m	m	
Exterior Side	m	m	
Between Principal / Accessory	m	m	
Between Principal / Coach	m	m	
Between Accessory / Coach	m	m	
Watercourse Horizontal Setback (ZB S.140.7.7) If using fill to achieve an elevation, the landfill slope shall not encroach upon horizontal setback	m	m	

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ZONING COMPLIANCE	PERMITTED	PROPOSED	INITIAL
Building Height Measured from AFG to midpoint between roof peak and eaves			
Principal Building	m	m	
Coach House	m	m	
Floodplain Area (ZB Sec. 140.7)			
Full flood proofing (where applicable)	m	m	
Reduced flood proofing (where applicable)	m	m	
Underside of main floor elevation or top of slab on grade	m	m	
Ground level elevation (for reduced)	m	m	
Crown of nearest road (for reduced)	m	m	

OTHER	REQUIRED (CHECK ONE)	INITIAL
Steep Slope DP Area DP Boundary to be shown on Site Plan	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Natural Environment DP Area DP Boundary to be shown on Site Plan	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Development Permits Copy of Approval in Principle (AIP) or DP Issuance Letter	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Watercourse, ditches or unidentified drainage channels on site	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Top of Bank Survey	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Streamside Protection Bylaw (SPB) Setback shown on Site Plan	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Rock pit for rainwater leaders	<input type="checkbox"/> YES <input type="checkbox"/> NO	
Rock pit for perimeter drain tile	<input type="checkbox"/> YES <input type="checkbox"/> NO	
REVIEWED (CHECK ONE)		Staff Reviewed (Initial)
Topographical Survey with proposed building location / elevations	<input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO	
Design Complies with Charges on Title	<input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO	
Fraser Health Approval	<input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO	
Subdivision Complete	<input type="checkbox"/> N/A <input type="checkbox"/> YES <input type="checkbox"/> NO	
New Driveway Access Required?	Culvert Required?	<input type="checkbox"/> YES <input type="checkbox"/> NO
	Location per Civil Plan?	<input type="checkbox"/> YES <input type="checkbox"/> NO