

Q: Is a three storey house permitted on my property?

Determine the zoning regulations for your property:

- a) If your property is within an RS, SR, CR or A zone, then the Abbotsford Zoning Bylaw permits a three storey house, subject to compliance with the definition of 'height', 'storey' and 'basement', which requires verification through lot grading information. *OR*
- b) If your property is regulated by a Land Use Contract (LUC), you must review the provisions of that particular LUC. You may view the LUC in the Planning Services Division at City Hall, or obtain a copy from the BC Land Title Office (88 6th Street, New Westminster, 1-877-557-5872 or www.ltsa.ca).

If you have verified that your zoning or LUC permits a three storey house, the following steps apply:

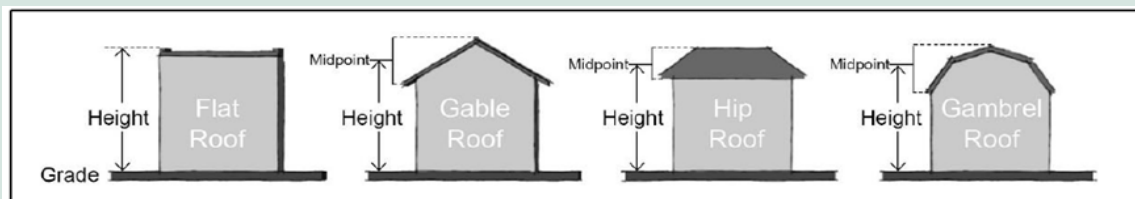
1. Obtain a copy of the Service Record Card for your property from the City's online mapping system (WebMap) or from the Engineering Department at City Hall (4th Floor).

Note: If no Service Record Card exists, or if the information included on the Service Record Card is incomplete, you will need to have a surveyor confirm the invert of services at property line.

2. Take the Service Record Card to your house designer or architect, who can determine if the proposed average finished grade will comply with the maximum permitted height of the zone (or LUC). For new subdivisions, the Minimum Basement Elevation (MBE) will be shown on your Services Record Card, showing the lowest the basement can be built based on the depth of servicing. For new homes on existing lots, your house designer will be required to have a topographical survey done to show existing and proposed grades.

For single family homes and duplexes, 'height' is defined as the vertical distance measured from the average finished grade level at the extreme corners of the building faces surrounding the perimeter of the building to:

- the highest point on a flat roof, as illustrated below;
- the average level between the uppermost eave and uppermost ridge of a gable, hip or gambrel roofed building as illustrated below; or
- the greater of the two measurements, in the case of a building with more than one type of roof.



3. Apply for a Building Permit from the Building Permits & Licences Division at City Hall, who will review and confirm if the permit can be issued as proposed.

PLANNING & DEVELOPMENT SERVICES

Building Permits & Licences

1st Floor, 32315 South Fraser Way, Abbotsford, BC
T 604-864-5525 E building-info@abbotsford.ca

www.abbotsford.ca

Planning Services

2nd Floor, 32315 South Fraser Way, Abbotsford, BC
T 604-864-5510 E planning-info@abbotsford.ca