



Zoning, Building Height and Average Grade Information:

The applicable zoning is CD-5.

The maximum building height is 9m (29'-6") and the definition of building height from the Pemberton consolidated zoning bylaw is as follows:

"height (of a building or structure) means the vertical distance from the Average Finished Grade to the highest point of a flat roof, to the deck line of a mansard roof, and to the mean height level between the eaves and the ridge of a hip or gambrel roof"

The 9m is measured from the lower of the average proposed/finished grade (which is the average of height points taken at the corners of the foundation where the grade will be when everything is finished). This average grade height will change slightly depending on where you situate your house within the building setbacks, so it's good to decide on your siting and figure out your max height early on in the design process.

The MBE (Minimum Building Elevation) stated on the grading plan is the height that your main floor subfloor (or top of slab for slab on grade) must be at. All living space must be above this line.