

## **SECTION 5 - GENERAL REGULATIONS**

### **5.01 AGRICULTURAL LAND RESERVE**

Notwithstanding any other provisions of this BYLAW, all lands within the Agricultural Land Reserve are subject to the provisions of the *Land Reserve Commission Act*, Regulations thereto and Orders of the Commission (thereby not permitting the subdivision of land and the development of new non-farm uses unless approved by the LAND RESERVE COMMISSION).

### **5.02 AMENITY AREA STANDARDS**

These standards are for the development and maintenance of amenity areas required in connection with residential development of three or more dwelling units per lot or building site. All such amenity areas shall conform to the following standards.

- (1) General Requirements:
  - (a) Amenity areas shall be located on the same lot as the dwelling units served;
  - (b) Off-street parking or off-street loading areas, driveways and service areas shall not be counted as amenity areas;
  - (c) All landscaping and recreational facilities shall be maintained in perpetuity;
  - (d) Slope of an amenity area shall not exceed 3% but multi-level areas may be interconnected by means of stairs and ramps;
  - (e) Adequate guard railings or other protective devices shall be erected whenever necessary for above-ground locations.
- (2) Outdoor COMMON AMENITY AREAS shall be unenclosed areas free, common and readily accessible to all tenants. Outdoor COMMON AMENITY AREAS may include any of the following:
  - (a) Any combination of lawn, garden landscaping, flagstone, concrete, asphalt or other serviceable dust free surfacing;
  - (b) Recreational facilities such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.;
  - (c) The entire roof area of an apartment block or structure for off-street parking provided that:
    - (i) the area shall be accessible through the internal circulation system of the structure for multi-family use;
    - (ii) areas occupied by vents or other structures shall be surrounded by landscaping;
    - (iii) no area so used shall be located within 5m of any window serving a dwelling unit;
    - (iv) areas so used shall have a minimum dimension of 3m.

## **5.02 AMENITY AREA STANDARDS (continued)**

- (3) Indoor COMMON AMENITY AREAS shall be enclosed areas of a structure for multi-family use or accessory structure, free, common and readily accessible to all residents by way of the internal circulation system of the structure or enclosed walkways. Indoor COMMON AMENITY AREAS may include any of the following:
  - (a) covered swimming pool
  - (b) gymnasiums including racquetball and other courts
  - (c) games rooms
  - (d) saunas and exercise rooms
- (4) PRIVATE AMENITY AREAS shall be unenclosed areas located adjacent to the individual dwelling unit served.
  - (a) Each such area shall be accessible to only one dwelling unit and shall be for the exclusive use of the occupants thereof.
  - (b) When located on ground level, in association with a townhouse multi-family residential use, such area shall be of such size and shape that a rectangle included within it shall have a minimum dimension of 3m.
  - (c) When located above ground or as a balcony or deck, such area shall be of such size and shape that a rectangle included within it shall have a minimum dimension of 1.5m.
- (5) Storage Lockers, where required in association with a Multi-Family Residential Use, shall be conveniently located and directly accessible or accessible by elevator from either the ground floor or parking level entrance, and shall have the following minimum dimensions:
  - height 1.2m
  - length 2.0m
  - width 1.0m

## **5.03 FLOODPROOFING REQUIREMENTS**

Floodproofing requirements are contained within City of Chilliwack Floodplain Management Bylaw, in force from time to time.

## **5.04 HEIGHT EXCEPTIONS AND SUPPLEMENTARY HEIGHT REGULATIONS**

- (1) Except where limited in (2) below, the following structures are exempt from the maximum heights permitted in the zone:
  - (a) industrial cranes
  - (b) storage silos and grain elevators
  - (c) amateur or private non-commercial radio and television antennas

**5.04 HEIGHT EXCEPTIONS AND SUPPLEMENTARY HEIGHT REGULATIONS (continued)**

- (a) church spires, belfries and domes
  - (b) monuments
  - (c) chimneys
  - (d) power poles, lighting poles and flag poles
  - (e) fire-hose drying towers
  - (f) windmills
  - (g) balloon type signs
- (2) Within the flight path of the Chilliwack Municipal Airport, the maximum height of buildings and structures permitted elsewhere in the BYLAW shall be controlled by Transport Canada Regulations.

**5.05 FENCING, SCREENING AND LANDSCAPING**

Pursuant to Section 909 of the *Local Government Act*, FENCING, SCREENING and LANDSCAPING shall be required and regulated as follows:

- (1) Livestock Fences:
- (a) Fences shall not be constructed of barbed wire nor electrified, unless located in a ZONE permitting the raising of livestock.
  - (b) Electrified fences may not be located along lot lines adjacent to a Residential Zone or a Zone readily permitting public access.
- (2) Security Fences are permitted in all ZONES but, barbed wire or other potentially injurious elements shall be at least 2m above ground.
- (3) SCREENING OF MAJOR TRANSPORTATION CORRIDORS
- (a) Where a residential, tourist accommodation, institutional occupancy or assembly occupancy use abuts a major transportation corridor, including: the CNR, B.C. Hydro Railway right-of-way and Trans Canada Highway No. 1, a combination berm and screening shall be provided to the following standard:
    - (i) the berm and screen combination shall be parallel to the right-of-way and have 6m returns at the ends where not contiguous with adjacent berms;
    - (ii) the berm and screen combination shall have a minimum total height of 3.3m above grade;
    - (iii) the berm shall have a minimum height of 1.5m with side slopes not steeper than 2 to 1, covered with soil or other suitable planting material;

## 5.05 FENCING, SCREENING AND LANDSCAPING (continued)

- (iv) screening consisting of a fence, wall, or compact evergreen hedge, 1.8m in height and without openings, shall be planted/installed on the berm.

### (4) SCREENING BETWEEN LAND USES

- (a) Screening shall be provided between commercial, industrial, institutional and residential uses, and between multi-family residential development and single family detached/duplex homes on adjacent properties.
- (b) Screening so required shall be installed along the common property line or within the required setback area (but not exposing any vehicular use area) and shall consist of one or a combination of the following:
  - (i) berm
  - (ii) fence
  - (iii) masonry wall
  - (iv) vegetation screen
- (c) Notwithstanding (a) above, screening shall not be required at customary entrances and exits or adjacent to structures which are sited within 0.3m of any property line.
- (d) The view obstructing screen shall meet the following requirements:
  - (i) minimum height of 1.5m, or as required within the Zone Regulations, whichever is greater;
  - (ii) vegetation screens may have a lower height at time of planting, but shall be maintained at the height required upon maturity;
  - (iii) masonry or concrete walls facing a public street shall be set back 0.6m from the property line and shall be buffered with trees, shrubs or vines on the street side of the wall at a density of not less than 1 plant per 3m;
  - (iv) masonry or concrete walls exceeding 1.2m in height may require a Building Permit;
  - (v) view obstructing fences shall consist of structurally suitable new construction materials and may require a Building Permit if they exceed 2.0m in height.

### (5) CORNER VISIBILITY

- (a) To ensure safety along roads, intersections and exits from parking lots, a clear sight line must be maintained. The area formed by these sight lines is referred to as the sight triangle and shall be determined as follows:

## 5.05 FENCING, SCREENING AND LANDSCAPING (continued)

- (i) one side of the triangle (a-b) shall be a line approximating the centre of the path of travel of a vehicle exiting the minor road, drawn from a point 3m back of the point of entry to the point of entry (the edge of the closest traffic lane of the major road);
    - (ii) the second side of the triangle (b-c) shall be the center of the path of travel of a vehicle approaching the intersection in the closest traffic lane, drawn from the point of entry from the minor road or driveway to a point along the closest traffic lane on the major road:
      - 45m for 40km/hr
      - 65m for 50km/hr
      - 85m for 60km/hr
    - (iii) the third side (c-a) shall be a line joining the ends of the other 2 lines;
    - (iv) within the sight triangle, all landscaping materials must be pruned to allow unobstructed visibility at a level between 0.5m and 3.0m from the crown of the road or the access way.
  - (b) Notwithstanding (a) above, the sight triangle shall be extended to include a 3m x 3m corner cut where two property lines (R.O.W. boundaries) intersect or where a property line (R.O.W. boundary) intersects a private access driveway.
  - (c) Additional regulations as the height of screening permitted at road intersections are contained within the Highway and Traffic Bylaw, in force from time to time.
- (6) PERIMETER SCREENING AND LANDSCAPING OF VEHICULAR USE AREAS
- (a) The following landscaping requirements shall apply to any outdoor area for vehicular use that exceeds 210m<sup>2</sup> in area following:
    - (i) any parking lot containing 10 or more parking spaces
    - (ii) vehicle storage compounds
    - (iii) loading bay areas
    - (iv) motor vehicle sales lots
  - (b) Where an outdoor vehicular use area adjoins a public road, a landscape strip shall be provided on the property between the vehicular use area and the public road. Any of the following options or a combination of them, may be employed:
    - (i) a 2.0m or wider landscape strip planted with a minimum of 1 tree and 5 shrubs per 10m of road frontage, excluding driveways and walkway openings;

## 5.05 FENCING, SCREENING AND LANDSCAPING (continued)

- (ii) a 2.0m or wider landscape strip planted with a minimum of 1 tree per 3m of road frontage, excluding driveways and walkway openings;
  - (iii) notwithstanding the above, the landscape strip may be reduced to 1.5m in width if the vehicular use area has a minimum grade drop of 0.9m from the public roadway and is planted in accordance with the above;
  - (iv) a 7.5m or wider strip of existing woodlands;
  - (v) no more than 15% of the landscape strip can be covered with impervious surface.
- (c) Notwithstanding (b) above, a required landscaped strip shall be subject to the requirements of Section 5.09 (Supplementary Setback Regulations) of this BYLAW with respect to provision for future R.O.W. widening.
- (d) The above requirements may be waived or adjusted by the Director of Municipal Development, if an equivalent landscape strip exists on the public right-of-way or on a combination of the public right-of-way and the subject property.
- (e) Where access to the use on the property may be by pedestrian traffic, in addition to vehicular traffic, pedestrian walkways, conforming the following standards shall be provided through the perimeter landscape strip:
- (i) walkways shall have a minimum width of 1.2m;
  - (ii) walkways shall meet standards for use by persons requiring a wheelchair or other mechanical conveyance;
  - (iii) walkways shall be located so as to provide access to traffic intersections, crosswalks and anticipated directions of pedestrian travel.

### (7) INTERIOR LANDSCAPING OF PARKING LOT AREAS

The following requirements shall apply to any off-street parking area or combination of areas associated with the same development that contain 20 or more parking spaces:

- (a) Interior landscaping shall not be less than 7% of the total area of the parking lot, including access and egress.
- (b) Interior landscaping shall, wherever possible, be used to delineate and guide traffic movement within the parking area.
- (c) All landscape areas shall consist of sod, ground cover, shrubs, trees or any landscape treatment - excluding impervious surfaces.

**5.05 FENCING, SCREENING AND LANDSCAPING (continued)**

- (d) All landscape areas shall not be less than 5m<sup>2</sup> in size and 1.5m in width; and shall be placed at intervals of no more than 12 parking spaces or shall consist of a linear landscape strip 2.0m in width between the front of 2 contiguous rows of parking spaces thereby serving as a curb stop for both rows.
- (e) A minimum of 1 tree per 10 parking spaces shall be planted.
- (f) Each landscape area shall be planted with at least 1 tree.

**(8) LANDSCAPING FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT**

(a) Landscaping shall be required for properties within the following Zones:

- |           |                        |                       |
|-----------|------------------------|-----------------------|
| (i) R4    | (v) R7                 | (ix) CD-15 (AB #3600) |
| (ii) R4-A | (vi) R8                | (x) CD-19 (AB #3600)  |
| (iii) R5  | (vii) RC               | (xi) CD-20 (AB #3600) |
| (iv) R6   | (viii) CD-9 (AB #2924) |                       |

(b) Minimum landscape requirements for front setback area shall be:

- (i) 40% of the front setback area shall have no impervious surfaces or vehicular use;
- (ii) a portion of the required pervious surface area, equivalent to 20% of the front setback area, shall be reserved for landscape areas and extensively planted with trees and shrubs.

(c) Minimum overall site landscape requirements shall be:

- (i) 20% of the overall site area shall have no impervious surfaces or vehicular usage
- (ii) a portion of the required pervious surface area, equivalent to 15% of the overall site area, shall be landscaped
- (iii) a portion of the required landscaped area, equivalent to 7% of the overall site area, shall be planted extensively with trees and shrubs.

(d) *Notwithstanding (a), (b) and (c) above, the Director of Development may reduce the overall site area for landscaping requirements by up to a maximum of 3% if the parcel is affected by a riparian area. (AB #3600)*

**(9) LANDSCAPING FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT**

(a) Landscaping shall be required for properties that are 2000m<sup>2</sup> or larger in site area and within the following Zones:

- |          |            |                       |                      |
|----------|------------|-----------------------|----------------------|
| (i) C1   | (vi) CS-1  | (xi) M3               | (xvi) CD-14          |
| (ii) C2  | (vii) CS-2 | (xii) M4              | (xvii) AFP (AB#3218) |
| (iii) C5 | (viii) CSM | (xiii) M5             |                      |
| (iv) C6  | (ix) M1    | (xiv) M6              |                      |
| (v) C7   | (x) M2     | (xv) CD-12 (AB #3165) |                      |

## **5.05 FENCING, SCREENING AND LANDSCAPING (continued)**

- (b) Landscaping shall be required for properties in all Institutional Zones, regardless of parcel size:
  - (i) P1                      (iii) P3                      (v) P6 (AB #3600)
  - (ii) P2                      (iv) P4
- (c) Minimum landscape requirements for front setback area shall be:
  - (i) 40% of the front setback area shall be landscape area
- (d) Minimum overall site landscape requirements shall be:
  - (i) 10% of the total site area shall be landscape area; (AB #3165)
  - (ii) a portion of the required landscape area, equivalent to 5% of the total site area shall be planted extensively with trees and shrubs.
- (e) Notwithstanding (a) and (b) above, the Director of Municipal Development may reduce or waive the landscaping requirements for parcels within an Institutional Zone if the parcel is in or surrounded by the ALR, or is located in a rural or natural environment.
- (f) *Notwithstanding (a) and (b) above, the Director of Development may reduce the overall site area for landscaping requirements by up to a maximum of 3% if the parcel is affected by a riparian area. (AB #3600)*

### **(10) LANDSCAPING DESIGN STANDARDS**

- (a) *All landscaping required for properties within the zones identified in Paragraphs 8 and 9 shall be designed and installed in accordance with the current edition of the BC Landscaping Standard. (AB #3600)*

## **5.06 MAINTENANCE OF FENCES, SCREENING AND LANDSCAPING**

- (1) Property owners, or their agents, shall be responsible for the maintenance of fences and walls required in this BYLAW to assure the following:
  - (a) Fences and walls must serve the purpose for which they were constructed and must present a neat and orderly appearance.
  - (b) Site maintenance shall include:
    - (i) structural repairs or replacement
    - (ii) painting
    - (iii) clearing of litter or debris
- (2) Property owners, or their agents, shall be responsible for the maintenance of vegetation screening and landscaping in a healthy, growing condition so as to present a neat and orderly appearance.

## **5.06 MAINTENANCE OF FENCES, SCREENING AND LANDSCAPING (continued)**

- (a) Site maintenance shall include:
  - (i) watering
  - (ii) weeding
  - (iii) pruning
  - (iv) pest control
  - (v) replacement of dead or diseased plant materials
  - (vi) clearing of litter or debris
- (3) City staff are authorized to inspect all fencing, screening and landscaping approved by the Municipal Development Department or any changes to the approved plans.

## **5.07 SIZE AND SITING OF BUILDINGS AND STRUCTURES**

The construction, reconstruction, alteration, moving or extension of buildings and structures within any ZONE shall be in conformity with the regulations for the size and siting of buildings and structures specified in this BYLAW, and the City Building Bylaw, in force from time to time, and Provincial and Federal Regulations as may apply.

## **5.08 SITING EXCEPTIONS**

- (1) Where chimneys, eaves, sunlight control projections, or china cabinet projections, project beyond the face of a building the minimum distance to any property line may be reduced by not more than 0.6m except where limited by the BUILDING CODE. (China cabinet projections shall not contain windows and shall not exceed 2.5m in width.)
- (2) Bays or bay windows may be projected into a required setback as follows:
  - (a) 0.6m into any required setback, but shall in no case be closer than 1.2m to an interior side lot lineprovided that the projecting feature is no longer than 3m or 20% of the wall length from which it projects and the projecting feature is more than 50% window area.
- (3) Where steps, eaves, roofs, sunlight control projections, balconies or porches project beyond the face of a building, the minimum setback or separation distance required elsewhere in this BYLAW, may be reduced by not more than 1.5m provided:
  - (a) such reduction shall only apply to the projecting feature;
  - (b) no projection is closer than 1.2m to a property line or other structure; and
  - (c) the projection shall conform to the requirements of the BUILDING CODE.
- (4) Swimming pools not exceeding 1.5m above grade, decks not exceeding 0.5m above grade, walkways not exceeding 0.5m above grade and underground structures not exceeding 0.5m above grade, may be sited as an ancillary structure within the Zone.

## **5.08 SITING EXCEPTIONS (continued)**

- (5) Free-standing lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles except as limited by Section 5.14 of this BYLAW or otherwise limited in other bylaws may be sited on any portion of a lot.
- (6) Where permitted by the BUILDING CODE, a fire escape may extend into a required rear or exterior side yard only; and to a maximum distance of 1.5m.
- (7) On “through lots” where both front and rear lot lines abut a highway, the rear setback for buildings and structures shall be determined as the greater of the front setback and rear setback as required for that building or structure. This requirement does not apply to ancillary structures not exceeding 2.5m in height or to lots which, owing to topographic or legal access constraints, cannot obtain access from the second road.
- (8) Where a porch, balcony or deck, the surface of which does not exceed 3.0m above grade, projects beyond the face of a building, the minimum setback distance to a rear lot line as permitted elsewhere in the BYLAW may be reduced by not more than 2.5m provided that the reduction shall apply only to the projecting feature and not to any roof or sunlight control projection; and providing the projecting feature conforms to the requirements of the BUILDING CODE and does not interfere with any underground services.
- (9) Where a structure for an Agriculture Use, One or Two-Family Residential Use, Rural or Urban Ancillary Use is sited, in error, closer to a property line than required by this bylaw, the Director of Development may approve the siting provided:
  - (a) the siting variance is no more than 0.3m;
  - (b) the owner of the property on which the structure is located files a statutory declaration that the structure was unintentionally sited in error - such declaration shall be registered on title;
  - (c) the building plans shall clearly indicate the siting variance and its approval; and
  - (d) the variance shall not apply to any structures, additions or projections which do not meet the requirements of the BUILDING CODE.

## **5.09 SUPPLEMENTARY SETBACK REGULATIONS**

Notwithstanding the setback requirements under the requirements listed with each ZONE, the following setbacks are specifically required:

- (1) **SETBACK FROM HIGHWAYS AND RAILWAYS**
  - (a) *Where MAJOR ARTERIAL ROADS are less than 30m in width, the front and/or exterior side setback required for a use within a ZONE shall be subject to an increase of the difference between 15m and the distance from the design center line of the road allowance and adjoining property line.*  
(AB #3584)

## **5.09 SUPPLEMENTARY SETBACK REGULATIONS (continued)**

- (b) *Where MINOR ARTERIAL ROADS are less than 25m in width, the front and/or exterior side setback required for use within the a ZONE shall be subject to an increase of the difference between 12.5m and the distance from the design center line of the road allowance and adjoining property line. (AB #3584)*
  - (c) *Where MAJOR and MINOR COLLECTOR ROADS are less than 20m in width, the front and/or exterior side setback required for use within a ZONE shall be subject to an increase of the difference between 10m and the distance from the design center line of the road allowance and adjoining property line. (AB #3584)*
  - (d) *Where LOCAL ROADS are less than 15m, 17.5m, or 20m in width, the front and/or exterior side setback required for use within a ZONE shall be subject to an increase of the difference between 7.5m, 8.75m or 10m and the distance from the design center line of the road allowance and adjoining property line. LOCAL ROAD widths are determined by the Director of Engineering.” (AB #3584)*
  - (e) No Building shall be located closer than 4.5m to the property line fronting on any Arterial Highway without approval of the Minister of Transportation. ARTERIAL HIGHWAYS within the City are:
    - Trans Canada Highway No. 1
    - Chilliwack Lake Road (Vedder Road to City boundary)
  - (f) Buildings for residential use or occupancy shall be located no closer than 30m from the boundary of the right-of-way of the Trans Canada Highway and the Mainline of the CNR, nor closer than 15m from the boundary of the right-of-way of the B.C. Hydro Railway (Southern Railway of British Columbia).
  - (g) Where a LANE is less than 6m in width, the setback required for a use from the adjoining lot line, shall be subject to an increase of the difference between 3m and the distance from the design center line of the LANE ROW and the adjoining property line.
- (2) SETBACK FROM WATERCOURSES
- (a) Setbacks from watercourses are contained within the City of Chilliwack Floodplain Management Bylaw, in force from time to time.
  - (b) Setbacks from watercourses are also regulated by Regulations under the *Fish Protection Act*.

## **5.10 MOBILE HOMES**

see MANUFACTURED HOMES

## **5.11 MANUFACTURED HOMES**

MANUFACTURED HOMES may be sited as a ONE FAMILY RESIDENTIAL subject to the following:

- (1) The property shall be in a ZONE permitting a manufactured home;
- (2) The manufactured home must be constructed to either CAN/CSA Z240 (mobile home) or CAN/A277 standards;
- (3) Within any URBAN RESIDENTIAL ZONE, a manufactured home shall have a minimum width and length of 6m excluding approved additions and projections.

## **5.12 OFF-STREET LOADING**

### **(1) GENERAL REQUIREMENTS**

- (a) Pursuant to Section 906 of the *Local Government Act*, all uses and structures or portions thereof hereafter constructed shall be provided with no less than the number and type of off-street loading spaces specified under the OFF-STREET LOADING with each ZONE.
- (b) Pursuant to Section 906 of the *Local Government Act*, all off-street loading facilities required hereunder, shall comply with the regulations contained in this BYLAW.
- (c) Required off-street loading spaces shall be located on the same lot as the use or structure they are intended to serve.
- (d) The off-street loading requirements of two or more occupancies on the same lot shall be the sum of the requirements for each occupancy.
- (e) No off-street parking space shall be considered as an off-street loading space for the purpose of computing loading space requirements.
- (f) Off-street loading spaces may have access and egress from a lane along the entire length of a lot line common to such lane, provided such lane is of the minimum width required for traffic circulation and manoeuvring.

### **(2) DEVELOPMENT AND MAINTENANCE STANDARDS**

- (a) The location of all points of ingress and egress to a loading area shall be subject to the approval of the CITY ENGINEER.
- (b) No off-street loading area shall be located:
  - (i) within 7.5m of the nearest point of intersection of any two street or road allowances; and
  - (ii) in such a configuration that encroachment is necessary upon a public street, land or right-of-way during loading, except that portions of a commercial lane may be used during the course of loading.
- (c) Each accessory off-street loading space shall be sited so as to permit unobstructed vehicular access to and egress from such space at all times.

## **5.12 OFF-STREET LOADING (continued)**

- (d) All off-street loading spaces shall be of adequate size to accommodate the type and size of delivery vehicle which can be expected but in no case shall be less than 7.5m in length and 3.5m in width and 3m in height.
  - (e) Except in association with a Residential Use, where access and egress to a loading space requires that a truck utilize driveways or manoeuvring aisles of a parking lot, such driveways or manoeuvring aisles shall have a minimum width of 7.5m and shall have a minimum center line turning radius of 12m.
  - (f) Each loading space shall be surfaced with an asphalt, concrete, porous asphalt, concrete or brick pavers or similar material so as to provide a durable dust free surface, and shall be so graded and drained as to properly dispose of all surface water.
  - (g) Loading spaces shall not be located so as to require access or egress by backing onto a public road. Backing into a loading space from a minor local road may be permitted when approved by the CITY ENGINEER.
- (3) UNIT OF MEASUREMENT
- (a) The gross floor area of a use or occupancy or other units as appropriate, shall be used for the calculation of loading space requirements.

## **5.13 OFF-STREET PARKING**

- (1) GENERAL REQUIREMENTS
- (a) Pursuant to Section 906 of the *Local Government Act*, all uses and structures or portions thereof hereafter constructed shall be provided with no less than the number and type of off-street parking spaces required hereunder and as specified within each ZONE.
  - (b) A use may not be expanded or changed unless the Off-Street Parking requirements for the proposed expansion or change of use can be met.
  - (c) An Off-Street Parking use may not extend beyond the property line of the property which it serves, except that off-street parking may be located on an appropriately zoned lot located within 30m of the use requiring the parking provided that a Restrictive Covenant is filed against said lot limiting the use to parking specifically for the use requiring the parking.
  - (d) The gross floor area of a use or occupancy or other units as appropriate, shall be used for the calculation of parking space requirements.
  - (e) Twenty percent (20%) of the number of parking spaces required may be designated and developed as “small car” only.
  - (f) When the calculation of parking requirements results in a fractional parking space, the number of parking spaces required shall be rounded to the nearest whole number.

### 5.13 OFF-STREET PARKING (continued)

- (g) Where a parking space or manoeuvring aisle adjoins a fence or structure over 0.2m in height, an additional 0.5m of width shall be added to such space or aisle width.
- (h) Except in association with a One or Two Family Residential Use, off-street parking spaces shall not be accessed directly from a street, but shall be accessed by a driveway(s) as required.

#### (2) DEVELOPMENT AND MAINTENANCE STANDARDS

- (a) Adequate provisions shall be made for individual ingress and egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles. Manoeuvring aisles shall not have a marked center line.
- (b) Minimum Parking Space Sizes
 

	Width	Length	Clear Height
(i) Residential, Church, School and Employee only	2.6m	6.0m	2.0m
(ii) Commercial, Industrial, and other Institutional (customer and public access)	2.75m	6.0m	2.0m
(iii) Small car (all uses)	2.5m	4.5m	2.0m
(iv) Parallel parking	2.5m	7.5m	2.0m
- (c) Manoeuvring Aisles
 

	90°	60° (One-Way)
(i) Residential, Church, School and Employee only	6.0m	4.5m
(ii) Commercial, Industrial, and other Institutional (customer and public access)	7.5m	5.5m
- (d) Driveways
 

(i) Residential (<10 spaces)	4.0m
(ii) All other uses (<20 spaces)	6.0m or two 4.0m One-Way
(iii) Residential, Church, School and Employee only	6.0m or two 4.0m One-Way
(iv) Commercial, Industrial, and other Institutional:	
- customer and public access	7.5m or two 5.0m One-Way
- where left turnout required	10.5m
- (e) All roads, driveways and manoeuvring aisles shall intersect with a minimum turning radius of 7.5m, as measured from the centerline of each intersecting traffic lane.

### **5.13 OFF-STREET PARKING (continued)**

- (f) Except in association with a Residential Use, parking lots containing more than 20 spaces shall be provided with an internal traffic circulation system consisting of driveways and manoeuvring aisles as follows:
  - (i) Driveways with a minimum width as specified in (d) above shall be provided to interconnect between all points of access and egress to/from a parking lot to provide for through circulation of traffic and passenger drop off;
  - (ii) 2-way driveways 7.5m or greater in width shall be marked with a dashed center line indicating 2-way traffic;
  - (iii) A solid stop bar consisting of a weather resistant white paint strip 0.5m wide, preceded by the word STOP, in solid block letters 1.0m high, shall be provided at the end of each manoeuvring aisle, to indicate that the driveway has right-of-way over the manoeuvring aisle.
- (g) When parking spaces are located adjacent to, other than parallel to a building or fence, a curb (15cm) surrounded, raised landscaped area shall be provided extending a minimum of 0.6m out from the object. Curbs shall NOT be used elsewhere within a parking lot unless incorporated into a sidewalk or landscaped area. Where incorporated into a sidewalk, the width of the sidewalk shall be increased by 0.6m adjacent to the front of a parking space to accommodate the front overhang of parked vehicles.
- (h) All parking areas, manoeuvring areas, access and egress shall be surfaced with an asphalt, concrete or similar surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water. To ensure this surfacing is carried out, and providing that the required parking area surfacing has not been installed at the time an Occupancy Permit is requested, then a security shall be posted in an amount prescribed in APPENDIX "A" of the current CITY BUILDING BYLAW, in force from time to time.

### **(3) PARKING STRUCTURES AND UNDERGROUND PARKING**

- (a) Doorways or entranceways to covered parking shall have the following minimum dimensions:
  - (i) width shall be not less than 4m where the driveway is for one directional travel or accesses 10 or fewer parking spaces in association with a Residential Use;
  - (ii) width shall be not less than 6m in association with a Commercial, Industrial or Institutional Use and 5.4m in association with a Residential Use where the driveway is for 2 directional travel;
  - (iii) height shall be not less than 2.0m and shall be clearly marked as to the minimum vertical clearance to any ceiling, pipes or equipment within the underground parking area;

### **5.13 OFF-STREET PARKING (continued)**

- (iv) a clearly visible horizontal bar, covered in a material which will not damage vehicles (such as an aluminum pipe within yellow PVC tubing), shall be suspended from the doorway or in advance of the doorway, 2.5cm lower than the minimum vertical clearance within the parking structure.

#### **(4) DISABLED PERSONS PARKING**

- (a) Where a building is required to be accessible by disabled persons at least one space or one percent, whichever is greater, of the required parking spaces in any parking area shall be reserved and designated for disabled persons only by the International Symbol for Accessibility for Persons with Disabilities painted on the ground surface and on a sign located at the front of the space and shall be located as close as possible to the entrance of the use or structure.
- (b) In the case of head-in or angle parking, such spaces shall have a minimum width of 3.7m. At least one (1) such space shall have a pedestrian access or walkway with a minimum width of 1.2m immediately adjacent to the designated parking space. Such area shall be painted with diagonal lines or indicated by different surface treatment so as to differentiate it from the parking space. Where access to and from the parking areas is by raised sidewalk, drop curb sections with a minimum surface width of 1.2m shall be provided adjacent to parking spaces designated for disabled persons and from the parking lot or to other sidewalks or points of entry to a building.
- (c) In the case of parallel parking, such spaces shall have a minimum length of 8m, of which the rear 2m shall be painted with diagonal lines. Where access to and from the parking areas is by raised sidewalk, a drop curb section with a minimum surface width of 1.2m shall be provided adjacent to said parking space.

#### **(5) BICYCLE PARKING**

- (a) Bicycle Parking Devices and Facilities shall be provided in accordance with the following standards, where required elsewhere in this BYLAW.
- (b) Bicycle parking facilities shall be located in an area providing convenient access to building entrances or other destinations and where physical and/or psychological supervision will reduce the possibility of theft.
- (c) Bicycle Parking Facilities of two types may be specifically required:
  - (i) Type A Parking Devices shall offer total protection from weather and good protection from theft and damage to wheels and accessories. These facilities are suited to long term or overnight bicycle parking. Type A devices include:

### **5.13 OFF-STREET PARKING (continued)**

- storage lockers having minimum dimensions of 2m long, 1.5m high, 1m wide;
  - security controlled parking lots with "bicycle sheds" containing "Type B" parking devices;
  - locked parking garages containing "Type B" parking devices.
- (ii) Type B Parking Devices shall offer good theft protection and support and allow the cyclist to lock both wheels and frame to the rack. The cyclist must provide a lock. These devices are the "minimum standard" for most bicycle parking requirements and are suitable for short-term day use parking. Type B devices include:
- "Cora" type bike racks;
  - wheel racks with vertical supports for the bicycle frame.
- (d) Access to and from the street or bicycle lane to the bicycle parking device shall be provided by bicycle path or multi-use path with a minimum width of 1.5m, and surfaced with concrete, paving or firmly compacted gravel.

### **5.14 TELECOMMUNICATIONS ANTENNA SITES**

- (1) Commercial telecommunications antennae are to be permitted in the following zones only:
- (a) all Agricultural;
  - (b) RH (Rural Hillside) and R (Rural);
  - (c) all Industrial;
  - (d) all Institutional; and,
  - (e) RSV2 (Public Use Reserve) and RSV3 (Special Jurisdiction Reserve)
- (2) Notwithstanding (1) above, telecommunications antenna sites are permitted on:
- (a) Radio and television buildings that exist at the time of adoption of this amendment bylaw;
  - (b) Hydro towers; and
  - (c) Water towers
- (3) Antennae are to be attached to existing buildings and structures. Antennae are not permitted to protrude above the existing roofline. Electrical boxes, cabinets and shelters for equipment are to be contained inside existing buildings.