

Section 2.5 Siting

- 2.5.1 Except as otherwise provided for in particular zones and except where this bylaw permits a building to be located at a side parcel line, where:
- (a) chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, or bay windows project more than 1 metre, or other ornamental features project beyond the face of a building, the minimum distance to an abutting parcel line may be reduced by not more than 0.6 metres; and
 - (b) steps, eaves, sunlight control devices, canopies, or balconies project more than 1 metre or open porches project beyond the face of a building, the minimum distance to an abutting front, rear or exterior side parcel line may be reduced by not more than 1.7 metres and the minimum distance to an abutting interior side parcel line may be reduced by not more than 50%.
- 2.5.2 No front, rear or side yard required by this bylaw shall provide any portion of front, rear or side yard for any other building or use.
- 2.5.3 No front yard required by this bylaw shall be used for an auxiliary building or structure other than a fence, swimming pool, tennis court, or a green house built in accordance with Section 2.15.4 of this bylaw.
- 2.5.4 A garage or a carport attached to a principal building is deemed to be a portion of the principal building.
- 2.5.5 Except as otherwise permitted under this bylaw, not more than 1 principal building shall be located on any parcel.
- 2.5.6 An underground structure may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished grade or horizontally beyond the parcel lines.
- 2.5.7 Freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs, and sign structures, except as limited elsewhere in other bylaws, may be sited on any portion of a parcel.

Section 2.6 Height Restrictions

- 2.6.1 The maximum heights of buildings or structures established by this bylaw do not apply to the following:
- industrial cranes,
 - grain elevators,
 - storage tanks,
 - radio or television antennas,
 - spires, belfries, domes and similar features on places of worship,
 - monuments,
 - chimneys and smokestacks,
 - flag poles,
 - stadium bleachers,
 - lighting poles,
 - elevator shafts,

Section 2.9 Fences

- 2.9.1 The height of a fence, wall or hedge shall be determined by measurement from the ground level at the average grade level within 1.0 m of both sides of such fence, wall, or hedge.
- 2.9.2 Subject to the vision clearance provisions of Section 2.5, the following height limitations apply to fences, walls, or hedges:
- (a) In all Residential zones, fences, walls, or hedges may not exceed 1.8 m in height;
 - (b) In all Residential zones, fences, walls, or hedges within the front yard setback may not exceed 1.2 m in height;
 - (c) In all Commercial, Public Use and Industrial zones, fences, walls, or hedges may not exceed 2.5 m in height;
 - (d) Sections 2.9.2 (a) and (b) apply to principal residential uses located in commercial zones; and
 - (e) Where abutting a Residential zoned property, a fence may not exceed 2 m in height.
- 2.9.3 Sections 2.9.2 (a) through (d) do not apply to open mesh or chain link type fences erected on cemetery, public playground, park, playfield, elementary or high school areas, childcare centres, and in Industrial zones. In these cases, no such fence shall exceed a height of 3.5 m.
- 2.9.4 No barbed wire or chain link fencing is permitted within view of the public in the downtown.

Section 2.10 Parking

2.10.1 Exemptions from Parking Requirements

- (a) The regulations contained in Section 2.10 shall not apply to a building or structure existing at the date of adoption of this bylaw, so long as the building or structure continues to be put to a use that does not require more parking or loading spaces than were required for the use existing at the date of adoption of this bylaw.
- (b) All uses located in the C-1A zone between Highway 16 and Railway Avenue, except Short-Term Rentals, Bed and Breakfast operations, group homes (both minor and major) and hotel use are exempt from complying with the off-street parking regulations contained in this section.
- (c) The following permitted uses in the C-1 zone between Highway 16 and Railway Avenue are exempt from complying with the off-street parking regulations contained in this section:
 - Retail sales,
 - Restaurant,
 - Residential use,
 - Premises licensed for the consumption of alcohol,
 - Open-air produce market,

- Hair stylist shop, dry cleaning establishment, appliance repair shop, florist, laundromat, optical or watch repair shop, tailor shop, dressmaking shop, shoe repair and other similar personal services,
 - Studio, including artist, display, music, radio, recording, television, photographic studio,
 - On-site manufacture and sale of handcrafted small goods when totally contained in a building, and;
 - Microbrewery.
- (d) The parcel legally described as Lot 15 Block 17 District Lot 5289 Range 5 Coast District Plan 1054 is exempt from the off-street parking regulations contained in this section for the following permitted principal uses only:
- Retail sales,
 - Restaurant,
 - Premises licensed for the consumption of alcohol,
 - Open-air produce market,
 - Hair stylist shop, dry cleaning establishment, appliance repair shop, florist, laundromat, optical or watch repair shop, tailor shop, dressmaking shop, shoe repair and other similar personal services,
 - Studio, including artist, display, music, radio, recording, television, photographic studio, and;
 - On-site manufacture and sale of hand-crafted small goods when totally contained in a building.

2.10.2 Number of Required Parking Spaces

- (a) Except as otherwise permitted in this bylaw, all required off-street parking spaces shall be provided on the same parcel as the building or use for which the spaces are required, and the number of required spaces shall be provided and maintained in accordance with the regulations contained in Table 2.10.2.

Table 2.10.2	
Use	Number of Parking Spaces Required
Residential Uses	
Single detached dwelling	2 per dwelling unit
Semi-detached dwelling	2 per dwelling unit
Townhouse	1.5 per dwelling unit
Low-rise apartment / houseplex	1.5 per dwelling unit
Childcare centre	1 space/30 sq. m. gross floor area
In-home childcare	1 per site
Home occupation	1 per home occupation, where clients visit the site, else no parking required
Group Home	1 per 3 sleeping units; plus, a min 1 space per on-duty employee
Auxiliary residential use	1 per dwelling unit
Secondary suite	1 per suite
Carriage house	1 per suite
Manufactured home	2 per manufactured home

Table 2.10.2

Use	Number of Parking Spaces Required
Manufactured home park	1 per manufactured home plus 1 additional space provided within the manufactured home park
Short-term rental (in all permitted zones)	1 per rental suite; 1 per sleeping unit where only a portion of the principal dwelling is used for short-term rental use
Bed & Breakfast (in all permitted zones)	1 per sleeping unit
Commercial Uses	
Restaurants and premises licensed for consumption of alcohol In the C-1 zone, North & East of Hwy 16 In the C-1A, North & East of Hwy 16 In the C-3 zone	1 per 45 m ² of gross floor area
Retail uses In the C-1 zone, North & East of Hwy 16	1 per 100 m ² of gross floor area
Hotels	1 per sleeping unit, when combined with a restaurant or premises licensed for consumption of alcoholic beverages, the parking requirements for the restaurant and licensed premises or both may be reduced by 1 space for every 10 sleeping units
Convenience store	1 per 34 m ² of gross floor area
Drive-in eating facilities, open air fruit and vegetable markets	1 per 55 m ² of total parcel area
Auxiliary residential uses in the C-1 zone, North & East of Hwy 16 Auxiliary residential uses in the C-1A zone, North & East of Hwy 16	1 per dwelling unit
Restaurants with drive-through services	1 per 45 m ² of gross floor area
Pool halls, bowling alleys, auditoriums, gymnasiums, theatres, dance, and bingo halls	1 per 24 m ² of gross floor area
Auction use	1 per 10 m ² of auction floor area
Commercial bathrooms and showers	1 per separate bathroom and shower
All other permitted uses in the C-1A, C-1, and C-2 zone or parking required for similar types of uses	1 per 45 m ² of gross floor area
All uses in the C-5 zone	1 space per 31 m ²
Public Transportation Depots	See Section 5.4.6
CD 1 Zone: Supportive Housing	1 per every 3 dwelling units
Industrial and Airport Uses	
Uses in the M-1, M-2, M-3, M-3A zone, except auction use, AP-1, and AP-2	1 per 90 m ² of gross floor area
Public Uses	
Assembly, cultural and recreational facilities	1 per 20.0 m ² of gross floor area, or 1 per 3 spectators Seats, or 1 per 5.0 m ² of floor area used for activity

Table 2.10.2	
Use	Number of Parking Spaces Required
	participation or assembly, or 1 per 4 persons capacity, whichever is greater
Golf course	100 per course
Campgrounds, recreational vehicle park	1 per camping space plus 2
Hospital, personal care centre, assisted living	1 per adult bed or dwelling
Intermediate/extended long-term care facility	1 per 2.25 beds
Elementary schools, junior high schools	1.5 per classroom
Senior secondary schools, colleges	6 per classroom
Rest homes, retirement homes, senior citizen's housing or receiving homes	1.5 per sleeping unit or dwelling
Transitional housing	1 per every 2 dwelling units
Botanical gardens	1 per 1000 m ² of parcel area
Public parks, open recreational areas, playgrounds	1 per 1000 m ² of parcel area (parcel areas less than 1 hectare are exempt)
Public playfields, such as a ball diamond, soccer field, football field	25 per playfield
Heritage Park (for facilities existing as of the date of this bylaw)	191
Other uses in the P-1, P-1A and P-2 zone	1 per 45 m ² of gross floor area
Cemeteries, greenbelts	Exempted
Swimming pool	1 per 20 m ² of gross floor area
Places of Worship	1 per 10 m ² gross floor area, or 1 per 4 fixed seats whichever is greater
Auxiliary residential	1 per dwelling unit
More than one principal use in a P-1 or P-2 zone	Parking shall be provided for the principal use requiring the greatest number of parking spaces and parking requirements for other assembly, cultural and recreational facilities shall be at 30% of the number of spaces otherwise required by this bylaw, with public parks and open recreational areas exempt.

2.10.3 Electric Vehicle Charging Requirements

- (a) The following electric vehicle charging stalls are required for every commercial or multi-unit residential development:
- i. Where 10-14 parking stalls are required one electric vehicle space is required
 - ii. Where 15 or more parking stalls are required two electric vehicle spaces is required.
- (b) Where parking spaces are provided for electric vehicles, an energized outlet capable of providing Level 2 charging or higher must be installed in each electric vehicle space.

Section 5.3 C-2 Service Commercial Zone

Purpose

The purpose of the C-2 zone is to accommodate a wide variety of commercial services which are auto-oriented.

Permitted Principal Uses

5.3.1 The following principal uses, and no others are permitted in a C-2 zone:

- (a) automobile, motorcycle, snowmobile, boat, manufactured home, and recreational trailer and vehicle sales and rentals, repair shops, and auto body shops
- (b) vehicle washing establishment
- (c) document and parcel delivery depot
- (d) sales of fresh fruits, vegetables, and seafood in open air market
- (e) sales and service of tires, mufflers, brakes and automotive transmissions, radiators, engine servicing and rebuilding, automotive diagnostic services
- (f) plant nursery and sale of farm and garden supplies
- (g) passenger transport depot
- (h) sales, service, repair and rental of tools and appliances when fully enclosed within a building
- (i) auctions other than of livestock when fully enclosed within a building
- (j) Laundromat, laundry, and dry cleaning serving commercial, industrial, and institutional uses
- (k) warehouses
- (l) wholesale sales
- (m) building materials supply and sales
- (n) trucking and freight depot
- (o) soil and rock sample preparation facility
- (p) microbrewery

Permitted Auxiliary Uses

And the following and no other auxiliary uses are permitted in the C-2 zone:

- (q) office use
- (r) residential use, provided that the portion of the ground floor of the building nearest the front parcel line shall be used only for permitted principal use(s).
- (s) fuel pumps auxiliary to:
 - (i) automobile, boat, recreational trailer and vehicle sales and rentals
 - (ii) indoor vehicle washing establishments

- (iii) sales and service of tires, mufflers, brakes, automotive transmissions, radiator servicing, tune-up, and evaluation service
- (t) auction use of goods sold in respect of the principal use
- (u) commercial bathrooms and showers
- (v) retail sales of goods not otherwise permitted as a principal use provided that such retail sales are limited to 4 days per parcel per calendar year
- (w) minor group home, provided that the portion of the ground floor of the building nearest the front parcel line is used only for permitted principal use(s).

Regulations

5.3.2 In the C-2 zone the following regulations contained in Table 5.3 apply:

Table 5.3	
Element	Regulations
Parcel Size and Coverage	
Parcel Area	1,050 m ² minimum
Parcel Width	25 metres minimum
Parcel Coverage	50% maximum for all buildings and structures
Principal Buildings	
Setbacks	
front yard	3 metres minimum
side yard	
exterior	3.5 metres minimum
Height	3 storeys or 12 metres maximum, whichever is less

Additional Requirements

- 5.3.3 The number of dwelling units located at the ground floor, at the rear of and part of the principal building, as permitted by Section 5.3.1 (r) shall be is limited to one
- 5.3.4 All storage areas shall be located in the rear or side yard areas of a parcel.
- 5.3.5 Parking, display, rental, and sales areas are permitted in the front, rear or side yards.
- 5.3.6 Every business and undertaking shall be conducted within a completely enclosed building, except:
 - (a) parking and loading
 - (b) storage yards that are screened from view from outside the area
 - (c) outdoor display, rental, or sales areas
- 5.3.7 Passenger Transportation Depots – Parking and loading