

## 120 - General Regulations for all Zones

### 120.01 Use of Land or Buildings

- (1) No land shall be used, altered, kept or maintained contrary to the provisions of this Zoning Bylaw.
- (2) No building shall be erected, constructed, altered or used contrary to the provisions of this Zoning Bylaw.
- (3) The use of land or buildings shall not be changed unless or until it complies with this Zoning Bylaw.
- (4) No social escort service shall be conducted or operated in any zone.
- (5) No video lottery terminals shall be installed or used in any zone.
- (6) Cannabis Production and Cannabis Sales are prohibited in every zone. (#4982)
- (7) In every zone,
  - (a) above and below ground utilities and services are permitted;
  - (b) streets and lanes may be used for highway purposes;
  - (c) parks are a permitted use;
  - (d) community care is a permitted use; and
  - (e) child care is a permitted use.

### 120.02 Use of Smaller Lots of Record

- (1) Lots zoned for single family dwelling and duplex dwelling use that existed as lots of record at the time that time of adoption of Zoning Bylaw 2200, 1968 (December 16, 1968) and which are smaller than required in the zone to qualify for single family dwelling use may be used for single family dwelling use.
- (2) Lots zoned for commercial use that existed as lots of record at the time of adoption of Zoning Bylaw 2200, 1968 (December 16, 1968) and which are smaller than required in the zone to qualify for commercial use, may be used for any commercial use permitted in the zone.

### 120.03 Siting of Structures Under 1.2 Metres

Any structure other than a building, no more than 1.2 metres in height above the lower of the adjacent finished grade or natural grade, may be located anywhere on a lot.

### 120.04 One Principal Building Per Site

No more than one principal building, being the building containing the primary use of a site, may be located on one site, except where otherwise permitted in this Zoning Bylaw.

### **120.05 Sites Composed of More than One Legal Lot**

- (1) Where a site is composed of more than one lot, and requires all lots to continue to be included in the site in order to comply with this Zoning Bylaw, all such lots shall be kept in a single ownership to maintain conformance.
- (2) Subsequent to the date of adoption of this Zoning Bylaw,
  - (a) any site composed of more than one lot may be used as a single site for purposes of accessory buildings, structures and uses only.
  - (b) the principal building upon such site shall be located entirely upon a single lot and the siting, floor area, site coverage, setbacks and uses of the principal building shall conform with the regulations applicable to the single lot upon which it is located.
  - (c) any accessory building, structure or use on or partially on an accessory lot that would become non-conforming should that lot be sold to a different owner, must be restricted by way of legal covenant to prevent transfer unless the building, structures and use are brought into conformance for the new site.

### **120.06 Two Front Yards for Through Sites**

A building on a through site shall provide a front yard on each street.

### **120.07 Regulations Pertaining to Dwellings Over Commercial Premises**

Unless otherwise provided for in a zone:

- (1) No portion of the first storey of commercial premises having direct access to street level grade shall be used for residential purposes except for entrances to permitted dwellings over commercial premises.
- (2) Dwellings over commercial premises shall not be less than 37.5 square metres in floor area.
- (3) At least one balcony or patio, having an area of at least 5.0 square metres, shall be provided for each dwelling over commercial premises.
- (4) A minimum of one parking space per dwelling shall be provided.

### **120.08 Landscaping Requirements**

- (1) Within all zones:
  - (a) all portions of the site which are not occupied by buildings, accessory uses or structures, parking areas, driveways or pedestrian ways shall be landscaped and maintained in good condition at all times.
  - (b) Except on sites occupied by single family dwelling and duplex dwelling uses, exterior lighting shall be arranged to reflect light away from any residential uses adjacent to the zone, whether a lane intervenes or not.

- (2) In addition, within Section 350 (Commercial); Section 400 (Commercial Restricted); Section 450 (Marine); and Section 550 (Private Hospital and Assembly zones):
  - (a) except for crossovers, a planter shall be provided having a minimum planting width of 1.2 metres, along the boundaries of the site adjoining a street or streets.
  - (b) where any parking area, including access aisles, adjoins a residentially zoned site, a landscaped screen or a uniformly painted fence or wall of not less than 1.2 metres in height shall be provided and maintained in good condition at all times.

#### **120.09 Community Care**

- (1) A community care facility is allowed on any site that meets Provincial legislation and regulation:
  - (a) as a day care for no more than 8 persons, or (Bylaw #4712)
  - (b) as a residence for no more than 10 persons, not more than 6 of whom are persons in care. (Bylaw #4712)
- (2) Despite Section 120.09 above, a community care facility is permitted to exceed the numbers of permitted persons in the following zones: CD5, CD6, CD15, CD25, CD36, PH1 and PH2.
- (3) Unless the specific zone provides a different standard, on-site parking for a community care facility shall provide as follows:
  - (a) one parking space for every staff member position, plus
  - (b) one parking space for every three residents,
  - (c) where more than 1 parking space is required for residents, such parking spaces may be located in tandem, to a maximum of 2 deep. (Bylaw #4712)

#### **120.10 Pet Care Establishments and Veterinary Medical Clinics**

- (1) Every pet care establishment and every veterinary medical clinic shall have an outside public entrance opening directly from the premises onto a street.
- (2) The business of a pet care establishment or a veterinary medical clinic must be conducted entirely within an enclosed building.
- (3) A daycare business for dogs shall be limited at any one time to the lesser of 15 dogs, or 1 dog for each 46.5 square metres of daycare building area used exclusively for the keeping of dogs by the daycare business. (Bylaw #4712)
- (4) Neither a pet care establishment nor a veterinary medical clinic is permitted as a home based business.
- (5) The overnight boarding of dogs is not permitted in any zone, except as specifically provided for in this Zoning Bylaw.

#### **120.11 Boats and Vessels**

- (1) No more than one boat or vessel shall be stored, constructed, altered, repaired or maintained on any site in any zone other than in a marine zone.

- (2) Such boat shall:
  - (a) not exceed 6 metres in length; and
  - (b) not be located within a front yard.

#### **120.12 Derelict Boats**

No wrecked, derelict or abandoned boat or vessel or parts thereof shall be kept, stored or parked except within a building in any zone except where specifically provided in this Zoning Bylaw.

#### **120.13 Derelict Vehicles**

No wrecked, derelict or abandoned vehicle or other trailer, or engine, frame, chassis, body, box or van unit shall be kept, stored or parked on any site in any zone except within a building unless specifically provided in this Zoning Bylaw.

#### **120.14 Public Utilities**

Except for transportation companies, public utilities, as defined in the *Utilities Commission Act* and their respective pumping and transmission facilities and structures, other than hydro generating facilities, are permitted in any zone subject to compliance with the applicable regulations of the zone in which it is proposed to locate.

#### **120.15 Temporary Uses and Buildings** (Bylaw #4854)

- (1) With the exception of temporary classroom buildings (i.e. “portable classroom”) on sites zoned for school uses that are sited in accordance with the requirements of the applicable zone, the erection, construction and location of temporary buildings, structures and uses are prohibited except where expressly permitted by this Zoning Bylaw.
- (2) The temporary use of permanent buildings or structures, and the erection or construction of temporary buildings or structures, or the use of the site for temporary uses may be permitted by a Temporary Use Permit in any zone:
  - (a) Subject to any conditions that Council may specify in the permit including conditions respecting:
    - (i) the permitted days and hours of operations;
    - (ii) the siting of any temporary building or structure or use;
    - (iii) the form and character of any temporary building or structure, including without limitation the particulars of landscaping and a landscape security and the size, dimensions, exterior design and the finish of the building;
    - (iv) the alteration of any land, including but not limited to tree cutting, vegetation removal, grading and retention;
    - (v) the provision of on-site parking spaces, including the standards respecting the size, surfacing and lighting of the spaces;

- (vi) on-site signage and any advertising;
  - (vii) access to the site; and
  - (viii) the restoration and landscaping of the land, and that any buildings or structures have been removed, and the temporary use has been discontinued prior to or upon the expiry of the permit.
- (b) When considering the issuance of a Temporary Use Permit, Council may consider that the temporary use will:
- (i) operate at an intensity of use suitable to the surrounding area;
  - (ii) be compatible with regard to the use, design and operation of the temporary use with other surrounding land use; and
  - (iii) operate on a temporary basis only and includes plans, or a letter of undertaking, to terminate the use prior to the expiry date of the permit,
- and that a financial security is in place to ensure that the temporary use is removed and the site is appropriately restored.
- (3) Pursuant to section 492 of the *Local Government Act*, all areas in the District are designated as areas for which a temporary use may be allowed, where authorized by a temporary use permit. (Bylaw #4944)

#### **120.16 Vehicle Access to Site**

In any zone where a parking space is required by this Zoning Bylaw, the site must be capable of access thereto by a vehicle, using a street or lane on which the site abuts, actually opened by the District and in use by the public unless such access is provided by a road across privately owned adjoining lands in accordance with a registered easement for that purpose and which easement cannot be removed without approval of the District.

#### **120.17 Average Grade Calculation for Building and Structure Height**

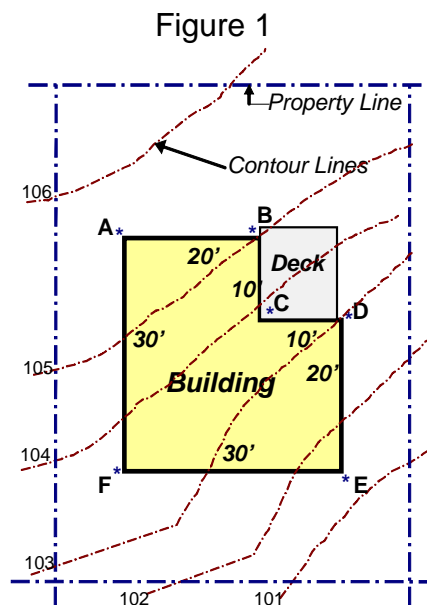
- (1) Average grade (natural and finished) is measured around the perimeter of: (Bylaw #4679)
  - (a) A building at or directly above the outermost projections of the exterior walls and includes the dimensions around the posts of an attached carport. A deck attached to a building is not considered in determining the perimeter. (Bylaw #4679)
  - (b) A structure that is not defined as a building. (Bylaw #4679)
- (2) The lower of average natural grade or average finished grade, each calculated separately, will be used in building height and floor area ratio calculations.
- (3) To calculate the average finished grade and natural grade for the building:
  - (a) calculate the average grade elevation for each wall section having a constant grade along the finished and natural wall section by dividing the grade elevation at each end by 2 [(grade 'x' + grade 'y') ÷ 2 = average], then multiply this average grade elevation by the length of that wall section;
  - (b) add the resulting numbers for each section of wall;
  - (c) divide this total number by the total perimeter wall length of the building.This will be the average grade, natural or finished.

- (4) Additional calculation points and sections are required along a wall if there is a significant change in elevation or grade slope along that length of the wall (for example, if it is level along half the wall and then drops significantly over the second half, there would be two average grade elevations on that section of wall).
- (5) Where the undisturbed ground level of natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the District Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor on the determination of natural grade at the cost of the property owner. (Bylaw #4679)
- (6) An example of calculating average grade is shown below (see Figure 1). (Bylaw #4679)

*Example:*

Wall Section	X	Length	= Y
Average Grade			
A-B $106.5 + 105.0 \div 2$	X	6 m	= 634.50
B-C $105.0 + 104.0 \div 2$	X	3 m	= 313.50
C-D $104.0 + 103.0 \div 2$	X	3 m	= 310.50
D-E $103.0 + 101.5 \div 2$	X	6 m	= 613.50
E-F $105.5 + 104.0 \div 2$	X	9 m	= 942.75
F-A $104.0 + 106.5 \div 2$	X	9 m	= 947.25
Totals:		36 m	= 3744

Total Y  $\div$  Total perimeter length = Average grade  
 $3744 \div 36\text{m} = 104 \text{ m}$



**120.18 Basement Storey – Exemption** (Bylaw #4679)

- (1) Storeys used for parking and maintenance purposes in basements and sub-basements for buildings other than single and two family dwellings are not considered storeys in the calculation of number of storeys. (Bylaw #4679)
- (2) Storeys of basement and sub-basements levels used for commercial purposes are included in the calculation of number of storeys. (Bylaw #4679)

**120.19 Building or Structure Height**

- (1) Height is measured from the lower of average natural grade and average finished grade.
- (2) Height is measured up to:
  - (a) the highest point of a building with a flat roof (for example, the top of the highest of the roof finish, parapet, or roof deck railing) (see Figure 1);
  - (b) the midpoint between the highest point of a building with a pitched roof and a point 2.4 metres above the floor immediately below (see Figure 2); or (Bylaw #4679)
  - (c) the highest point of all other structures.

Figure 1

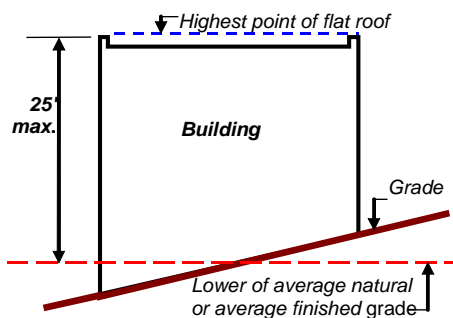
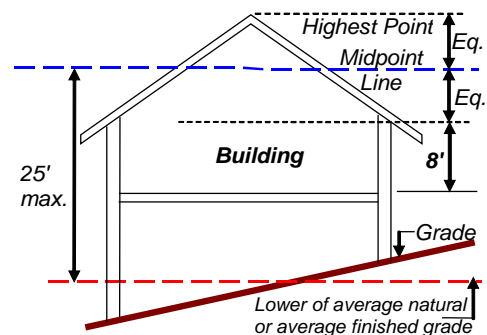


Figure 2



- (3) Where a roof is composed of a combination of pitched and flat elements, height is measured to the higher of:
  - (a) the highest point of the flat roof, or
  - (b) the midpoint of a pitched roof as described above using the “projected” peak of the pitched roof as the highest point.
- (4) A roof having a slope of less than 2 in 12 is considered to be a flat roof for purposes of this section.
- (5) Height shall not include (Bylaw #4974):
  - (a) where a principal building or detached secondary suite is designed to meet the Energy Step Code, the height specified in Section 120.29(1);

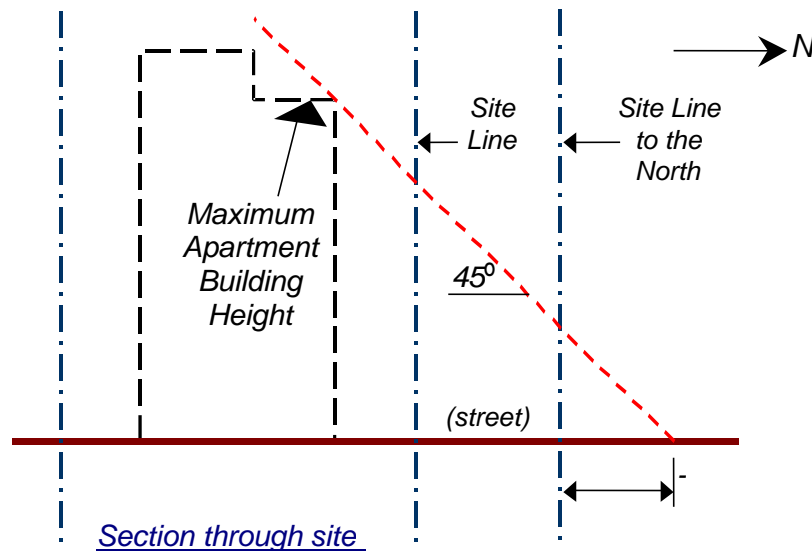


- (b) chimneys no greater than 1.8 metres in horizontal length and vent pipes;
- (c) mechanical equipment and enclosures, provided that no part is greater than 0.6 metre above the permitted height;
- (d) skylights and solar energy systems no greater than 3.0 metres in horizontal length, provided that no part is greater than:
  - (i) 0.6 metre above the permitted height of a building with a flat roof;
  - (ii) 0.6 metre above the finished roof of a building with a pitched roof, to a maximum not to exceed the highest point of the building.

### 120.20 Apartment Building Height Grade Line

- (1) Building height grade line is drawn at an angle of 45° to the horizontal and in towards the apartment building in a due south direction from all points along the nearest of the following lines of any residentially zoned site or sites immediately to the north, whether or not a street or a lane intervenes (See Figure 1):
  - (a) a line extending across the full width of the northern site, on its minimum required front yard or rear yard setback line, whichever is applicable, or
  - (b) a line extending across the full depth of the northern site, 1.5 metres from the side site line.

Figure 1



- (2) Building height grade line shall not include the height specified in Section 120.29(1) where a principal building is designed to meet the Energy Step Code. (Bylaw #4974)



### **120.21 Floor Area Ratio - Other Than Single Family Dwelling and Duplex Dwelling**

- (1) Floor area ratio calculations shall include:
  - (a) the total floor area of all storeys, measured to the exterior faces of the building or buildings, including hallways, elevator shafts and stairwells at each floor level; and
  - (b) accessory buildings.
- (2) Floor area shall not include (Bylaw #4974):
  - (a) where a principal building or detached secondary suite is designed to meet the Energy Step Code, the floor area specified in Section 120.29(2);
  - (b) open balconies, open terraces and exterior steps;
  - (c) enclosed balconies provided that the all-weather glass doors and windows remain in place;
  - (d) one entrance lobby per building provided that it is exclusively for residential use;
  - (e) common recreation rooms and swimming pools;
  - (f) common floor area in a basement or sub-basement for the following uses:
    - (i) hallways, elevator shafts and stairwells;
    - (ii) boiler rooms, mechanical rooms, electrical rooms, transformer vaults, garbage rooms and building maintenance rooms;
    - (iii) laundries, workshops, lockers and storage spaces;
  - (g) parking and loading areas.

### **120.22 Retaining Wall Grade Line and Buildup of Grade**

- (1) The following shall not exceed the elevation of the grade line described below:
  - (a) creation of grade above the natural grade whether by retaining walls or otherwise;
  - (b) any retaining wall used in the creation of finished grade, including stacked rock walls; or
  - (c) garden walls not used for retaining purposes.
- (2) The retaining wall grade line is drawn vertically from natural grade, or existing grade where grade has been altered as a result of the construction of a public road, at any and all points on the site lines, then inward over the site, perpendicular to such site lines, in accordance with the following:
  - (a) a front site line or flanking side site line - up 1.2 metres and then in towards the property at a 75% slope (See Figure 1).
  - (b) waterfront site line - in towards the property at a 100% slope from the natural grade. (i.e. not from a point 1.2 metres above it and not from finished grade) (See Figure 2).
  - (c) all other site lines - up 1.2 metres and then in towards the property at a 100% slope (See Figure 3).
- (3) Notwithstanding other provisions of this section, a single retaining wall of less than 1.2 metres in height above natural grade is permitted where the natural grade on a site exceeds the grade line (See Figure 4).

- (4) The exposed face of any retaining wall shall not exceed 2.4 metres in height. The 2.4 metres limitation on exposed retaining wall height does not apply to constructed inclined retaining walls, such as stacked rock walls, having a slope less than 100% (See Figure 5).
- (5) A retaining wall exceeding 1.2 metres in exposed height and having a slope greater than 100% must be at least 1.2 metres from any adjoining and approximately parallel retaining wall.
- (6) A retaining wall over 1.2 metres in exposed height must be at least 2.4 metres from a front or rear site line. (Bylaw #4679)
- (7) Sections 120.22 (5) and 120.22 (6) do not apply to retaining walls used to support excavations below natural grade when spaced at least 0.6 metre apart.
- (8) The exposed height of a retaining wall is its height above finished grade.
- (9) For an excavated retaining wall (a shoring wall below natural grade), the exposed height is either:
  - (a) the height above finished grade, or
  - (b) the height above a permanently constructed and integral structure at the base of the retaining wall and at least 0.6 metre in depth provided the combined exposed height of such excavated retaining wall and structure does not exceed 3 metres from finished grade (Figure 6).

Figure 1

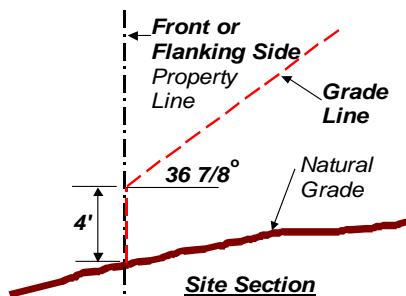


Figure 2

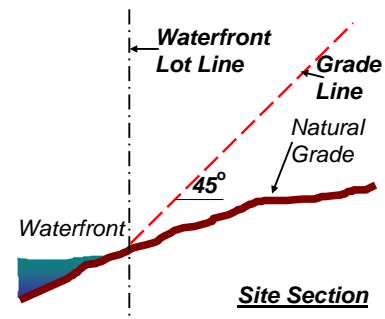


Figure 3

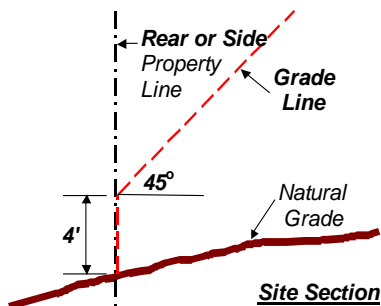
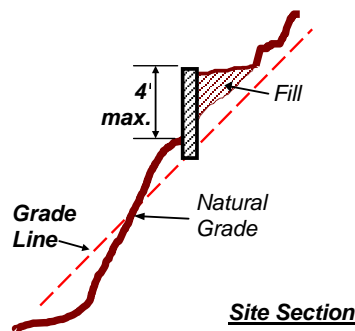
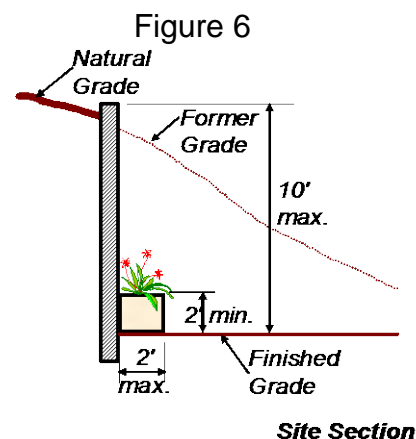
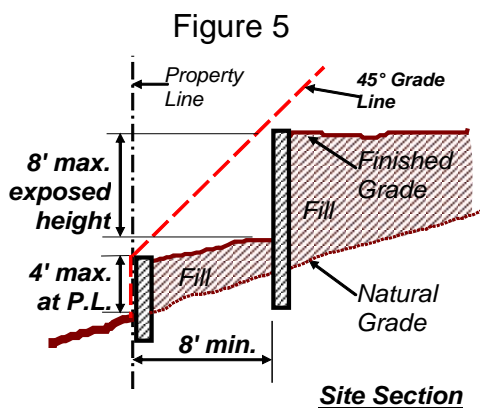


Figure 4





### 120.23 Defined Site Area

- (1) Site area includes:
  - (a) the area within the site lines of a site, plus, if applicable, the pro rata share, calculated as the proportion which the area of a site bears to the entire area of the subdivision of:
    - (i) any common site or sites, excluding any common lot used for road access purposes, within such subdivision and in which the owner of the site holds a share; and
    - (ii) any site or area created by such subdivision and conveyed to the District as green belt, pathway or other recreational use but excluding parks dedicated in accordance with the *Local Government Act*.
- (2) For all sites created after November 04, 1996, site area for purposes of subdivision, and for floor area ratio and site coverage calculations, shall exclude 50% of the total horizontal area within a creek protection area.

### 120.24 Site Coverage (Bylaw #4974)

- (1) Site coverage shall not include:
  - (a) where a principal building or detached secondary suite is designed to meet the Energy Step Code, the site coverage specified in Section 120.29(3);
  - (b) roof overhangs to a maximum of 1.2 metres from the exterior wall;
  - (c) decks or patios provided that no part is greater than 0.6 metre above the higher of natural and finished grade;
  - (d) trellises up to a maximum of 3% of site area;
  - (e) garden walls;
  - (f) children's play equipment.

**120.25 Site Width**

- (1) Where there are only two side site lines and both are parallel, the site width is the perpendicular distance between the side site lines (See Figure 1).
- (2) Where at least one of the side site lines is not perpendicular to the street, site width is the distance between the side site lines, measured at right angles to the bisector of the angle formed by the side site lines projected to their intersection (See Figure 2). (Bylaw #4679)
- (3) If there are more than two side site lines, or the lot is irregular in shape, the site width is measured at the front yard setback line and is the shortest straight line between the side site lines at the required front yard setback line (See Figure 3). (Bylaw #4712)
- (4) On a site bordered by 2 streets, the front yard setback line for calculation would be derived from the narrower front site line (See Figure 4).

Figure 1

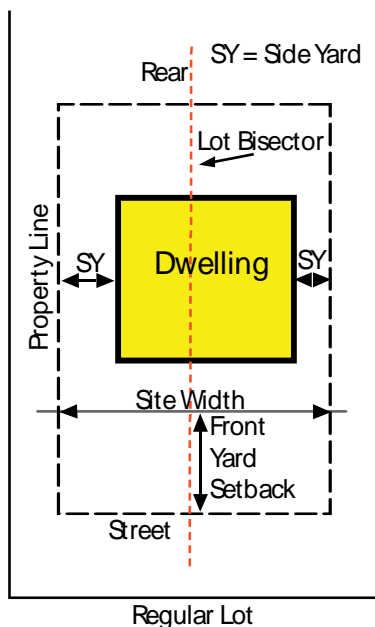


Figure 2

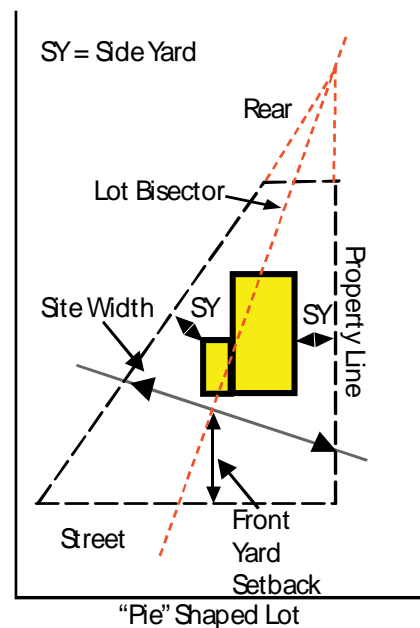


Figure 3

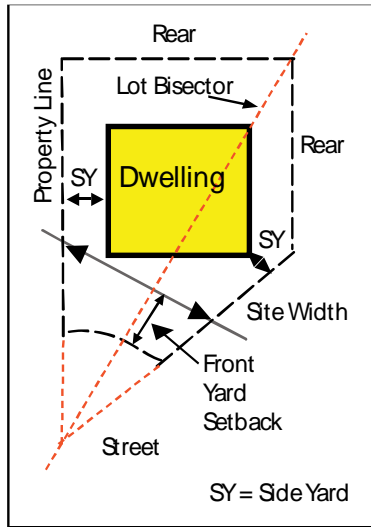
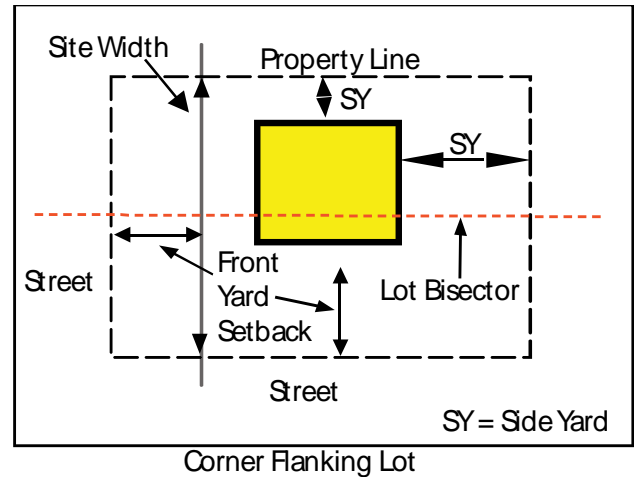


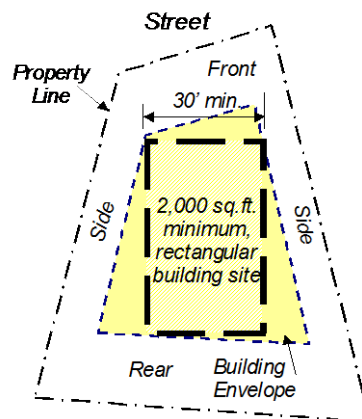
Figure 4



**120.26 Minimum building site conditions for new lots**

- (1) Each lot must be able to accommodate a rectangular floor plate for a building (See Figure 1), having:
  - (a) a minimum area of 186 square metres or 20% of lot area, whichever is less, and
  - (b) a minimum dimension of 9.1 metres on each side.
- (2) The 9.1 metre minimum can be reduced to the extent that the Zoning Bylaw, by way of a combination of minimum lot width and building setback, geometrically restricts any possible building envelope to less than 9.1 metres on any side (e.g. the width of a floor plate on a 10.1 metre lot with 3 metres combined side yards can be reduced to 7 metres).

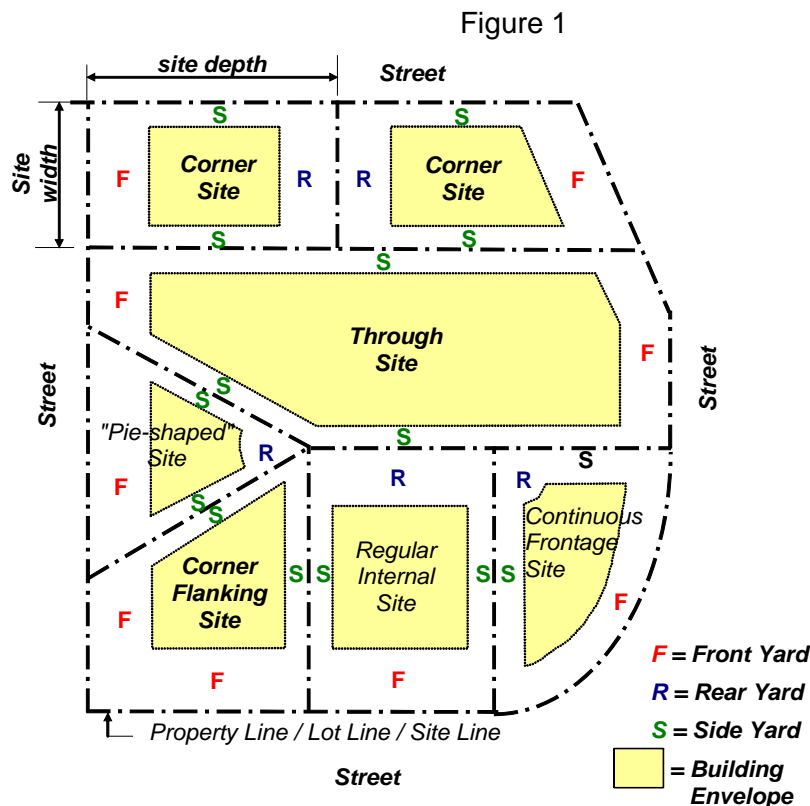
Figure 1



- (3) Section 120.26 subsections (1) and (2) shall not apply to a new lot which includes lands identified as Sunset Lane Lands in Section 204.14. (Bylaw #4701)

**120.27 Yard Provisions and Exemptions**

- (1) Every site shall provide the required yards of the zone. Required yards can vary with the location, dimensions, and orientation of the site.
- (2) For clarification, Figure 1 below provides an overview of yard requirements for most types of sites in most zones:



- (3) For a corner site, the front site line shall be the boundary line of the narrow side of the site and the street upon which the narrow side abuts.
- (4) In computing the required depth of a rear yard bounded by a lane, one half the width of the lane may be considered as part of the rear yard. (Bylaw # 4712)
- (5) Mechanical equipment must be located within the permitted building envelope. (Bylaw #4974).
- (6) The following may be located within a required yard: (Bylaw #4974)
  - (a) structures at or below the grade line for the following uses:
    - (i) underground parking;
    - (ii) vehicle ramp providing parking access in the rear yard only;
  - (b) trellises and flag poles.

- (7) The following may be located within a required yard, provided that no part is further than the specified distance from the required yard setback: (Bylaw #4974)
- (a) exterior walls of a principal building:
    - (i) where designed to meet the Energy Step Code in accordance with Section 120.29(4); or
    - (ii) where an application for a building permit was made prior to July 1, 2018, 0.15 metre solely for the provision of additional insulating materials and/or protection against wind, water and vapour;
  - (b) accessory buildings and structures:
    - (i) where a detached secondary suite is designed to meet the Energy Step Code in accordance with Section 120.29(4); or
    - (ii) where permitted elsewhere in this bylaw;
  - (c) chimneys within 0.6 metre provided that:
    - (i) no part is further than 0.6 metre from an exterior wall; and
    - (ii) the combined length of all chimneys is no greater than 3.0 metres in each yard;
  - (d) uncovered and unenclosed steps within 1.2 metres in the front yard only.
- (8) Portions of structures or buildings permitted to be located in a required yard per Section 120.27(6) and 120.27(7) are permitted to be located in a combined side yard.
- (9) Roof overhangs may be located within a required yard, provided that no part, including gutters, is further than the specified distance from the exterior wall:
- (a) 1.2 metres where the exterior wall is no less than 2.4 metres from the site line;
  - (b) 0.6 metre from any other exterior wall.

### 120.28 Child Care

- (1) Child care up to a maximum of 8 children is allowed on any site that meets Provincial legislation and Regulations. (Bylaw #4679)
- (2) Child care of more than 8 children is allowed in the following zones subject to Provincial legislation and Regulations: Section 200 (Single Family Dwelling Zones); Section 250 (Duplex Dwelling Zones); Section 300 (Multiple Dwelling Zones); Section 350 (Commercial Zones); Section 500 (Community/Public Use Zones); Section 550 (Institutional Zones); Section 600 (Comprehensive Development Zones); Section 700 (Ambleside Zones), except that: (Bylaw #4679)
  - (a) child care in a dwelling unit is limited to a maximum of 8 children; and (Bylaw # 4679)
  - (b) child care in a single family dwelling is permitted.
- (3) Child care of 9 to a maximum of 16 children is allowed in a single family dwelling subject to the following conditions: (Bylaw #4679)
  - (a) On sites that are abutting or directly across the street from a school, place of worship, park or community facility:



- (i) 1 off-street parking space shall be provided for every 6 child care spaces; (Bylaw # 4679)
  - (ii) Outdoor play structures and equipment for a child care facility must be sited a minimum of 1.2 metres from all lot lines in all zones within Section 200 (Single Family Dwelling Zones) and Section 250 (Duplex Dwelling Zones); (Bylaw #4679)
- (b) On all other sites:
- (i) 1 off-street parking space shall be provided for every 4 child care spaces; (Bylaw #4679)
  - (ii) The lot on which a child care facility is sited must be a minimum distance of 182.9 metres from any other lot on which an existing child care facility of more than 8 children in a single family home is sited; (Bylaw #4679)
  - (iii) The single detached home in which the child care facility is operated must be occupied by the operator or a staff person of the child care facility;
  - (iv) Children's play equipment for the child care facility must be sited a minimum of 1.2 metres from all lot lines in all zones within Section 200 (Single Family Dwelling Zones) and Section 250 (Duplex Dwelling Zones). (Bylaw #4679)

#### **120.29 High-Performance Buildings** (Bylaw #4974)

The following adjustments apply where a principal building or detached secondary suite is designed to meet the specified step of the Energy Step Code.

- (1) Building height and highest building face:
  - (a) where a building is considered under Part 9 of the BC Building Code:
    - (i) 0.15 metre where the building meets Step 4;
    - (ii) 0.30 metre where the building meets Step 5;
  - (b) where a building is considered under Part 3 of the BC Building Code:
    - (i) 0.15 metre where the building meets Step 3;
    - (ii) 0.30 metre where the building meets Step 4;
- (2) Floor area:
  - (a) where a building is considered under Part 9 of the BC Building Code:
    - (i) 0.04 times the floor area permitted elsewhere in this bylaw where the building meets Step 4;
    - (ii) 0.08 times the floor area permitted elsewhere in this bylaw where the building meets Step 5;
  - (b) where a building is considered under Part 3 of the BC Building Code:
    - (i) 0.04 times the floor area permitted elsewhere in this bylaw where the building meets Step 3;
    - (ii) 0.08 times the floor area permitted elsewhere in this bylaw where the building meets Step 4;

- (3) Site coverage:
  - (a) where a building is considered under Part 9 of the BC Building Code:
    - (i) 0.04 times the site coverage permitted elsewhere in this bylaw where the building meets Step 4;
    - (ii) 0.08 times the site coverage permitted elsewhere in this bylaw where the building meets Step 5;
  - (b) where a building is considered under Part 3 of the BC Building Code:
    - (i) 0.04 times the site coverage permitted elsewhere in this bylaw where the building meets Step 3;
    - (ii) 0.08 times the site coverage permitted elsewhere in this bylaw where the building meets Step 4;
- (4) Required yard:
  - (a) where a building is considered under Part 9 of the BC Building Code:
    - (i) 0.15 metre where the building meets Step 4;
    - (ii) 0.30 metre where the building meets Step 5;
  - (b) where a building is considered under Part 3 of the BC Building Code:
    - (i) 0.15 metre where the building meets Step 3;
    - (ii) 0.30 metre where the building meets Step 4.

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