

Changes to the Zoning Bylaw: Site landscaping, fences and lot consolidation

Zoning Bylaw 4662, 2010 Amendment Bylaw No. 4895, 2016 to regulate and require the provision of landscaping and to require the control of surface runoff in residential zones

What you need to know...

Part 4 Sections 130 and 140

130.15 – Site Landscaping- Effective April 18, 2016

Every residential building permit application made after April 18, 2016 must include a landscape plan landscaped in accordance with section 130.15 of this bylaw and security in the amount of 100 percent of the cost to a maximum of \$50,000 estimated by a landscape architect or licensed landscape contractor.

Definition of “Landscaping Plan” means a plan prepared by a landscape architect or licensed landscape contractor, showing an area or areas of a site to be landscaped, including vegetation and other natural features such as rock outcrops and boulders to be retained, trees and other vegetation to be planted, lawn areas to be seeded or sodded, and hard landscaping such as retaining walls, walkways, ponds and similar ornamental features to be constructed or installed.

Landscaping plans must:

- (a) be prepared at a minimum scale of 1:100;
- (b) indicate topography based on a plan provided by a BC Land Surveyor;
- (c) indicate by location and species, and by DBH in the case of trees, each tree, shrub or plant to be removed, retained or planted on the lot;
- (d) delineate the area comprising the front yard as defined in this Zoning Bylaw, and the proposed location of driveways and pedestrian walkways; and
- (e) indicate the percentage of the area of the front yard that is proposed to be covered, respectively, by impermeable surfaces and by impermeable and un-vegetated permeable surfaces collectively.

Please see Amendment Bylaw No. 4895, 2016 for full details on landscape requirements.

Changes to the Zoning Bylaw: ...continued

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130.16 – Fences

- (1) The maximum height of a fence:
 - (a) In the RS5, RS9, RD1, RD2 and RD3 zones is 1.2 m within a front yard and 1.8 m at all other locations on the site; and
 - (b) On all other sites zoned for residential uses is 1.8 m within a front yard and 2.4 m at all other locations on the site.
- (2) Where a fence is located on or within 1.2 m of a retaining wall, the maximum combined height of the fence and wall is 2.4 m.
- (3) No fence or part of a fence in any zone may be constructed of barbed or razor wire.

130.17 – Lot Consolidations – Effective May 1, 2016

1. On any lot that is subject to Section 200 of the Zoning Bylaw, the maximum floor area for a lot created by the consolidation of two or more lots after May 1, 2016 is the greater of:
 - a) the maximum floor area for the consolidated lot as calculated under section 200, up to a maximum of 150% of the floor area permitted on a lot having the minimum site area for that zone;
 - b) the maximum permitted floor area that could have been constructed under Section 200 on the largest of the pre-consolidation lots; or;
 - c) if on May 1, 2016 a single lawfully constructed principal building is located on more than one of the pre-consolidation lots, the floor area of that principal building.

Please see Amendment Bylaw No. 4895, 2016 for full details and changes to the Zoning Bylaw No. 4662, 2010