

VILLAGE OF LIONS BAY

BUILDING INFORMATION

September 2002

VILLAGE OF LIONS BAY BUILDING PERMIT FEES

1. Schedule of permit fees for Additions, Alterations, Repairs and New Construction:

Value of Construction	Building Permit Fee
Up to \$1,000 (minimum fee)	\$75
\$1,000 - \$9,999	\$75 plus \$10 per \$1,000 or part thereof over first \$1,000 (maximum \$165)
\$10,000 - \$29,999	\$165 plus \$7 per \$1,000 or part thereof over first \$10,000 (maximum \$305)
\$30,000 - \$49,999	\$305 plus \$6.50 per \$1,000 or part thereof over first \$30,000 (maximum \$435)
\$50,000 - \$99,999	\$435 plus \$5.75 per \$1,000 or part thereof over first \$50,000 (maximum \$720)
\$100,000 or over	\$720 plus \$5.25 per \$1,000 or part thereof over first \$100,000

2. Minimum Fee:

The minimum fee for a building permit for a new dwelling shall be not less than the fee for a building having a value of \$250,000 (\$ 1,507.50).

3. Board of Variance:

When a building permit application requires the approval of the Board of Variance, the building permit fee shall be increased by 10% of the fee calculated above, provided that the minimum increase shall be \$60.

4. Damage Deposit:

A damage deposit is required when taking out a building permit. An occupancy certificate is needed and inspection by Works Superintendent of Village property is required prior to damage deposit being returned.

Amount of damage deposit	Value of Construction
\$1,500	up to \$50,000
\$3,000	greater than \$50,000

5. Removal or Demolition for all structures

Demolition Fee is \$100.

6. Permit Renewals

A Building Permit is valid for 2 years at which time a renewal permit is required at a cost of \$100.

7. Soil & Other Material Deposit Permit

\$50.00

SEWER FEES (if applicable i.e. Kelvin Grove area)

Connection Fees

1. Connection Fees imposed under Section 2 of By-law No. 101 are payable in full at time of issuance of Building Permit.
 - (1) Single Occupancy properties \$500.00
 - (2) Multiple occupancy properties (per unit) \$165.00

Payment in Arrears

2. Fees remaining unpaid on December 31st of each year shall be deemed to be taxes in arrears on the property and shall be dealt with in the same manner as taxes.

Re-inspection Fees

3. Where a re-inspection is required under Section 3 of By-law No. 101 a fee of \$85.00 for each re-inspection will be levied.

Regulations with Regard to Service Connection to Properties

4. The tie-in of the building sewer shall be made into a wye at the property line. The owner shall be required to install this wye. A plug shall be inserted into the upper end of the wye to prevent any flow into the sewer system. After the acceptance of the house plumbing by the Building Inspector and after the building sewer from the wye to the house has been tested successfully, the plug shall be removed in the presence of a representative of the Village. The wye branch shall then be plugged and the excavation backfilled with suitable material.

Under no circumstances shall the building sewer be used for drainage purposes during construction.

Inspection

5. Inspection must be called for prior to digging and installing any sewer lines on the property.

Availability Fees

6. Annual payment of availability fees for sewer on an undeveloped lot - \$120.00

User Fee

7. A user fee of \$105.00 each year will be levied.

GENERAL BUILDING INFORMATION

1.
 - (a) The Village requires an Engineer's seal on all plans for foundations, footings, and wood framing for new residences.
 - (b) An Engineer's stamp is also required on plans involving structural changes for additions to existing residences.
 - (c) An inspection on site by the engineer of the soil conditions and form work is required before concrete is poured.
 - (d) Wood framing (including beams, posts, lintels etc.) should also be checked by the Engineer before framing is closed in.
2. Periodic inspections will be carried out by the Village Building Inspector during the course of construction. Inspections must be requested by the Owner or his agent. All work requiring inspection must be complete and ready prior to inspection.

Inspections required are as follows:

- (a) **Form work Inspection**- on completion of concrete form work and prior to placing of concrete for footings or foundations.
A survey certificate showing the location of form work in relation to property lines is required prior to placing of concrete.
- (b) **Water Service, Storm and Sanitary Sewer Inspections** - required when all piping is installed but prior to backfilling.
- (d) **After Damp proofing of concrete.**
- (e) **After Installation of Perimeter & Rainwater Drains** - required when drain tile is in place and prior to covering with drain rock.
- (d) **Floor slab Inspection** - on completion of compaction and gravel, ready for placement of concrete.
- (e) **Framework inspection, mechanical and ventilation inspection** - to be called for when all framing, sheeting, roofing, ductwork and chimney construction are complete and before application of insulation or exterior cladding.
- (f) **Plumbing and Rough-in Inspections** - rough-in plumbing inspection is required :- Water/sewer from property line to Building and rough-in of sewer/water in Building.
- (g) **Roofing.**
- (h) **Electrical Inspection** - rough-in electrical inspection is required when all electrical wiring and outlet boxes are in place - (Provincial Inspector).
- (i) **Insulation and Vapour Barrier Inspection** - when thermal insulation and vapour barrier are complete and prior to application of wall board or panelling.
- (j) **Exterior finishes including siding.**

- (k) **Finished Plumbing Inspection** - required when all plumbing fixtures are installed. Septic tank disposal fields require inspection by Public Health Office.
- (l) **Final Electrical Inspection** - required when all electrical fixtures have been installed.
- (m) **Final Building Inspection** - when all construction is completed and before Occupancy.
- (n) **Final Village Works Department Inspection** - required when adjoining Village property is returned to Village Standards.

3. **NOTE: This information is to be used as a guide only and not as a substitute for Village By-laws.**

*** NOTE ***
RE KELVIN GROVE PROPERTIES

The site must be inspected by the Lions Bay Works Foreman Garth Begley before any work commences (921-9833) to ensure that underground services are not damaged.

NOTE:
Propane installations come under Provincial Government Inspections.
660 - 6224 between 8:30 am and 9:30 am.

ZONING BY-LAW CHECKLIST

TO BE APPLIED TO ALL BUILDING PLAN APPROVALS

1. **Uses in Single Family Zone**

- (a) Single family dwelling
- (b) Accessory building or structure

2. **Site Coverage**

By building and accessory buildings - 30%

Gross Floor Area Ratio - not to exceed 35%

3. **Setbacks**

The required yards are as follows:

- (a) Front yard, minimum 7.6 metres (approx. 25')
- (b) Rear yard, minimum 7.6 metres (approx. 25')
- (c) Side yard, minimum 2.4 metres (approx. 8')

The only features allowed to project into setback zones are chimneys, sills, cornices, gutters, heating or ventilating equipment not to exceed 0.6 metres measured horizontally.

4. **Garages, Carports**

Every principal building shall contain a garage or carport for housing a minimum of 2 vehicles.

5. **Height**

The height of principal buildings shall not exceed 7.6 metres (approx. 25') - vertical distance from average grade at the perimeter of structure (at time of subdivision).

6. **Offstreet Parking**

Garage or carport to house two vehicles. Driveways to have "all weather finish".

7. **Main Floor**

The main floor of principal building shall exceed 93 sq. m in area.

8. **Drainage**

Culverts are required where driveways cross ditches (see notes on Building By-law). Contact Works Superintendent at 921-9833.

9. **Surveys**

It shall be a condition that all owners/builders obtain a Certificate of Survey from a Registered B.C. Land Surveyor or Engineer after the building's forms are in place but prior to the pouring of concrete. Assumed elevation on highest ground level corner of forms taken from original contour survey.

NO EXCEPTIONS.

10. **Building Plans**

Before submitting two sets of plans to the Village for approval, they must carry an accredited B.C. Engineer's seal and Letters of Assurance as shown in the B.C. Building Code 1998.

BILL 62 - 1985

- (1) Section 734 is amended by renumbering it as section 734 (1) and by adding the following subsections:
- (2) Where a building inspector considers that construction would be on land that is subject to or is likely to be subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche, he may request the owner of land to provide him with a report certified by a professional geotechnical engineer that the land may be used safely for the use intended.
- (3) Where a professional geotechnical engineer determines that land may not be used safely for the use intended, the building inspector shall refuse to issue a building permit.
- (4) Notwithstanding subsection (3), where a professional geotechnical engineer determines and certifies that land may be used safely for the use intended, subject to conditions contained in his report with respect to the siting and structural design of buildings, structures or works, the maintenance or planting of vegetation, or the placement of landfill, a building inspector may issue a building permit on the condition that
 - (a) the owner of the land covenants with the municipality or regional district to use the land only in the manner determined and certified by a professional geotechnical engineer as enabling the safe use of the land for the use intended, and
 - (b) the covenant is registered under section 215 of the *Land Title Act*.

DRAWINGS REQUIRED FOR SINGLE FAMILY DWELLINGS

SITE PLANS

Scale : 1:100 (1" = 20')

Show property lines, and the location of all buildings, wells and sewage disposal systems, indicating whether existing or proposed. Indicate length of property lines, and distance to property lines from proposed buildings and north arrow. Show decks, projections, and cantilevered areas and all unusual features - i.e. rivers creeks, ravines.

Show details of all right-of-ways; easements and restrictive covenants. If there are none, this should be marked on the site plan. Show legal description and adjacent road names (include flanking street).

FOUNDATION / CRAWL SPACE, BASEMENT Scale : 1:50 (1/4" = 1'0)

Show all foundations including foundations for carports, decks, etc. show all load bearing walls. Indicate sizes of footings and foundation walls, including pad footings.

Show all partitions. Indicate finished and unfinished areas.

Show location of hot water tank, laundry appliances, furnace and plumbing fixtures.

Show all framing details - joists, beams, posts, lintels, point loads, etc., and indicate all dimensions.

FLOOR PLANS Scale: 1 : 50 (1/4" = 1'0)

Show use of rooms and locations of plumbing fixtures, appliances, and fireplaces. Indicate all dimensions including floor areas.

Show all framing over joists, beams, lintels, rafters, trusses, posts etc. Indicate point loads and the line of floor over if it does not follow exterior walls and roof line over.

Indicate size and location of windows, doors, hallways and stairs. Show door swings.

ELEVATIONS Scale 1 : 50 (1/4" = 1'0)

All four elevations are required - front, two sides, back.

Show windows and doors, proposed finish grade (elevations should accurately reflect grade levels).

Indicate all finish materials.

CROSS - SECTION Scale 1 : 50 (1/4" = 1'0)

Show sub floor elevations.

Show all floor, wall and roof construction material and finishes.

BRITISH COLUMBIA BUILDING CODE

All construction shall comply with Part Nine or other relevant sections of the British Columbia Building Code. (Current Edition - 1998).

STAIRS

All stairs shall conform to Section 9.8 Stairs, Ramps, Handrails and Guards and Articles 3.3.1.15.

CONDENSATION PREVENTION

All vapour barriers shall be installed in accordance with Subsection 9.25 Measures to Prevent Condensation.

MECHANICAL VENTILATION

A mechanical ventilation system shall be provided for this dwelling unit in accordance with Subsection 9.32.3.

BUILDING AND PLUMBING INSPECTOR

Mr. Dave Butler 921-9811

ELECTRICAL PERMITS

Electrical Inspector: Kathleen Wilkins (604) 892-3221 (Squamish) Fax No. (604) 892-2342
P.O. Box 1008, 1360 Pemberton Avenue

HEALTH APPROVAL AND INSPECTOR

Charlene Wood 904 - 6200
 North Shore Board of Health
 5th floor, 132 West Esplanade, North Vancouver, B.C. V7M 1A2 8:30 am to 5:00 pm.

Please note that the Village will not approve any Building plans until said plans have been approved by the North Shore Health Board as to septic tank type and location in respect of the building siting i.e. prior to excavation.

The North Shore Health Dept. reviews and assesses for sewage disposal an area of the lot in question, where the land is in native undisturbed condition. The only work, which can take place on the approved sewage disposal site is the actual procedure to install the 'system'.

Extensive excavation work cannot occur in the area for sewage disposal and all changes to approved layouts and locations must have prior clearance by the North Shore Health Dept.

*All approved areas **must** be cordoned off by means of ropes or ribbon to avoid disturbance and left in place until the actual installation of the sewage system takes place.*

FOR FURTHER FIRE PROTECTION

It is recommended that a full pressure 3/4" water tap connection is installed in some convenient area within your home. A garden hose should be left connected to this tap at all times. This could be invaluable in case of fire. Also, all homes should have at least two fire extinguishers installed in convenient locations.

CLIMATIC DATA												
Design Temperature				degree days below 65	15 Min. Rain in.	one day Rain in.	Annual Total Pcpn. in.	Ground Snow Load psf	Rain Load psf	Hourly Wind Pressures		
				65	in.	in.	in.	psf	psf	1/10	1/30	1/100
January	July	2.5 %								psf	psf	psf
2.5 % F	1% F	Dry F	Wet F									
12	8	84	67	5800	.04	4.5	100	63	6.5	7.9	10.4	13.5
Earthquake R - Factor 4												

BASIC REQUIREMENTS FOR AN OCCUPANCY PERMIT

Where a building permit has been issued for a single family residence, the Owner may apply for a permit to occupy the building prior to completion of construction, but such permit shall be withheld until the building or part thereof complies with the health and safety requirements of the By-law of the Village or of any Statute as generally set out below:

1. All exterior finish completed as per the Village approved building plans. The driveway and off-street parking areas must be finished with an all-weather surface so to be readily accessible under all weather conditions.
2. Certificate of final inspection of the septic disposal system from the North Shore Board of Health.
3. Certificate of final electrical inspection from the Provincial Electrical Inspector, and a permanent power hook-up to the house by B.C. Hydro.
4. The interior of the home must be finished to the following stages:
 - (a) Walls and ceiling; insulation must be installed throughout. The interior wall finish (gyproc/wood etc.) must be installed in main living area, i.e. living room, dining room, kitchen, family room, bedrooms and bathrooms.
 - (b) Plumbing must be installed and operative in the kitchen and at least one bathroom.
5. Sub-flooring must be installed throughout.
6. Stairwells must be safely constructed, and hand rails, balcony rails, etc. installed.
7. Light fixtures installed in main living areas and as set out in 4(a) above.
All electrical outlets and unused light fixture outlets must be covered by plates.
8. Heating and ventilation system to be installed and operative.

The above requirements shall be completed to specifications of the B.C. Building Code 1998 and all applicable sections and the B.C. Plumbing Code 1998, as well as other pertinent Village and Provincial By-laws.

ZONING - VILLAGE OF LIONS BAY

RS-1 ZONE SINGLE FAMILY RESIDENTIAL

Permitted Uses

The following uses and no others are permitted in the RS-1 zone:

- 1) not more than one single family dwelling per parcel;
- 2) accessory building or structure
- 3) home occupation

Conditions of Use

In respect of a parcel in an RS-1 zone:

- 1) the parcel coverage shall not exceed 30% for all buildings and structures;
- 2) the setbacks for the types of parcel lines set out in Column I of this section are set out for principal residential building and accessory structures uses in Column II:

COLUMN I	COLUMN II
Type of Parcel Line	Principal Residential Building and Accessory Structures Uses
Front	7.6 metres
Side	2.4 metres
Rear	7.6 metres

- 3) off-street parking shall be provided pursuant to Sections 26 and 27 of the zoning by-law,
- 4) the height of a principal building shall not exceed 7.6 metres;
- 5) the main floor of a principal building shall exceed 93 square metres in area;
- 6) every principal building shall exceed 5.1 metres in width;
- 7) not more than one principal building shall be located on the parcel;
- 8) the Gross Floor Area Ratio shall not exceed 35%;
- 9) accessory structures shall;
 - (a) not exceed two in number per parcel;
 - (b) not exceed a height of 3.65 metres except where the slope of the roof is equal to or greater to 3 and 12 in which case the maximum allowable height may be increased by 1 metre.
 - (c) have a combined floor area not exceeding 77 square metres.
- 10) all parcels shall have a garage or carport whether contained in the principal building or constituting an accessory structure.

**ZONING BY-LAW AND AMENDMENTS
DEFINITIONS**

"accessory" means ancillary and subordinate to principal;

"aisle space" means the area of a parcel which provides space for motor vehicle access and maneuvering in respect of parking and does not include spade for motor vehicle parking;

"apartment building" means a building other than a townhouse containing three or more dwellings which has its principal access from an entrance common to the dwellings;

"assembly" means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational or religious purposes;

"building" means a structure used or intended for supporting or sheltering a use or occupancy;

"carport" means that portion of a principal building which shelters an area used, intended to be used or designed for the parking of two (2) motor vehicles, the parking space in which shall be not less than 5.5 metres in width and 6 metres in length with a minimum vertical clearance of 2.8 metres;

"church" means an assembly building set apart and used for religious but not commercial or residential purposes;

"commerce" means the selling, servicing and repair of goods, the provision of services and commercial office functions;

"convenience store" means a retail sales outlet located in a building having a maximum gross floor area of 340m²;

"density" means the maximum permitted number of dwellings on a parcel, expressed per hectare;

"duplex" means two attached dwellings, each of which has a separate entrance;

"dwelling" means a self-contained set of habitable room containing not more than one set of cooking facilities and located in a building;

"exterior side parcel line" means a parcel boundary at grade between a parcel and a highway other than a front or rear parcel line;

"family" means

- (a) two or more persons related by blood, marriage, adoption or foster parenthood sharing one dwelling; or
- (b) not more than five unrelated persons sharing one dwelling;

"fence" includes arbor, archway, gate, pergola, screen, trellis and wall;

"front parcel line" means the parcel boundary located at grade between a parcel and a highway other than a lane, provided that where two intersecting highways other than lanes form boundaries of a parcel, the front parcel line shall be the shorter of the parcel boundaries located at grade between the parcel and the highways;

"garage" means a carport surrounded by four (4) walls, one of which walls contains a door used, intended to be used or designed to permit motor vehicles access;

"grade" means the ground level that existed at the time of the subdivision that created the parcel;

"gross floor area" means the total floor area of all buildings on a parcel measured to the outer limits of the buildings including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandahs and excluding auxiliary parking unenclosed swimming pools, balconies or sundecks, elevators, ventilating machinery and building features referred to in Section 15 of the Zoning By-law No. 139;

"gross floor area ratio" means the total floor area of the principal building on a parcel measured to the outer limits of the building including all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandahs, and enclosed swimming pools, (but not including accessory structures as permitted by this by-law with a combined floor

area not exceeding 77 square metres, nor carports or garages attached to the principal building) divided by the area of the parcel;

"height" means the vertical distance from the average grade at the perimeter of a structure to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof or to the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof, and, in the case of a structure without a roof, to the highest point of the structure;

"highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right of way on private property;

"home occupation" means an occupation or profession carried on as an auxiliary use in a dwelling or auxiliary building and does not include a commercial stable, kennel, animal breeding for commercial purposes, restaurant or the parking or storage of industrial or construction equipment or materials;

"institution" includes an arena, armoury, art gallery, college, court of law, community centre, federal office, fire hall, jail, library, municipal office, museum, park, playground, police station, provincial office, hospital, school, stadium or swimming pool and excludes a public storage yard or works yard;

"interior side parcel line" means a parcel boundary at grade between two or more parcels other than a front or rear parcel line;

"lane" means a highway which:

- (a) provides a second access to a parcel; and
- (b) is less than 10m wide as dedicated;

"main floor" means the floor of the storey which is nearest to the average grade of the parcel;

"mobile home" means a towed or self-propelled trailer structure manufactured as a unit capable of movement from place to place which contains one dwelling unit with toilet and bath or shower cabinet facilities;

"motor vehicle" means a device in or by which a person or thing is or may be transported on a highway, except a device designed to be moved by human power or used exclusively on stationery rails or tracks, that is designed to be self-propelled;

"municipality" means The Corporation of the Village of Lions Bay or the area within the municipal boundaries thereof as the context may require;

"natural boundary" means the high water mark identified on the plan of subdivision or the plan accompanying the instrument conveying Crown Land in fee simple, which plan was most recently registered in a Land Title Office before the first publication of notice for hearing in respect of this by-law;

"parcel" means any lot, including a strata lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

"parcel coverage" means the gross floor area of buildings on a parcel expressed as a percentage of parcel area;

"parking space" means an area on a parcel identified for the parking of one motor vehicle and does not include aisle space;

"rear parcel line" means the parcel boundary at grade which lies the most opposite to and is not connected with the front parcel line;

"residence" means occupancy or use of a building or part thereof as a dwelling and includes the dwelling occupied or used;

"retail" means used for the purposes of buying commodities for resale to the general public;

"satellite dish" means an artificial device used, intended to be used or designed for the purpose of receiving satellite transmissions or television programs;

"service station" means premises used for the retail sale of motor fuel, lubricating oils and motor vehicle accessories and the servicing of motor vehicles., but not other retail sales, wholesale sales or motor vehicles structural or body repairs or painting;

"setback" means the minimum permitted distance between a class of building or structure use specified in this by-law and a specified parcel line;

"storey" means the portion of a building that is situated between the top of any floor and

- (a) the top of the floor next above it; or
- (b) the ceiling above it where there is no floor above the ceiling;

"structure" means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing;

"temporary structure" means a structure which is:

- (a) not a fixture fixed to or sunk into land; or
- (b) not attached to land other than by its weight;

"townhouse" means a building not more than three storeys high divided into three or more dwelling units located side by side under one roof with private exits or entrances to each dwelling, with each dwelling sharing common walls or party walls;

"usable parcel area" means the gross area of a parcel excluding

- (a) bodies of water including swamps, ditches or waterways, as measured from the high water mark, and
- (b) private roads exceeding 14 metres in length or 7 metres in width

"utility" describes broadcast transmission, electrical, telephone, sewer or water services established by a government or a company and does not include oil or gas storage tanks or a public storage and works yard;

"watercourse" means a depression with a bed 0.6 metres or more below the average natural elevation of surrounding land:

- (a) serving to give direction to a current of water for an average of at least six months of a year according to records kept by the government of British Columbia; or
- (b) having a drainage area of 2 square kilometres or more.

GENERAL REGULATIONS

Applicability

Except as otherwise specified in this by-law, sections 14 to 29 apply to all zones established under this bylaw.

Siting

1. The interior side parcel line requirements of this bylaw shall not apply to strata lots under a registered plan pursuant to the Condominium Act where there is a common wall shared by to or more dwellings within a building.
2. (a) Encroachment of only the structure features referred to in Section 15(b) of this bylaw into a required set back area of a parcel on which the structure is located is permitted subject to specific provisions for particular zones and subject to Section 15(b).

(b) In respect of a parcel, the following and no other features may project into the area required by this bylaw between any principal building and front, rear or side parcel lines.
 - (i) gutters, cornices, sills, belt courses, chimneys, heating or ventilating equipment if the projections do not exceed .6 metres, measured horizontally;
 - (ii) eaves, porches, canopies and sunshades if the projections, measured horizontally do not exceed
 - (A) 1.5 metres in the case of front and rear yards, or
 - (B) .6 metres in the case of side yards if the foundations or supports for them do not encroach into any required front yard, sideyard or backyard,
3. No setback area required by this bylaw between a parcel line and structure or use shall provide any portion of setback area for any other structure or use.
4. No portion of setback area required by this bylaw around a principal building shall be used for parking or an auxiliary building or structure, including, notwithstanding the generality of the foregoing, a temporary structure, or satellite dish, other than a fence, swimming pool or tennis court, except as provided in Section 18.
5. In a zone in which residential uses are permitted, tool storage shed or greenhouse not attached to a principal building not exceeding 19 square metres in area or a combination of tool storage and green house not exceeding 28 square metres in area may be placed within the setback area between the principal building and rear parcel line.

Flood Protection

1. No building or structure shall be constructed, erected or placed:
 - (a) within 17 metres of the natural boundary of a watercourse;
 - (b) on ground surface less than:
 - (i) .7 metres above the 200 year flood level, which level has been established by the Ministry of Environment of the Province of British Columbia prior to the date of the publication of the notice for the public hearing in respect of this bylaw;
 - (ii) 3.1 metres above the natural boundary of a watercourse where the 200 year flood level has not been established; and

- (iii) 1.6 metres above the natural boundary of the sea.

Principal Buildings

- 1. (a) A garage or a carport attached to a principal building is deemed to be a portion of the principal building.
- (b) Not more than one principal building shall be located on any one parcel.

Height

A (a) dome or cupola, (b) monument, (c) chimney, (d) spire, belfry, (e) mast or antenna for any purpose other than the domestic reception of radio and television signals and other than a satellite dish; (f) mechanical appurtenance screened from view from a highway, (g) observation tower; or (h) flagpole, mast, serial constituting not more than 5% of the total roof area of a building or 10% of the parcel area may exceed the height limitations specified in this bylaw.

Fences

Except as otherwise specifically stated in this bylaw:

- (a) the height of a fence, wall or hedge shall be determined by measurement from the ground level at the average finished grade level within .9 metres of both sides of the fence, wall or hedge;
- (b) on a corner site contiguous to a street intersection, no fence, wall or hedge or other vegetation shall be allowed at a greater height than .9 metres above the established elevation of the centre point of intersecting streets, at or within a distance of 4.5 metres from the corner of the site at the intersection of the streets; and
- (c) subject to Section 22(b), no fence shall exceed 1.9 metres in height.