

CITY OF NANAIMO

**AGENDA FOR THE MEETING OF THE REZONING ADVISORY COMMITTEE
TO BE HELD ON THURSDAY, 2005-MARCH-03rd, AT 4:45 P.M.
IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B.C.**

1. CALL TO ORDER

2. ADOPTION OF MINUTES: 2005-February-17th (to be distributed at the meeting)

3. NEW AND PENDING APPLICATIONS

RA000142: Dennis and Maureen McLeod, have applied to rezone this property from RS-1 to I-2 in order to operate an electrical contracting business from this location.

4. NEW BUSINESS

5. ADJOURNMENT

***Please contact Penny Masse at 755-4460, Local 331,
if you are unable to attend the meeting***

REZONING ADVISORY COMMITTEE

2005-March-03

File Number: RA000142

Project Address: 4161 Jingle Pot Road (Schedule A)

Proposed Development: Dennis and Maureen McLeod, have applied to rezone this property from RS-1 to I-2 in order to operate an electrical contracting business from this location. A site plan of the proposed development is attached for your reference (Schedule B).

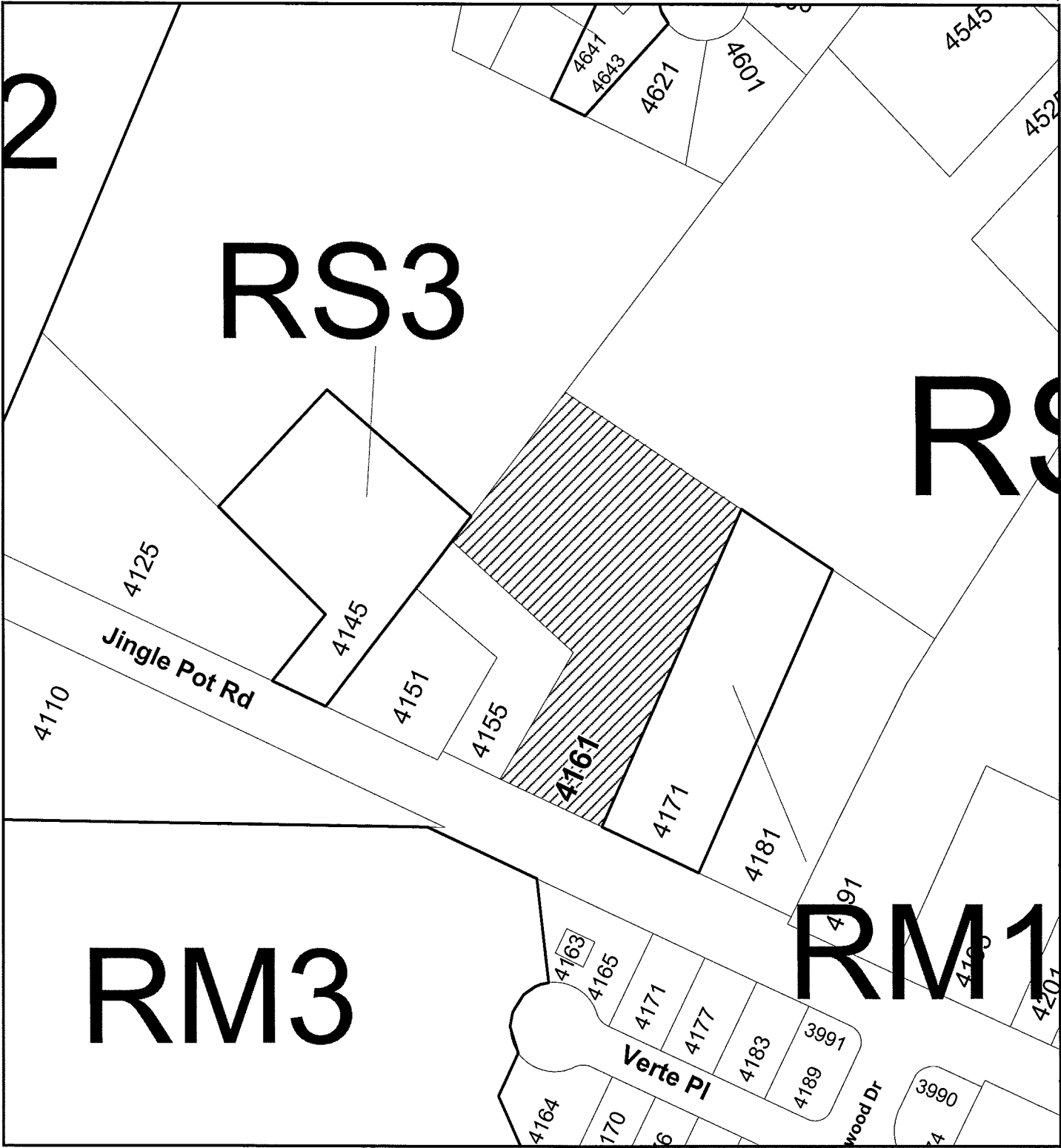
OCP Designation: Service Industrial Enterprise Area (Schedule C).

Current Zoning: Single Family Residential Zone (RS-1) (Schedule D)

Proposed Zoning: Light Industrial Zone (I-2) (Schedule E)

Prospero Attachment: RA000142

SCHEDULE A

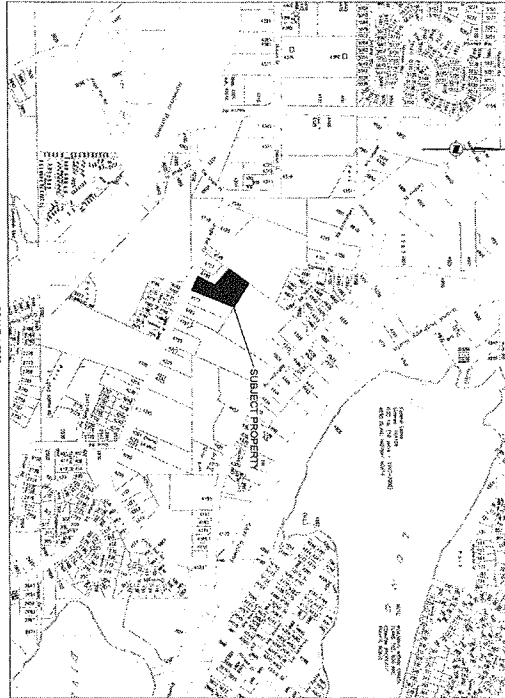


File No.: RA000142
Civic: 4161 Jingle Pot Road

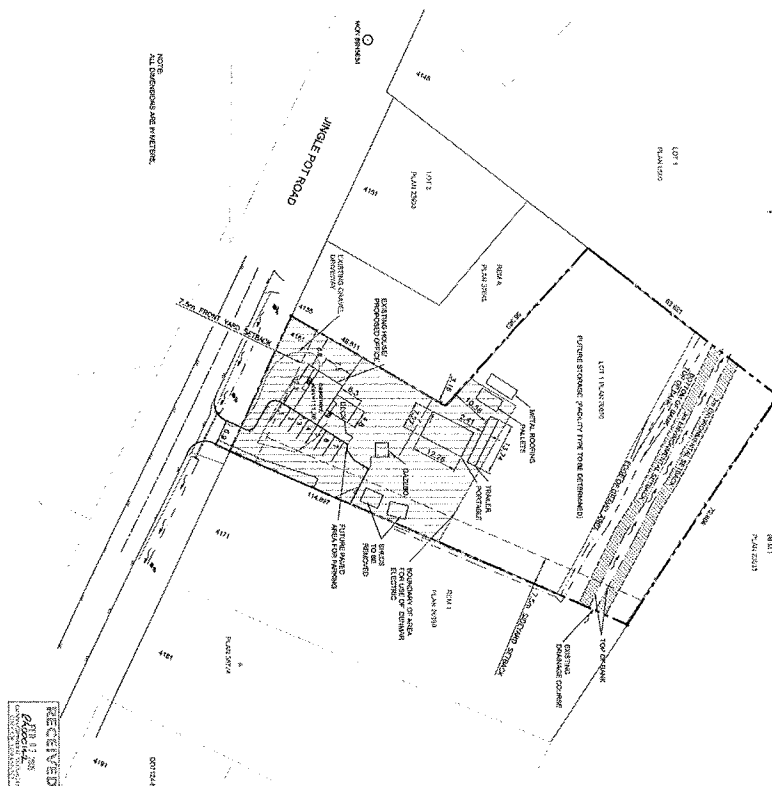
 Subject Property

SCHEDULE B

LOCATION PLAN






SITE PLAN



REASONING APPLICATION FOR	491 SHALE POT ROAD	PARKING REQUIREMENT'S (OVN/5641)
APPLICANT:	DENNIS MCCOY	1 PARKING SPACE
PROPERTY LEGAL DESCRIPTION:	LOT 10 SECTION 5 TOWNSHIP 3 N RANGE 10 E	8
APPLICATION TO REZONE FROM TO:	R-2, SINGLE FAMILY RESIDENTIAL L-2 LIGHT INDUSTRIAL	NA
SITE AREA:	7.31 HA	1,807 AC
BUILDINGS		
MAIN OFFICE	91 SQ. M	985 SQ. FT
STORAGE	162 SQ.M	1,960 SQ. FT
TOTAL AREA		
PORTABLE STORAGE BUILDING AND TRAILER		
TOTAL AREA	122.5 SQ M	1,415 SQ. FT
TOTAL FLOOR SPACE ALL BLDGS	304.2 SQ. M	3,271 SQ. FT
SITE COVERAGE INCLUDES ALL BUILDINGS	3.7%	
NUMBER OF UNITS		NA
OPEN SPACE PROVIDED		NA

**CHATWIN
ENGINEERING
LIMITED**
4161 JINGLE POT ROAD
REZONING APPLICATION
Project

LEGEND

	POWER OF LAW
	OTOWATERRIES
	PROVINCE/TERRITORY
	PROVINCE/BOUNDARY
	WATER BOUNDARY
	EXTENSION PRICE

No.	Date	Revision	Eng.	Designed By: CJS
				Drawn By: CJS
				Date Drawn: JAN 2005
				Per. Scale: 1:500
				Net. Scale:

Client:	DENNIS MALEDO
SITE PLAN	
Reference No.	
Dwg. No.	DDMAH-1
Rev.	

451 WARDEN ROAD, S.C. 167
 MOBILE, AL 36688
 TEL: (205) 921-1101 FAX: (205) 921-1102
 WWW: WWW.DENNYENGINEERING.COM

Professional Engineer Seal

CHATTWIN ENGINEERING LTD.

SCHEDULE C

8. Improving public viewing and trailway access will be a priority (see section 1.4 Waterfront Policies). (6000.011; 1998-Apr-20)

Inucan Lands

9. Existing industrial zoned lands are designated for industrial use. Additional Inucan lands south of Cedar Road may be considered for industrial purposes, through a plan amendment provided that:

- access and increases in traffic flow are adequately addressed;
- adequate services are provided;
- adequate open space buffering is provided; and
- the design mitigates potential environmental and resource impacts.

Under the City's Official Community Plan, two areas in Chase River were designated for "industrial" use. No changes to the boundaries of these industrial areas are proposed as part of the Chase River Neighbourhood Plan, nor are additional industrial designated areas contemplated at this time.

10. Industrial businesses are encouraged to use the technology available to reduce/eliminate odours, and other pollutants emitted by their business. (6000.023; 1999-Apr-26)

East Wellington (West of Parkway)

11. Council will consider rezoning for industrial use the Residential and Agriculture zoned lands within the designated Industrial Enterprise Area as shown on Schedule A Future Land Use and Mobility.

12. Industrial zoning will:

- not include uses that may impact on adjoining residential uses, particularly residential uses on the south side of East Wellington; and
- provide for ample setbacks for preserving the Parkway Character and Tree Protection areas of the Parkway Development Permit Area.

1.5.2.3 Service Industrial Enterprise Area Designation:

1. The following areas are designated "Service Industrial Enterprise Area" on Schedule A Future Land Use and Mobility:
 - Northfield Service Industrial Area
 - Parkway Service Industrial Park
 - East Wellington Service Industrial Area
 - Shenton Service Industrial Area
 - Boban Service Industrial Park
 - Southside Service Industrial Area
2. Permitted uses in "Service Industrial Enterprise Areas" are uses which:
 - generate limited shopping and retail traffic;
 - require large enclosed display and storage areas;
 - have a public retail sales area for products manufactured or assembled on site;

- require access to major roads for supply and distribution;
- are not a shopping destination or a primary retail use which are compatible and are permitted in Growth Centres;
- are not compatible with residential uses;
- do not require large customer parking lots and areas; and
- do not include use of hazardous materials or hazardous waste generation or storage.

Such uses include but are not limited to equipment sales and repairs, printing and reproduction, construction, wholesale, distribution, transportation and communications related businesses. Processing, manufacturing and assembly operations, storage, warehousing and distribution will also be permitted.

3. Notwithstanding policy 1.5.2.3 (2), fast food restaurant is a permitted use on the properties known as 4797 and 4777 Island Highway North (Lots 1&2, Section 5, Wellington District, Plan 6390 except part in Plan 33870). (6000.040; 2002-Sept-16) (6000.051, 2003-SEP-29)
4. Notwithstanding policy 1.5.2.3 (2), Assembly Hall is a permitted use on the property known as 4381 Boban Drive (Lot 7, Section 5, Wellington District, Plan 38953). (6000.046, 2003-SEP-29)
5. In recognition of existing community service facilities, expansion onto adjacent properties will be considered provided the use can be tied together with a covenant to the existing facility, buffering is provided for surrounding uses and any change in the use in the future would reflect the intent of the Service Industrial designation. (6000.025; 1999-Oct.-04)
6. Where a parcel within the Service Industrial Enterprise Area designation is immediately adjacent to residential lands, future zoning will employ buffers, landscaping and restricted uses as required to make uses more compatible with adjacent residential uses.
7. Where a parcel within Service Industrial Enterprise Area designation fronts on major roads as defined in section 4.6.2 (1), and safe and suitable access is available to the site, the following uses are permitted in addition to Service Industrial Enterprise Area uses outlined in section 2 above: (6000.001; 1996-Nov.-25)
 - gasoline service stations and associated auto repair garages;
 - vehicle sales, repair and rental;
 - auto parts retailers; or
 - recreational vehicles and mobile/modular homes sales and service.

Rezoning for Highway Commercial uses under this section would not be encouraged if found to conflict with the objectives and policies of section 3.3 of the Plan. (6000.010; 1997-Sept.-22)

8. To recognize the needs of local entrepreneurs, the City will accommodate small lots and the development of small scale "incubator" facilities in all enterprise areas.
9. Ancillary retail sales which require large display areas or storage may also be considered for goods manufactured or assembled on the site.
10. Office uses will be allowed as accessory to a permitted use.

Specific provisions for Service Industrial Enterprise Areas are outlined below.

Southside

11. Section deleted June 10, 1996.
12. Section deleted June 10, 1996.

13. Section deleted June 10, 1996.

14. Perimeter landscaping above and beyond City standards is encouraged as part of industrial developments in an effort to mitigate acoustic and visual impacts on adjacent non-industrial land uses. (6000.023; 1999-Apr-26)

Boban

15. Approximately 10 ha. (25 acres) of land adjacent the existing Boban Industrial Park is designated as Service Industrial Enterprise Area to permit the expansion of existing Service Industrial activity in this area. See Schedule A Future Land Use and Mobility.

Southend

16. The light industrial and service commercial uses surrounding the Assembly Wharf area will be retained as a transitional or buffer area between the Downtown and Southend Neighbourhood Village areas.

17. Improving public viewing and trailway access will be a priority (see section 1.4 Waterfront Policies). (6000.011; 1998-Apr-20)

1.5.2.4 Research Education and Development Enterprise Area Designation:

1. DND lands adjacent to Malaspina University College and Malaspina University College lands are designated "Research Education and Development Enterprise Area". This designation is to attract investment, strengthen the city's competitive position and draw upon the research and development expertise of Malaspina University College and Federal, Provincial and private research office facilities.
2. Permitted uses in "Research and Development Enterprise Areas" will include technology, research and development industries such as information systems, telecommunications, and microelectronics, training and education facilities including administration and student residences, and related, service commercial and office uses. Government office and community uses may also be considered.
3. Uses that support the telecommunications industry by functioning as a hub or relay centre are permitted. (6000.026; 2000-Mar.-13)

1.5.2.5 Future Sand and Gravel Extraction

1. No future sand and gravel extraction areas are identified in the Plan.

SCHEDULE D

PART 6- SINGLE FAMILY RESIDENTIAL ZONES

6.1. SINGLE FAMILY RESIDENTIAL ZONE - (RS-1/RS-1a) (4000.275; 2001-Jan-08)

This zone provides for low density urban or suburban type residential development.

6.1.1. PERMITTED USES (4000.075; 1995-Jan-23) (4000.178; 1998-Feb-02)

Bed and Breakfast, subject to Part 5
Boarding or Lodging, subject to Part 5
Secondary Suite (4000.366; 2005-Feb-07)
Single Family Dwellings

6.1.2. CONDITIONS OF USE (4000.327; 2003-Aug-18) (4000.362; 2004-Nov-01)

- 6.1.2.1. The gross floor area of a single-family dwelling shall exceed a gross floor area of 87 square metres (936.49 square feet).
- 6.1.2.2. The floor area ratio of a principal dwelling shall not exceed 0.55 or a gross floor area of 390.18 square metres (4,200 square feet).
- 6.1.2.3. Notwithstanding Subsection 6.1.2.2., where a dwelling consists of three or more storeys entirely above finished grade on the rear elevation, the gross floor area may be increased as follows provided that the building footprint does not exceed 185.8 square metres (2,000 square feet):

Lot Size	Maximum Gross Floor Area
< 1,000 square metres (10,764 square feet)	390.18 square metres (4,200 square feet)
≥ 1,000 square metres (10,764 square feet)	464.5 square metres (5,000 square feet)

- 6.1.2.4. Notwithstanding Subsection 6.1.2.2. and 6.1.2.3., on those properties with a sub-designation "a" the floor area ratio of the principal dwelling shall not exceed 0.4 or a maximum gross floor area of 300 square metres (3,229 square feet).
- 6.1.2.5. Lots equal to or exceeding 1,666.66 square metres (17,940 square feet) in area are exempt from the requirements of Subsections 6.1.2.2. through 6.1.2.4.. For the purposes of this subsection, where a lot abuts a watercourse identified in Schedule "G" or a lot is subject to a geotechnical setback, the required leavestrip(s) shall not be included in the calculation of lot area.

6.1.3. DENSITY

- 6.1.3.1. Not more than one single family dwelling shall be permitted per lot.
- 6.1.3.2. Notwithstanding Subsection 6.1.3.1., one additional single family dwelling shall be permitted on a lot exceeding 0.4 hectares (one acre) in area.

6.1.4. LOT AREA

- 6.1.4.1. The minimum lot area shall not be less than 600 square metres (6,459 square feet), serviced by a community water system, a community sanitary sewer system and a storm drainage system.
- 6.1.4.2. Notwithstanding Subsection 6.1.4.1., where a lot contains or abuts a watercourse identified in Schedule G, the required leave strip shall not be included in the calculation of minimum lot area. (4000.255; 1999-Sep-13) (4000.303; 2002-Jul-29)
- 6.1.4.3. Deleted (4000.126; 1995-Dec-18) (4000.255; 1999-Sep-13)

6.1.5. LOT COVERAGE

The maximum lot coverage shall not exceed 40% of the lot area.

6.1.6. YARD REQUIREMENTS

- 6.1.6.1. A front yard of not less than 6 metres (19.69 feet) shall be provided.
- 6.1.6.2. Side yards of not less than 1.5 metres (4.92 feet) for each side yard shall be provided. In the case of a corner lot, the side yard adjoining the flanking street shall not be less than 4 metres (13.12 feet).
- (a) Notwithstanding Subsection 6.1.6.2., the side yard adjoining the flanking street shall not be less than 1.5 metres (4.92 feet) if the flanking street is a lane. (4000.075; 1995-Jan-23)
- 6.1.6.3. A rear yard of not less than 7.5 metres (24.6 feet) shall be provided for a principal building. A rear yard of not less than 1.5 metres (4.92 feet) shall be provided for an accessory building. (4000.178; 1998-Feb-02)
- 6.1.6.4. Notwithstanding Subsections 6.1.6.1. to 6.1.6.3., general provisions in Part 5 for the siting of buildings on watercourses and major roads will also apply.

6.1.7. HEIGHT OF BUILDINGS (4000.275; 2001-Jan-08)

- 6.1.7.1. The height of a principal building shall not exceed the maximum height shown in the following table:

Roof Pitch	Maximum Height
A flat roof (< than 4:12)	6.71 metres (22 feet)
A sloped roof (≥ 4:12) *	8.25 metres (27.06 feet)

** for an area of at least 80% of all roof surfaces measured in plan view.*

- 6.1.7.2. In addition to Subsection 6.1.7.1., for those properties identified on Schedule H, the maximum height of a principal building may be increased as shown in the following table:

Roof Pitch	Maximum Height
A sloped roof ($\geq 8:12$) *	8.53 metres (28 feet)
A sloped roof ($\geq 10:12$) *	9.14 metres (30 feet)

** for an area of at least 80% of all roof surfaces measured in plan view.*

- 6.1.7.3. Notwithstanding Subsection 6.1.7.1. and 6.1.7.2., on lots less than 1,666.66 square metres (17,940.36 square feet) the height of a principal dwelling may also be measured from curb level of the highest street abutting the property as outlined in the following table:

Roof Pitch	Maximum Height
A flat roof ($< 4:12$)	3 metres (9.84 feet)
A sloped roof ($\geq 4:12$) *	5 metres (16.4 feet)

** for an area of at least 80% of all roof surfaces measured in plan view.*

(4000.327; 2003-Aug-18)

- 6.1.7.4. The height of an accessory building shall not exceed 4.5 metres (14.76 feet).

6.1.8. MAXIMUM PERIMETER WALL HEIGHTS (4000.275; 2001-Jan-08)

- 6.1.8.1. The perimeter wall height of the principal dwelling shall not exceed 7.32 metres (24 feet). The maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 9.14 metres (30 feet), provided:

- (a) any rear wall face over 7.32 metres (24 feet) in height is a minimum of 10 metres (32.8 feet) from the rear property line;
- (b) no wall face over 7.32 metres (24 feet) in height shall exceed 7.32 metres (24 feet) in width and must be offset by a minimum of .61 metres (2 feet) from any adjacent wall over 7.32 metres (24 feet) in height;
- (c) any eave or gable end associated with a wall face over 7.32 metres (24 feet) in height must not exceed 8.53 metres (28 feet) in width and must be offset by at least 0.61 metres (2 feet) from any adjacent eave or gable end which is associated with any adjacent wall face over 7.32 metres (24 feet) in height.

(4000.327; 2003-Aug-18) (4000.362; 2004-Nov-01)

- 6.1.8.2. Notwithstanding 6.1.8.1., for those properties with a sub-designation "a" the perimeter wall height shall not exceed 6.1 metres (20 feet). The maximum perimeter wall height may be increased on rear and internal side yard elevations to a maximum of 7.32 metres (24 feet) provided:

- (a) any rear wall face over 6.1 metres (20 feet) in height is a minimum of 10 metres (32.8 feet) from the rear property line;
- (b) no wall face over 6.1 metres (20 feet) in height shall exceed 7.32 metres (24 feet) in width and must be offset by a minimum of .61 metres (2 feet) from any adjacent wall over 6.1 metres (20 feet) in height;

- (c) any eave or gable end associated with a wall face over 6.1 metres (20 feet) in height must not exceed 8.53 metres (28 feet) in width and must be offset by at least 0.61 metres (2 feet) from any adjacent eave or gable end which is associated with any adjacent wall face over 6.1 metres (20 feet) in height.
(4000.327; 2003-Aug-18) (4000.362; 2004-Nov-01)

6.1.8.3. The following are exempt from the calculation of perimeter wall height:

1. Gable ends;
2. Dormers, to a maximum of 25% of the wall length; and
3. Localized depressions.

6.1.8.4. Dormers, covered decks, or additional wall height above the maximum perimeter wall height must be setback a minimum of 2.44 metres (8 feet) from the perimeter wall.

6.1.8.5. Notwithstanding Section 6.1.8.3., when a principle dwelling exceeds 8.25 metres in height, any gable end, dormer, covered deck, or wall face above the maximum perimeter wall face must be setback a minimum of 3.96 metres (13 feet) from any internal side lot line.

6.1.9. HEIGHT OF FENCES

6.1.9.1. The height of a fence shall not exceed 1.2 metres (3.94 feet) in a front yard.

6.1.9.2. The height of a fence shall not exceed 2.4 metres (7.87 ft.) in any side or rear yard.

6.1.9.3. In the case of a corner lot, the height of a fence shall not exceed 1.8 metres (5.9 feet) when sited in a flanking side yard. (4000.075; 1995-Jan-23) (4000.362; 2004-Nov-01)

6.1.9.4. Notwithstanding Subsections 6.1.9.1. to 6.1.9.3., fence heights are subject to the general provisions set out in Part 5, "Visibility at Intersections", "Fence Heights", and "Height Exemptions".

6.1.10. OFF-STREET PARKING

Deleted (4000.296; 2002-Apr-22)

SCHEDULE E

11.2. LIGHT INDUSTRIAL ZONE - (I-2)

This zone provides for clean industrial uses with a high standard of design and maintenance.

11.2.1. PERMITTED USES (4000.178; 1998-Feb-02)

Above ground storage of flammable and combustible material not exceeding 119,000 USGW contained within 3 storage tanks on land legally described as Lot 4, Section 19, Range 8, Mountain District, Plan 11555
Auctions (4000.178; 1998-Feb-02)
Automotive Repair Shop
Boat and Marine Equipment Sales, Service and Rentals on land legally described as Lot 1, Section 1, Nanaimo District, Plan 42067, except that part in Plan 48000 (690 Comox Road) (4000.272; 2001-Mar-05)
Caretaker's Dwelling Unit
Commercial Schools
Custom Workshops
Financial Institution (4000.086; 1994-Nov-28)
Food and Beverage Processing (4000.362; 2004-Nov-01)
Fueling Installations
Furniture and Appliance Sales
Helicopter Landing Pads, on land legally described as Lot 9, Section 16, Range 7, Mountain District, Plan VIP61143 (1985 Boxwood Road) (4000.270; 2000-Dec-04)
Indoor Mini Storage
Injury Management Centre (4000.176; 1997-Mar-03)
Light Industry
Lumber and Building Supply Yards
Pet Day Care (4000.271; 2000-Aug-28)
Printing and Publishing Facilities (4000.178; 1998-Feb-02)
Prefabricated Home Sales (4000.178; 1998-Feb-02)
Production Bakery (4000.303; 2002-Jul-29)
Production Studio
Recreational Facilities
Recycling Depots
Repair Shops
Restaurants
Retail of Auto Accessories and Parts
Service Industry
Storage Yards
Tools and Equipment Rentals and Service
Tow Truck Dispatch and Storage Yard (4000.086; 1994-Nov-28)
Truck, Trailer and Heavy Equipment Sales, Services and Rentals
Veterinary Clinics

The following independent office uses:

- (a) Architect
- (b) General contractor provided that any contractor's storage yard is enclosed by a building or completely screened
- (c) Computer services and data processing
- (d) Courier, communication or dispatch
- (e) Engineer, scientist, surveyor or geologist

- (f) Graphic or industrial designer
- (g) Land surveyor
- (h) Shipping agent or freight forwarder
- (i) Wholesale broker or manufacturer's agent
- (j) An office use similar to the above, provided the use has a direct relationship to the immediate industrial area and will not generally attract the public to its premises

11.2.2. CONDITIONS OF USE

- 11.2.2.1. An accessory building must be located to the rear of the principal building. (4000.178; 1998-Feb-02)
- 11.2.2.2. Retail sale and display of goods manufactured or stored on the property shall be permitted provided the total gross floor area devoted to such accessory retail sale and display does not exceed 25% of the gross floor area of the principal use to which it is accessory, or 200 square metres (2,153 square feet) whichever is lesser, and provided the accessory retail sale and display area accessible to the general public is separated by a wall from the principal use. (4000.178; 1998-Feb-02)
- 11.2.2.3. Materials collected at a recycling depot shall be stored within a building or otherwise enclosed if stored outside of a building. (4000.175; 1997-Mar-03)
(4000.346; 2004-Jun-07)
- 11.2.2.4. Accessory offices located within an injury management centre shall not exceed 25 percent of the injury management centre's gross floor area. (4000.176; 1997-Mar-03)
- 11.2.2.5. A use in this zone shall not ordinarily discharge or emit odorous, toxic or noxious matters or vapors, heat, glare, noise, vibration, smoke, dust, effluent or other emission hazards, electrical interference, or radiation across any lot line. (4000.176; 1997-Mar-03)
- 11.2.2.6. The sale of *Motor Vehicles* is permitted in association with a *Tow Truck Dispatch and Storage Yard* provided the *Motor Vehicles* have been lawfully impounded or recovered by the operator, and provided that no more than 3 *Motor Vehicles* are for sale at any one time. (4000.271; 2000-Aug-28)
- 11.2.2.7. Deleted (4000.276; 2001-Feb-05) (4000.346; 2004-Jun-07)
- 11.2.2.8. All processing of materials must occur within a building. (4000.303; 2002-Jul-29)

11.2.3. LOT AREA

- 11.2.3.1. The minimum lot area shall not be less than 1500 square metres (16,146.39 square feet) serviced by a community water system, a community sanitary sewer system, and a storm drainage system. (4000.066; 1994-Oct-17)
- 11.2.3.2. Notwithstanding Subsection 11.2.3.1., where land is being subdivided and is serviced by a community water system, a community sanitary sewer system, and a storm drainage system, the minimum lot area may be reduced to not less than 900 square metres (9,687.84 square feet) for not more than 60% of the lots being created. (4000.066; 1994-Oct-17)

- 11.2.3.3. Notwithstanding Subsections 11.2.3.1. and 11.2.3.2., where a lot contains or abuts a watercourse identified in Schedule G the required leave strip shall not be included in the calculation of minimum lot area. (4000.126; 1995-Dec-18) (4000.303; 2002-Jul-29)

11.2.4. **LOT COVERAGE**

The maximum lot coverage shall not exceed 50% of the lot area.

11.2.5. **YARD REQUIREMENTS**

- 11.2.5.1. A front yard shall be provided of not less than 7.5 metres (24.60 feet) in depth, provided that where the area between a building front line and a front lot line is landscaped and not used for off-street parking, the minimum setback may be reduced to 4.5 metres (14.76 feet).

11.2.5.2. **Side Yards:**

- (a) A side yard shall be provided of not less than 6 metres (19.69 feet) in width for 1 side yard and 0 metres for the other.
- (b) In the case of a corner lot, the side adjoining the flanking street shall be subject to the regulations of Subsection 11.2.5.1.
- (c) Where a lot abuts a lot in a Rural or a Residential Zone, a side yard shall be provided of not less than 7.5 metres (24.60 feet) in width.

- 11.2.5.3. No rear yard is required except where a lot abuts a lot in a Rural or Residential Zone, a rear yard shall be provided of not less than 7.5 metres (24.60 feet) in depth.

- 11.2.5.4. Notwithstanding Subsections 11.2.5.1. to 11.2.5.3., the general regulations of Part 5, pertaining to the location and siting of buildings and structures to watercourses and major roads will also apply.

11.2.6. **HEIGHT OF BUILDINGS**

The height of a building or structure shall not exceed 9 metres (29.53 feet).

11.2.7. **HEIGHT OF FENCES**

- 11.2.7.1. The height of a fence shall not exceed 2.4 metres (7.87 feet) in a front, side or rear yard.

- 11.2.7.2. Notwithstanding Subsection 11.2.7.1., fences are subject to the general provisions set out in Part 5, "Visibility at Intersections", "Fence Heights", and "Height Exemptions".

11.2.8. **OFF-STREET PARKING** Deleted (4000.296; 2002-Apr-22)

11.2.9. **SCREENING AND LANDSCAPING**

- 11.2.9.1. All mechanical, electrical or other service equipment located outside or on the roof of a building shall be screened from adjacent properties and streets by ornamental structures, landscaping, or other means.
- 11.2.9.2. All outdoor storage and refuse receptacle areas shall be screened in accordance with Part 14 of this Bylaw.
- 11.2.9.3. Where a I-2 Zone abuts a highway screening and landscaping shall be provided in accordance with Part 14 of this Bylaw. **(4000.122; 1995-Oct-30)**
- 11.2.9.4. Where a I-2 Zone abuts, or is across a highway from an RS, A, C, RM, MA or P Zone, screening shall be provided in accordance with Part 14 of this Bylaw.