

DISTRICT OF HIGHLANDS

BYLAW NO. 231

A BYLAW TO AMEND THE "HIGHLANDS ZONING BYLAW NO. 100, 1998"

The Council of the District of Highlands in open meeting assembled enacts as follows:

1. That "Highlands Zoning Bylaw No. 100, 1998" be amended by
 - a) Adding the following to **Section 1 – Definitions** in the appropriate locations:

ASPHALT AND CEMENT MANUFACTURING OR RECYCLING: means the manufacture, crushing, screening or processing of asphalt, concrete, cement, rock, brick and other aggregate material.

BUILDING PRODUCT SALES: means establishments primarily engaged in retailing a general line of home construction, repair and improvement materials and supplies, such as lumber, doors and windows, plumbing goods, electrical goods, floor coverings, tools, house wares, hardware, paint and wallpaper, and lawn and garden equipment and supplies. The merchandise lines are normally arranged in separate sections. These establishments may provide installation and repair services for the merchandise they retail.

CARPENTRY SHOPS: means establishments primarily engaged in finish carpentry work. The work performed may include new work, additions, alterations, maintenance, and repairs, and may include building custom kitchen and bath cabinets, door and window frames, and the installation of residential garage door, millwork, molding or trim, wood or plastic, overhead doors, paneling, prefabricated doors and windows, prefabricated kitchen and bath cabinet, shelving, and stairways.

COMPUTER TECHNOLOGY SALES, SERVICE AND MANUFACTURING: means a use providing for the development, production or assembly of computer software, computer hardware, electrical, electronic, communications, telecommunications, fibre optic or pharmaceutical, biotechnological, medical or scientific equipment, and similar products and includes copying, packaging, storing and shipping.

ELECTRONICS MANUFACTURING: means establishments primarily engaged in manufacturing equipment used to move signals electronically over wires or through the air, such as telephone apparatus, radio and television broadcast equipment, and satellite communications equipment,

and also includes establishments primarily engaged in manufacturing electronic audio and video equipment, semiconductors and other electronic components.

FILM PRODUCTION STUDIOS: means the use of land, buildings and structures for the production of art, motion pictures, videos, television or radio programs or sound recording.

FINANCIAL INSTITUTIONS: means a bank, credit union, acceptance corporation, trust company, finance company or similar establishments, but does not include a building or premises containing a single bank machine.

INDUSTRIAL EXTRACTION: means a use providing for the removal, crushing, screening, storage, or mixing of sand, soil, gravel, rock, minerals, and peat.

INDUSTRIAL USE: means a use providing for the processing, manufacturing, fabricating, assembling, servicing, storing, transporting, distributing, warehousing, testing, repairing, wrecking, or salvaging of goods, materials or things, with or without an ancillary office to administer the industrial use on the lot, and includes the wholesaling of heavy industrial equipment provided that the merchandise being sold is distributed from the lot, but excludes the processing of fish, live animals, live poultry or other fowl.

MACHINE SHOPS: means establishments primarily engaged in operating machine shops, which use machine tools, such as lathes and automatic screw machines, for turning, boring, threading or otherwise shaping metal, to manufacture parts, other than complete machines, for the trade. Shops that set up to do production runs of industrial fasteners, such as bolts, nuts and screws, are included within this use.

MINI STORAGE: means the use of land, buildings, or structures for the purpose of storing personal property for compensation.

NURSERIES: means the use of lands principally involved in floriculture and horticulture, and accessory product sales and garden supply sales, but specifically excludes the sale of agricultural, floricultural or horticultural machinery.

OFFICES: means the use of a room or groups of rooms within a building to conduct the affairs of a business, profession, service, industry or government, including administrative offices associated with the assembly, manufacturing, repairing or servicing of goods, but specifically excluding the retail sale or wholesale of goods.

OUTDOOR STORAGE: means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber, new building materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, whether a principal or accessory use, but shall not be construed to include an automobile salvage or wrecking yard, a display yard, a junk yard, or log sorting and storage.

RECREATIONAL FACILITIES: means the use of land, buildings or structures for gymnasiums, indoor or outdoor racquet courts, curling rinks, skating rinks, swimming pools, dance studios, aerobic studios or weight rooms, billiard halls, bowling alleys and the like.

RECYCLING DEPOT: means a facility which is used for the collection, sorting and shipping of recyclable materials.

RESTAURANTS: means an eating establishment where food is sold to the public for consumption within the premises, or designated outdoor seating areas, or for off-site consumption and may be licensed to serve beer, wine or spirits.

RETAIL STORES: means the use of a floor or floor area, or part thereof, of a building for the purpose of selling or offering for sale to consumers goods, wares or merchandise.

SAWMILLS & PLANER MILLS: means an enclosed building where the processing and manufacturing of wood and paper products, including sawmills, planer mills and the sale of products from these operations are undertaken.

SCIENTIFIC RESEARCH: means a building where the design, research, manufacture, testing and servicing of commercial products, including computer software and hardware, in the field of electronics, telecommunications, engineering, robotics, bio-technology, health care, or related industries, are undertaken.

TRADE CONTRACTOR'S OFFICES: means offices associated with the administration of the following trades: building, electrical, heating and air conditioning, painting, plumbing, refrigeration, roofing, septic tank and signs.

TRADE SCHOOLS: means establishments primarily engaged in providing post-secondary vocational and technical training in a variety of technical subjects and trades and may lead to non-academic certification in

banking, barbering, commercial art, computer repair training, construction equipment operation, cooking, correspondence, cosmetology, fire training, flying, forestry, navigation and fisheries, radio and television broadcasting, real estate, restaurant operation, hairdressing and beauty culture, truck driving, and fine arts schools, or similar establishments.

VETERINARY CLINICS: means any building, structure, or premises in which animals are treated for medical reasons, hospitalized or groomed.

WAREHOUSES: means the use or intended use of land, buildings or structures for the purpose of receiving and storage of goods for compensation, and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations, but excludes retail sales from the lot.

WHOLESALE: means the use of land, building, or structures, by establishments or businesses engaged in selling merchandise to retail dealers or to other wholesale dealers, or to contractors or to manufacturers, for resale or for use in their business.

- b) Deleting **Section 11.1 – General Industrial (M1) Zone** in its entirety and replacing it with the following:

SECTION 11.1 **GENERAL INDUSTRIAL (M1) ZONE**

11.1.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the General Industrial (M1) Zone, provided they are not noxious or offensive to any residential neighbour or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:
- (a) *Building product sales*
 - (b) *Carpentry Shops*
 - (c) *Computer technology sales, service and manufacturing*
 - (d) *Electronics manufacturing*
 - (e) *Film Production Studios*
 - (f) *Financial Institutions*
 - (g) *Industrial Use*
 - (h) *Machine shops*
 - (i) *Mini storage*
 - (j) *Nurseries*
 - (k) *Offices*
 - (l) *Outdoor storage*
 - (m) *Recreational Facilities*
 - (n) *Recycling Depots*
 - (o) *Rental of goods and equipment*

- (p) *Restaurants*
- (q) *Retail stores* as an accessory use, of products manufactured, cleaned, stored or otherwise handled in the primary use.
- (r) *Sawmills and planer mills*
- (s) *Scientific or technological research facility*
- (t) *Trade Contractors Offices*
- (u) *Trade schools*
- (v) *Veterinary clinics*
- (w) *Wholesale*
- (x) *Warehouses*
- (y) *Accessory uses, buildings and structures*

11.1.2 Prohibited Uses

- (1) In addition to the uses prohibited in Section 3.6 of this Bylaw, the following uses are expressly prohibited in the General Industrial (M1) Zone:
 - (a) Any uses considered offensive under the Health Act;
 - (b) Refuse and garbage burning and landfilling;
 - (c) Fertilizer, herbicide or pesticide manufacturing;
 - (d) Refineries, or bulk petroleum product manufacturing;
 - (e) Bulk food product manufacturing;
 - (f) *Industrial uses* within this zone shall exclude "wrecking and salvaging" operations; and
 - (g) 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

11.1.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) In this zone the definition of *finished ground level* is as follows:
"FINISHED GROUND LEVEL means the *height* of a point at the perimeter of the base of a *building* or *structure* and which is vertically within 1.0 metre of the ground level of the land prior to the siting, placement or construction of that *building* or *structure* but excludes a localized depression such as an stairway access to a lower floor."
- (2) The *height* of a *principal building* shall not exceed 12 metres (39.4 feet).
- (3) The *height* of an *accessory building* or *structure* shall not exceed 8 metres (26.2 feet).
- (4) The maximum or combined *height* of containers utilized for the purposes of storage shall not exceed 3.5 metres (11.48 feet).
- (5) No *building* or *structure* shall be sited within 7.5 metres (24.60 feet) of a *front lot line*, 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).
- (6) Side Yards:
 - (a) A side yard shall be provided of not less than 5 metres (16.40 feet) in width for 1 side yard and 0 metres for the other.

- (b) No *building* or *structure* shall be sited within 5 metres (16.40 feet) of a *side lot line* that abuts a *highway*.
- (7) No *building* or *structure* shall be sited within 1.5 metres (8.20 feet) of a *rear lot line*.
- (8) Despite Sections 11.1.3(5), 11.1.3(6) and 11.1.3(7), no *building* or *structure* shall be sited within 30 metres (98.4 feet) of a *lot line* that abuts Millstream Road.
- (9) Despite Sections 11.1.3(5), 11.1.3(6) and 11.1.3(7), no *building* or *structure* shall be sited within 10 metres (32.81 feet) of a *lot line* that abuts a non-industrial zoned property.
- (10) An accessory building must be located to the rear of the principal building
- (11) No storage yard or area shall be permitted in a required front yard, nor in any required yard, which abuts a non-industrial zoned lot, or is separated by a highway or lane therefrom
- (12) 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
- (13) Materials collected at a *recycling depot* shall be stored within a building or in containers if stored outside of a building
- (14) *Sawmills and planer mills* shall be contained within a completely enclosed building
- (15) Lot coverage of all *buildings* and *structures* shall not exceed 50%.

11.1.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of 0.2 ha (0.49 acre) provided that the average overall lot size shall not be less than 0.8 ha (1.98 acres);
- (2) No lot may be created having a lot frontage that is less than 20 metres (66 ft.).

11.1.5 Landscaping and Screening

- (1) Landscaping and screening shall be provided and maintained for any use in accordance with the following:
 - (a) Landscaped areas shall be provided and maintained continuously along every *lot line* abutting a *roadway* throughout the area that is within 2.0 metres (6.56 ft) of that *lot line*.
 - (b) Despite subsection (a), natural or landscaped areas shall be provided and maintained continuously along every *lot line* abutting Millstream Road throughout the area that is within 10.0 metres (32.80 ft) of that *lot line*.
 - (c) Despite subsections (a) and (b), the landscaped areas may be interrupted to provide required *vehicle* access to a *lot* from a *roadway*.
 - (d) The landscaped areas prescribed in subsections (a) and (b) shall have trees planted with a *height* of not less than 2.0 metres (6.56

feet) and a mature height of not less than 6.0 metres (19.68 feet), spaced not less than 6.0 metres (19.68 feet) apart, unless a greater spacing distance is recommended by a Landscape Architect.

- (e) Landscaped planting areas shall be equal to or exceed 10% of the total impervious-surfaced parking and loading areas on-site. Landscaped planting areas shall include native, drought and fire-resistant vegetative ground cover, shrubs and trees, as approved by the Administrator or his delegate.

Garbage and recycling receptacles

- (f) Garbage receptacles and containers for materials to be recycled shall be stored in an enclosed area abutting the principle building, which is screened from view by a fence or landscaping, and which is located to the rear of buildings or structures or to the side when adjacent to an interior side lot line.
- (g) All outdoor service areas, dumpsters and garbage receptacles, recycling containers, utility kiosks, and mechanical, electrical or other service equipment located outside or on the roof of a building, shall be setback a minimum of 10 meters (about 32.80 feet) from any lot line adjoining a property zoned for a non-industrial use, or a lot line abutting Millstream Road.
- (h) All outdoor service areas, dumpsters and garbage containers, recycling containers, utility kiosks, and mechanical, electrical or other service equipment located outside or on the roof of a building, shall be integrated into the landscape and screened where visible from adjacent parking areas or lots by ornamental structures, landscaping or other means. The minimum treatment shall be either:
 - i. evergreen planting a minimum of 2 meters (6.6 feet) in height, or
 - ii. a screen wall or fence constructed from the same materials and colors as the principal building, a minimum of 2 meters (6.6 feet) in height, where such structure is supplemented with shrub plantings not more than 1.8 metres (5.9 ft) from the sides of the enclosure exposed to public view.
- (i) The foregoing minimum treatment level may be relaxed where natural vegetation or topographic features provide adequate screening of service areas, dumpsters and garbage containers, recycling containers, and utility kiosks.

Visibility at Intersecting Streets

- (j) On a corner lot nothing shall be placed or allowed to grow in such a manner as to impede vision between a height of 0.75 meters (2.46 feet) and 3.0 meters (9.84 feet) above the centerline grades of the intersecting streets within a triangular area 10 meters (32.81 feet) perpendicular from the intersecting street right of way lines.

11.1.7 Parking and Loading

- (1) Parking and loading areas shall be provided and maintained for any use in accordance with the following:
- (a) The required number of parking spaces for each use are as follows:

Computer Technology sales, service and manufacturing	1 space per 45 sq. m. gross floor area
Financial Institutions	1 space per 20 sq. m. gross floor area
Recreation Facilities	1 space per 10 sq. m. gross floor area
Restaurants	1 space per 3 seats or 1 space per 10 sq. m. gross floor area
Retail	1 space per 20 sq. m. gross floor area
Sawmills and Planer mills	1 space per 200 sq. m. gross floor area
Scientific/Technology Research	1 space per 45 sq. m. gross floor area
Trade Schools	1 space per employee and 1 space per 5 students
Veterinary clinics	1 space per 30 sq. m. gross floor area
Building Product sales	1 space per 20 sq. m. gross floor area
Carpentry Shops	1 space per 100 sq. m. gross floor area
Film Production Studios	1 space per 100 sq. m. gross floor area
Industrial use	1 space per 45 sq. m. gross floor area
Mini Storage	1 space per 200 sq. m. gross floor area
Nurseries	1 space per 200 sq. m. gross floor area
Office	1 space per 45 sq. m. gross floor area
Recycling Depots	1 space per 50 sq. m. gross floor area
Trade Contractor Offices	1 space per 45 sq. m. gross floor area
Wholesale Storage and Warehouse	1 space per 200 sq. m. gross floor area

- (b) When parking and loading spaces are visible from a flanking street or from an abutting property zoned for non-industrial use, the parking and loading spaces shall be screened such that it is not viewable from the flanking street or abutting property.
- (c) Parking areas containing more than 20 spaces in a row shall incorporate surface drainage infiltration galleries, and landscaped planting areas not less than 1.5 meters (5 feet) in width and 6.0 meters (19.68 feet) in length) every 20 spaces.
- (d) No parking or loading area shall be located within 10 meters (32.81 feet) of a property line abutting Millstream Road, Thetis Lake Park, or a non-industrial zoned property.
- (e) Bicycle racks or a similar facility to park/store bicycles shall be provided in a location accessible to employees and visitors. At least 1 bicycle space shall be provided for every 10 required off-street parking spaces.
- (f) Accessible Parking spaces, to be included in the required parking spaces, must be provided as follows:
- i. 1-20 parking spaces required

- 1 accessible parking space
- ii. 21 – 100 parking spaces required
1 additional accessible parking space
- iii. 101 – 1000 parking spaces required
2 additional accessible parking spaces per 100 required parking spaces

11.1.8 Driveways and Access

- (1) No driveway vehicle access shall be located within a required setback area of a lot except to provide essential direct access from the street to a required parking area within that lot.
- (2) Driveways to a lot shall be designed and constructed to be at approximately 90 degrees with the intersecting street.
- (3) Each driveway shall be constructed not less than 6 meters (about 19.7 feet) in width for one-way traffic and not less than 7.5 meters (about 24.6 feet) in width for two-way traffic.
- (4) Proper access and circulation for emergency vehicles shall be maintained at all times.

11.1.9 Fences and Walls

- (1) No fence or wall shall exceed a height of 2.4 meters (8 feet).
- (2) Trees, shrubs or vines shall be provided on the street side of any fence or structural screen. The trees, shrubs or vines shall cover a minimum of 50% of the fence or structural screen in order to soften the fence or screen.

11.1.10 Storage Areas

- a) Exterior storage areas shall be located to the rear of buildings or structures or to the side when adjacent to an interior side lot line.
 - b) Outdoor storage is permitted provided that the materials are on an improved surface and screened from view from adjacent roads and abutting properties containing non-industrial uses.
- c) Adding a new **Section 11.2 – Medium Industrial (M2) Zone** as follows:

SECTION 11.2 MEDIUM INDUSTRIAL (M2) ZONE

11.2.1 Permitted Uses

- (1) In addition to the uses permitted in Section 3.7 of this Bylaw, the following uses and no others shall be permitted in the Medium Industrial (M2) Zone, provided they are not noxious or offensive to any residential neighbour or the general public by reason of emitting odours, dust, smoke, gas, noise, effluent or hazard:
 - (a) *Asphalt and cement manufacturing and recycling*
 - (b) *Building product sales*
 - (c) *Carpentry Shops*

- (d) *Computer technology sales, service and manufacturing*
- (e) *Electronics manufacturing*
- (f) *Film Production Studios*
- (g) *Financial Institutions*
- (h) *Industrial Extraction*
- (i) *Industrial Use*
- (j) *Machine shops*
- (k) *Mini storage*
- (l) *Nurseries*
- (m) *Offices*
- (n) *Outdoor storage*
- (o) *Recreational Facilities*
- (p) *Recycling Depots*
- (q) *Rental of goods and equipment*
- (r) *Restaurants*
- (s) *Retail stores as an accessory use, of products manufactured, cleaned, stored or otherwise handled in the primary use.*
- (t) *Scientific or technological research facility*
- (u) *Trade Contractors Offices*
- (v) *Trade schools*
- (w) *Veterinary clinics*
- (x) *Wholesale*
- (y) *Warehouses*
- (z) *Accessory uses, buildings and structures*

11.2.2 Prohibited Uses

- (1) In addition to the uses prohibited in Section 3.6 of this Bylaw, the following uses are expressly prohibited in the Medium Industrial (M2) Zone:
 - (a) Any uses considered offensive under the Health Act;
 - (b) Refuse and garbage burning and landfilling;
 - (c) Fertilizer, herbicide or pesticide manufacturing;
 - (d) Refineries, or bulk petroleum product manufacturing; and
 - (e) Bulk food product manufacturing.

11.2.3 Siting and Dimensions of Buildings, Structures and Uses

- (1) In this zone the definition of *finished ground level* is as follows:
“FINISHED GROUND LEVEL means the *height* of a point at the perimeter of the base of a *building* or *structure* and which is vertically within 1.0 metre of the ground level of the land prior to the siting, placement or construction of that *building* or *structure* but excludes a localized depression such as an stairway access to a lower floor.”
- (2) The *height* of a *principal building* shall not exceed 12 metres (39.4 feet).
- (3) The *height* of an *accessory building* or *structure* shall not exceed 8 metres (26.2 feet).
- (4) The height of a silo shall not exceed 25 metres (82 feet).

- (5) The maximum or combined *height* of containers utilized for the purposes of storage shall not exceed 25 metres (82 feet).
- (6) No *building* or *structure* shall be sited within 7.5 metres (24.60 feet) of a *front lot line*, 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).
- (7) Side Yards:
 - (a) A side yard shall be provided of not less than 5 metres (16.40 feet) in width for 1 side yard and 0 metres for the other.
 - (b) No *building* or *structure* shall be sited within 5 metres (16.40 feet) of a *side lot line* that abuts a *highway*.
- (8) No *building* or *structure* shall be sited within 1.5 metres (8.20 feet) of a *rear lot line*.
- (9) Despite Sections 11.2.3(6), 11.2.3(7) and 11.2.3(8), no *building* or *structure* shall be sited within 30 metres (98.4 feet) of a *lot line* that abuts Millstream Road.
- (10) Despite Sections 11.2.3(6), 11.2.3(7) and 11.2.3(8), no *building* or *structure* shall be sited within 10 metres (32.81 feet) of a *lot line* that abuts a non-industrial zoned property.
- (11) An accessory building must be located to the rear of the principal building
- (12) No storage yard or area shall be permitted in a required front yard, nor in any required yard, which abuts a non-industrial zoned lot, or is separated by a highway or lane therefrom
- (13) 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
- (14) Materials collected at a *recycling depot* shall be stored within a building or in containers if stored outside of a building
- (15) Lot coverage of all *buildings* and *structures* shall not exceed 50%.

11.2.4 Subdivision Density and Lot Area Requirements

- (1) No subdivision plan may be approved unless *lots* created by the subdivision have a minimum area of 0.2 ha (0.49 acre) provided that the average overall lot size shall not be less than 0.8 ha (1.98 acres).
- (2) No lot may be created having a lot frontage that is less than 20 metres (66 ft.).

11.2.5 Landscaping and Screening

- (1) Landscaping and screening shall be provided and maintained for any use in accordance with the following:
 - (a) Landscaped areas shall be provided and maintained continuously along every *lot line* abutting a *roadway* throughout the area that is within 2.0 metres (6.56 ft) of that *lot line*.
 - (b) Despite subsection (a), natural or landscaped areas shall be provided and maintained continuously along every *lot line* abutting

Millstream Road throughout the area that is within 10.0 metres (32.80 ft) of that *lot line*.

- (c) Despite subsections (a) and (b), the landscaped areas may be interrupted to provide required *vehicle* access to a *lot* from a *roadway*.
- (d) The landscaped areas prescribed in subsections (a) and (b) shall have trees planted with a *height* of not less than 2.0 metres (6.56 feet) and a mature height of not less than 6.0 metres (19.68 feet), spaced not less than 6.0 metres (19.68 feet) apart, unless a greater spacing distance is recommended by a Landscape Architect.
- (e) Landscaped planting areas shall be equal to or exceed 10% of the total impervious-surfaced parking and loading areas on-site. Landscaped planting areas shall include native, drought and fire-resistant vegetative ground cover, shrubs and trees, as approved by the Administrator or his delegate.

Garbage and recycling receptacles

- (f) Garbage receptacles and containers for materials to be recycled shall be stored in an enclosed area abutting the principle building, which is screened from view by a fence or landscaping, and which is located to the rear of buildings or structures or to the side when adjacent to an interior side lot line.
- (g) All outdoor service areas, dumpsters and garbage receptacles, recycling containers, utility kiosks, and mechanical, electrical or other service equipment located outside or on the roof of a building, shall be setback a minimum of 10 meters (about 32.80 feet) from any lot line adjoining a property zoned for a non-industrial use, or a lot line abutting Millstream Road.
- (h) All outdoor service areas, dumpsters and garbage containers, recycling containers, utility kiosks, and mechanical, electrical or other service equipment located outside or on the roof of a building, shall be integrated into the landscape and screened where visible from adjacent parking areas or lots by ornamental structures, landscaping or other means. The minimum treatment shall be either:
 - I. evergreen planting a minimum of 2 meters (6.6 feet) in height, or
 - II. a screen wall or fence constructed from the same materials and colors as the principal building, a minimum of 2 meters (6.6 feet) in height, where such structure is supplemented with shrub plantings not more than 1.8 metres (5.9 ft) from the sides of the enclosure exposed to public view.
- (i) The foregoing minimum treatment level may be relaxed where natural vegetation or topographic features provide adequate screening of service areas, dumpsters and garbage containers, recycling containers, and utility kiosks.

Visibility at Intersecting Streets

- (j) On a corner lot nothing shall be placed or allowed to grow in such a manner as to impede vision between a height of 0.75 meters (2.46 feet) and 3.0 meters (9.84 feet) above the centerline grades of the intersecting streets within a triangular area 10 meters (32.81 feet) perpendicular from the intersecting street right of way lines.

11.2.7 Parking and Loading

- (1) Parking and loading areas shall be provided and maintained for any use in accordance with the following:

- (a) The required number of parking spaces for each use are as follows:

Computer Technology sales, service and manufacturing	1 space per 45 sq. m. gross floor area
Financial Institutions	1 space per 20 sq. m. gross floor area
Recreation Facilities	1 space per 10 sq. m. gross floor area
Restaurants	1 space per 3 seats or 1 space per 10 sq. m. gross floor area
Retail	1 space per 20 sq. m. gross floor area
Scientific/Technology Research	1 space per 45 sq. m. gross floor area
Trade Schools	1 space per employee and 1 space per 5 students
Veterinary clinics	1 space per 30 sq. m. gross floor area
Building Product sales	1 space per 20 sq. m. gross floor area
Carpentry Shops	1 space per 100 sq. m. gross floor area
Film Production Studios	1 space per 100 sq. m. gross floor area
Industrial use	1 space per 45 sq. m. gross floor area
Mini Storage	1 space per 200 sq. m. gross floor area
Nurseries	1 space per 200 sq. m. gross floor area
Office	1 space per 45 sq. m. gross floor area
Recycling Depots	1 space per 50 sq. m. gross floor area
Trade Contractor Offices	1 space per 45 sq. m. gross floor area
Wholesale Storage and Warehouse	1 space per 200 sq. m. gross floor area

- (b) When parking and loading spaces are visible from a flanking street or from an abutting property zoned for non-industrial use, the parking and loading spaces shall be screened such that it is not viewable from the flanking street or abutting property.
 - (c) Parking areas containing more than 20 spaces in a row shall incorporate surface drainage infiltration galleries, and landscaped planting areas not less than 1.5 meters (5 feet) in width and 6.0 meters (19.68 feet) in length) every 20 spaces.

- (d) No parking or loading area shall be located within 10 meters (32.81 feet) of a property line abutting Millstream Road, Thetis Lake Park, or a non-industrial zoned property.
- (e) Bicycle racks or a similar facility to park/store bicycles shall be provided in a location accessible to employees and visitors. At least 1 bicycle space shall be provided for every 10 required off-street parking spaces.
- (f) Accessible Parking spaces, to be included in the required parking spaces, must be provided as follows:
 - I. 1-20 parking spaces required
1 accessible parking space
 - II. 21 – 100 parking spaces required
1 additional accessible parking space
 - III. 101 – 1000 parking spaces required
2 additional accessible parking spaces per 100 required parking spaces

11.2.8 Driveways and Access

- (1) No driveway vehicle access shall be located within a required setback area of a lot except to provide essential direct access from the street to a required parking area within that lot.
- (2) Driveways to a lot shall be designed and constructed to be at approximately 90 degrees with the intersecting street.
- (3) Each driveway shall be constructed not less than 6 meters (about 19.7 feet) in width for one-way traffic and not less than 7.5 meters (about 24.6 feet) in width for two-way traffic.
- (4) Proper access and circulation for emergency vehicles shall be maintained at all times.

11.2.9 Fences and Walls

- (1) No fence or wall shall exceed a height of 2.4 meters (8 feet).
- (2) Trees, shrubs or vines shall be provided on the street side of any fence or structural screen. The trees, shrubs or vines shall cover a minimum of 50% of the fence or structural screen in order to soften the fence or screen.

11.2.10 Storage Areas

- (1) Exterior storage areas shall be located to the rear of buildings or structures or to the side when adjacent to an interior side lot line.
- (2) Outdoor storage is permitted provided that the materials are on an improved surface and screened from view from adjacent roads and abutting properties containing non-industrial uses.

2. THAT Schedule “A” – Zoning Map of “Highlands Zoning Bylaw No. 100, 1998” be amended by changing the designation of part of Section 4 Range 3 West Highland District located on Millstream Road, from Greenbelt 2 (GB2) to General Industrial (M1) and Medium Industrial (M2) shown hatched on Schedule “A” attached to this Bylaw

3. This Bylaw may be cited for all purposes as “Highlands Zoning Amendment Bylaw No. 231, 2004.”

READ A FIRST TIME THIS	19 TH	APRIL	2004
READ A SECOND TIME THIS	19 TH	APRIL	2004
PUBLIC HEARING HELD THIS	7 TH	JUNE	2004
READ A THIRD TIME THIS	7 TH	JUNE	2004
ADOPTED THIS	5 TH	JULY	2004

MAYOR

CLERK

