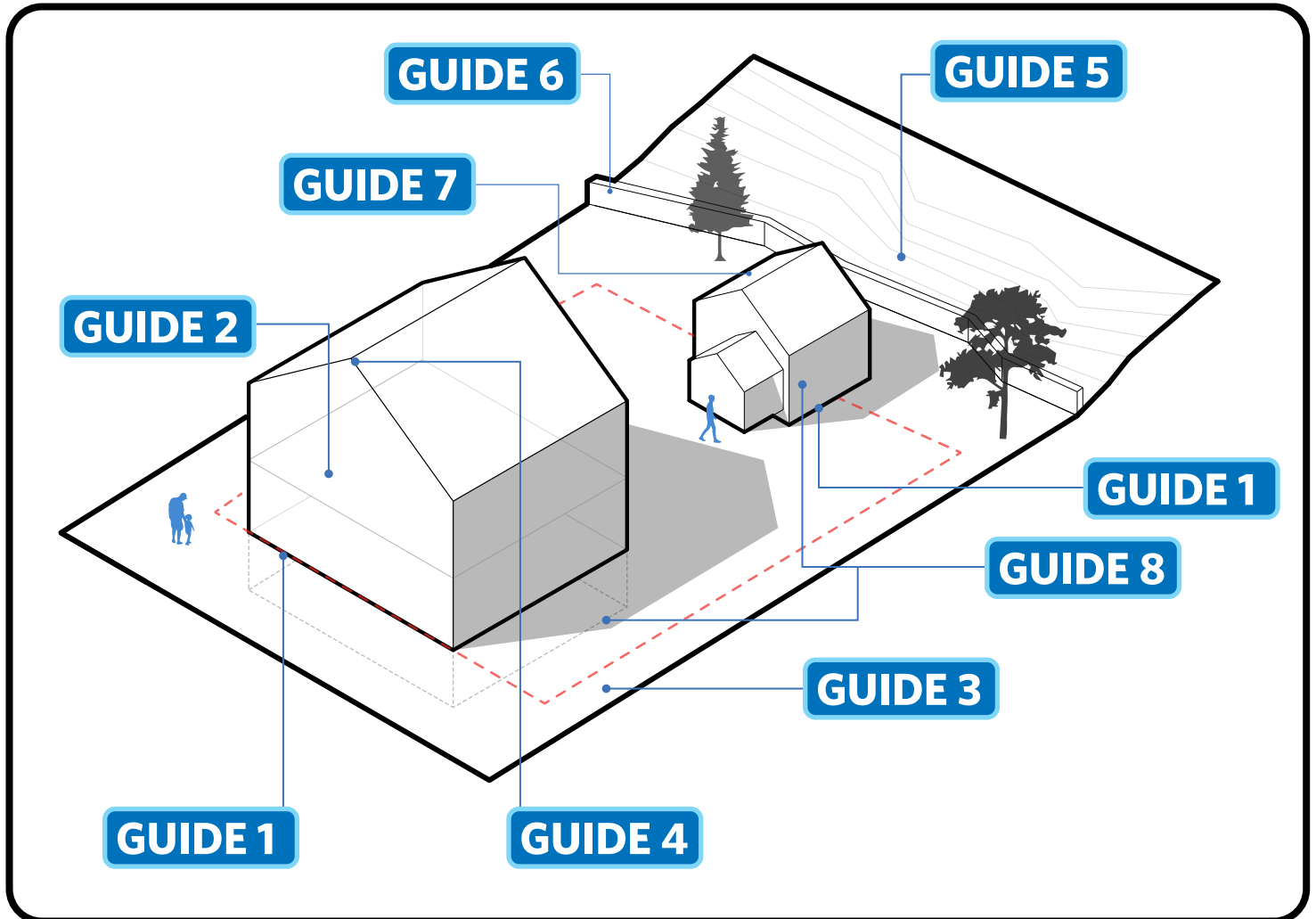


# Zoning Guides



## Table of Contents

- Guide 1:** Site Coverage
- Guide 2:** Floor Area
- Guide 3:** Zoning Bylaw Setback Regulations
- Guide 4:** Height
- Guide 5:** Average Grade
- Guide 6:** Retaining Walls
- Guide 7:** Accessory Building Regulations
- Guide 8:** Coach House and Secondary Suites

*This summary is provided for convenience only. Refer to the Zoning Bylaw for comprehensive regulations.*

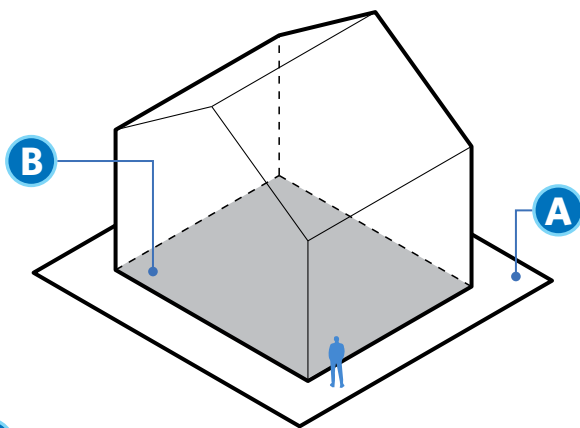
**What is Site Coverage?**

ZBYL: Section 110 , Site Coverage

The percentage figure obtained when the total projected area of all building and structures is divided by the site area.

**Site Coverage Calculations**

ZBYL: Section 110 , Site Coverage



**A Site Area:**  
 Horizontal area within the property lines (site lines)

**B Projected Area:**  
 Total area of all buildings and structures on site, measured to the exterior faces

$$\text{Site Coverage} = \frac{\text{B}}{\text{A}}$$

**All RS Zones**

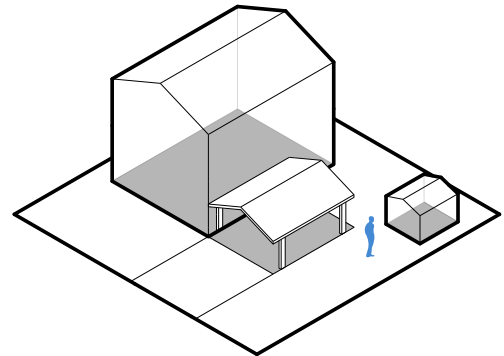
**site area**

greater than 885 m <sup>2</sup> (9,526 sq. ft.)	30%	
between 664 & 885 m <sup>2</sup> (7,147 & 9,526 sq. ft.)	266 m <sup>2</sup>	2,863 sq. ft.
less than 644 m <sup>2</sup> (7,147 sq. ft.)	40%	

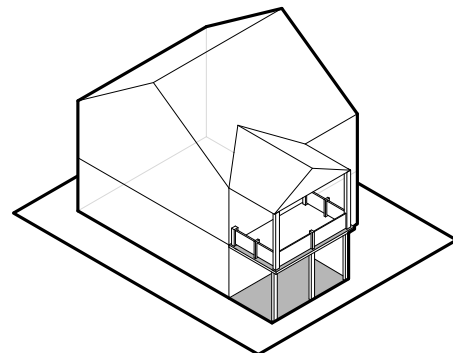
Maximum Site Coverage is 30% for most sites with RS zoning

**Included in B Projected Area**

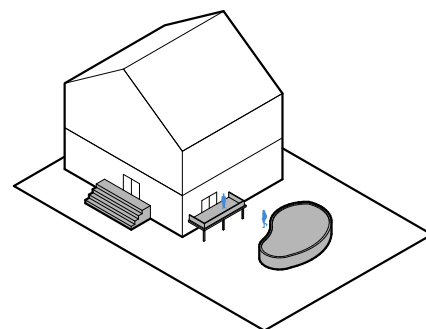
ZBYL: Section 110 , Site Coverage



**Building and Structures**  
 Garage, Carport, Shed

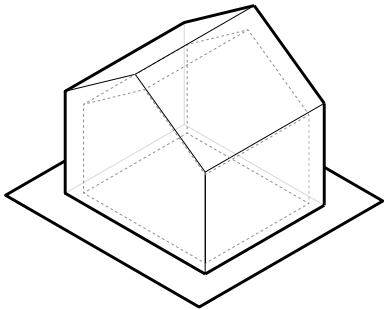


**Covered Area**  
 Deck, Patio, Walkway



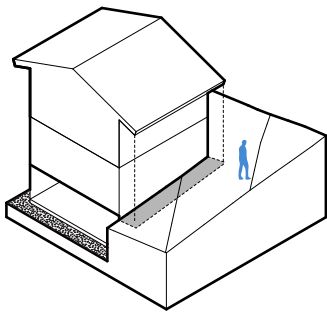
**Other Structures**  
 Steps, Decks, Patios or other structures more than 0.6 m (2 ft.) above grade and above ground pools

**Excluded from B Projected Area i**



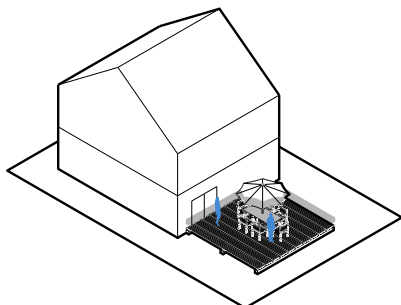
ZBYL: Section 120.24 (1)(a)

**High-Performance Building**  
Increased coverage for Higher Step Code Building (Section 120.29 (3))



ZBYL: Section 120.24 (1)(b)

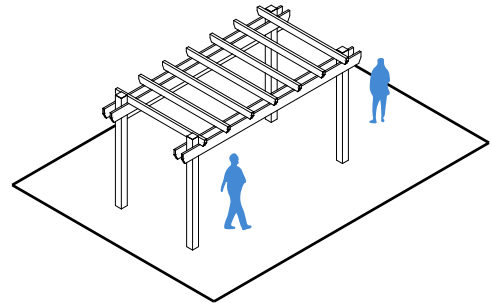
**Roof Overhang**  
eaves up to 1.2 m (4 ft.) from wall



ZBYL: Section 120.24 (1)(c)

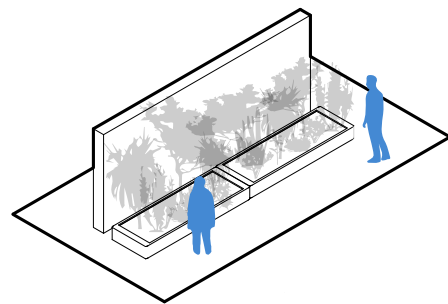
**Uncovered Area**  
Steps, Deck, Patio less than 0.6 m (2 ft.) above finished grade

**Excluded from B Projected Area ii**



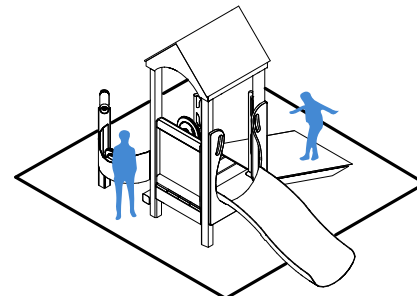
ZBYL: Section 120.24 (1)(d)

**Trellis**  
less than 3% A site area



ZBYL: Section 120.24 (1)(e)

**Landscaping**  
garden wall



ZBYL: Section 120.24 (1)(f)

**Children's play equipment**

This summary is provided for convenience only. Where regulation is specific to each zone, examples for the most common zones (RS3, RS4, RS5) are provided. Refer to the Zoning Bylaw for comprehensive regulations.

**What is Floor Area Ratio?**

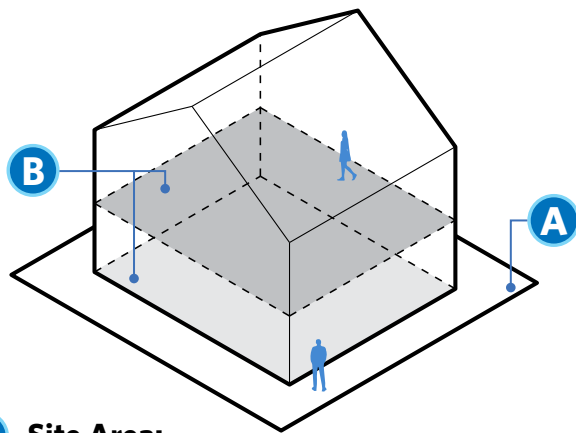
Single Family Dwellings + Duplex Dwellings

ZBYL: Section 130.08

The figure obtained when the total projected floor area of all habitable storeys of the principal building and all accessory buildings is divided by the site area.

**Floor Area Ratio Calculations**

ZBYL: Section 130.08



**A Site Area:**  
Horizontal area within the property lines (site lines)

**B Floor Area:**  
Total area of all storeys of all buildings on site, measured to the exterior faces of the buildings

$$\text{FAR} = \frac{\text{B}}{\text{A}}$$

Floor Area Ratio

Maximum Floor Area and Maximum FAR is defined for each zone

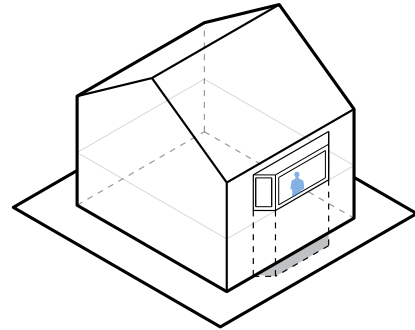
	RS3		RS4		RS5	
	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.
<b>Max FAR</b>	0.30 FAR		0.30 FAR		0.30 FAR	
<b>Max Floor Area</b>	585.4	6,301	438.9	4,724	293	3,153

Table above: The more restrictive of the two is applicable

Except where site area is:

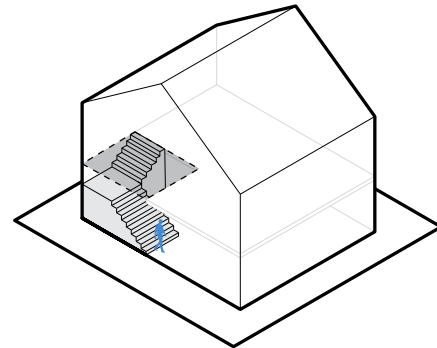
between 408.8 and 681.3 m <sup>2</sup> (4,400 and 7,333 sq. ft.)	204.4	2,200
less than 408.8 m <sup>2</sup> (4,400 sq. ft.)	0.50 FAR	

Included in **B** Floor Area



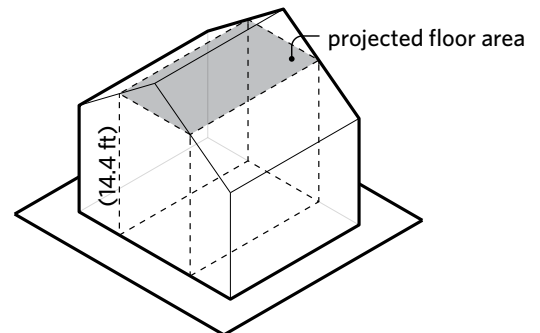
ZBYL: Section 130.08 (1)(a)

**Projection Bay Windows**



ZBYL: Section 130.08 (1)(a)

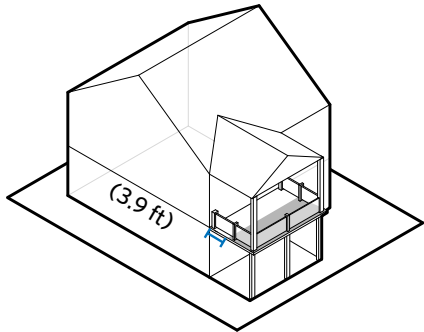
**Opening Stairwell, Elevator Shaft**



ZBYL: Section 130.08 (2)

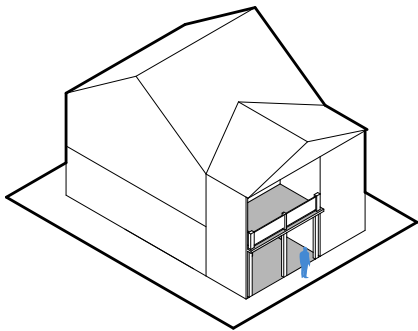
**Over-Height Space**  
ceiling higher than 4.4 m (14.4 ft.)

Included in **B** Floor Area



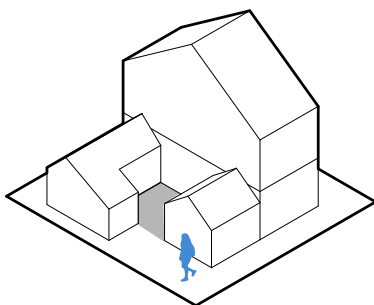
ZBYL: Section 130.08 (1)(c)(i)

**Covered area**  
 upper storey deck more than  
 1.2 m (3.9 ft.) from wall



ZBYL: Section 130.08 (1)(c)(ii)

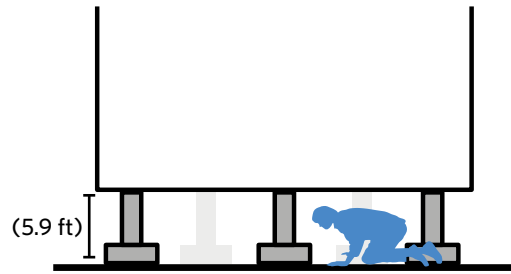
**Enclosed area**  
 Covered and with more than  
 60% enclosed perimeter



ZBYL: Section 130.08 (1)(d)

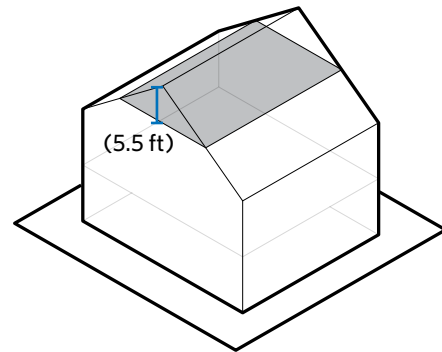
**Open area**  
 Uncovered and with more than  
 85% perimeter enclosure

Excluded from **B** Floor Area



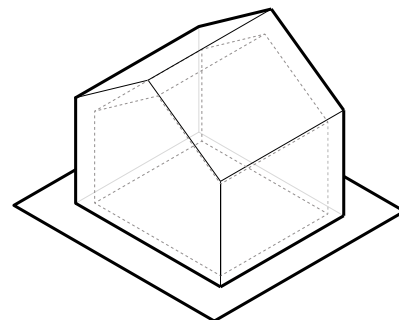
ZBYL: Section 130.08 (3)(a)

**Crawl Space**  
 1.8 m (5.9 ft.) or less in height



ZBYL: Section 130.08 (3)(a)

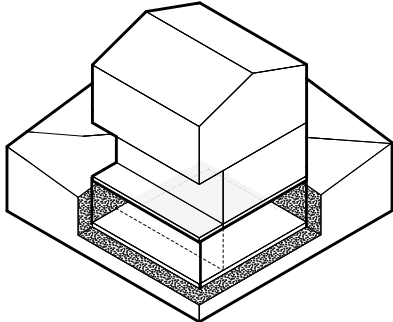
**Non-Habitable Attic Space**  
 1.7 m (5.5 ft.) or less in height



ZBYL: Section 130.08 (3)(b)

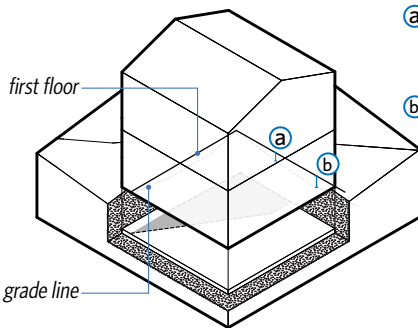
**High-Performance Building**  
 Increased density for Higher Step Code Building

Basement **excluded** from **B** Floor Area must meet all of the following:



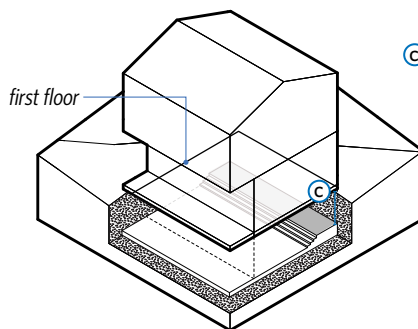
ZBYL: Section 130.08 (4)(a)(i)

**Within Perimeter**  
of storey immediately above



ZBYL: Section 130.08 (4)(a)(ii)

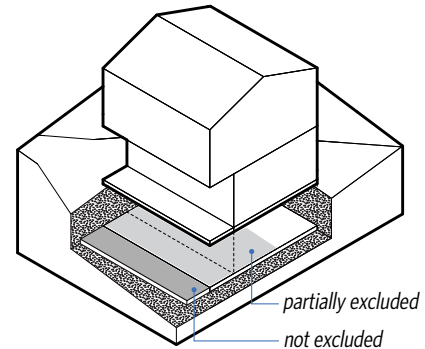
**Underground**  
top of first floor less than 0.45 m (1.5 ft.)  
above lower of natural and finished grade  
at perimeter



ZBYL: Section 130.08 (4)(a)(iii)

**Limited height**  
top of first floor less than 9 ft.  
above basement floor

Basement **partially excluded** from **B** Floor Area must meet all of the following:



ZBYL: Section 130.08 (4)(b)(ii)

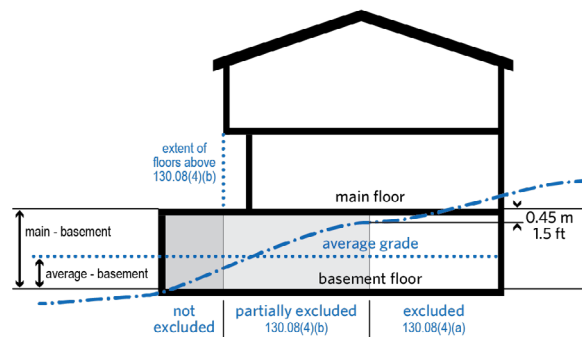
**Within Perimeter**  
of any storey above

**Portion excluded from **B** Floor Area:**  
basement floor area times the lesser of

$$\frac{\text{average grade} - \text{basement floor elevation}}{\text{main floor elevation} - \text{basement floor elevation}}$$

or

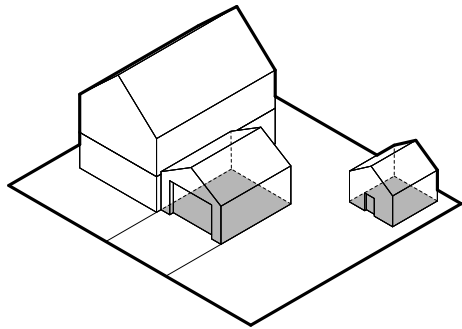
$$\frac{\text{average grade} - (\text{main floor elevation} - 2.75\text{m})}{2.75\text{ m (9 ft.) height}}$$



ZBYL: Section 130.08 (4)(b)(ii)

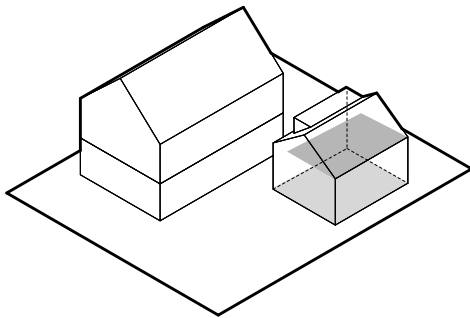
Calculation repeated for each section where basement height varies. Excluded areas (e.g. garage) calculated separately. Refer to **Guide 5 - Average Grade** for more information on calculating grade.

Suite, garage, and shed **excluded** from **B** Floor Area only to the following maximum:



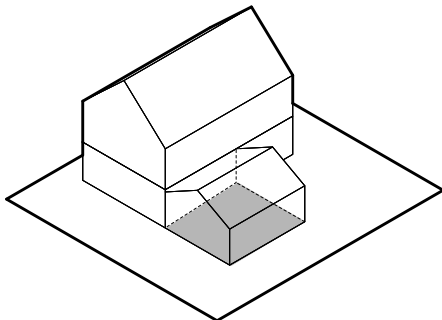
ZBYL: Section 130.08 (5)(a)

**Garage and/or Shed**  
41 m<sup>2</sup> (441 sq. ft.) in total  
plus **1** or **2** below



ZBYL: Section 130.08 (5)(b)(ii)

**1** **Coach House Bonus**  
lesser of 0.10 FAR or 74.3 m<sup>2</sup> (800 sq. ft.)



ZBYL: Section 130.08 (5)(b)(i)

**2** **Abutting Secondary Suite Bonus**  
lesser of 0.05 FAR or 46.5 m<sup>2</sup> (500 sq. ft.)

**1** or **2** apply to sites that exceed max **B** Floor Area subject to the following:

ZBYL: Section 130.08 (5)(b)

- **Floor area meeting previous bylaw**  
greater than max allowed in current bylaw (0.30 FAR for most sites but no greater than max allowed for previous bylaw (0.35 FAR for most sites).

See note (page 2.5) for calculation of floor area bonus.

**1** or **2** apply to sites that exceed max **B** Floor Area subject to all of the following:

ZBYL: Section 130.08 (5)(c)

- **Older home**  
issued a building permit prior to January 1, 1976
- **Floor area meeting previous bylaw**  
no greater than max allowed (0.35 FAR for most sites)
- **No recent additions**  
no permits increasing floor area issued after January 1, 2021



**Notes****Coach House**

- Max. gross floor area = 148.6 m<sup>2</sup> (including basement, garage and accessory building connected to the coach house).
- Max. net floor area = the greater of 111.5 m<sup>2</sup> or 10% of the site area.
- 1-storey (no basement) coach houses that are zoning compliant do not require a development permit.

**Coach House and Secondary Suites**

- Basements can be excluded from net floor area if they comply with Section 130.08(4).
- Floor area above the allowed exclusions (i.e. coach house or secondary suite bonus, basement, vehicle storage and or accessory building) is required to be taken from the primary house allowance.
- A site can have a coach house and a secondary suite on the same lot, however, only one bonus can be applied to each lot for a suite.
- For sites below previous maximum floor area Coach House or Second Suite bonus is applied minus the amount of floor area that exceeds the current maximum (See example below).

**Example****Coach House**

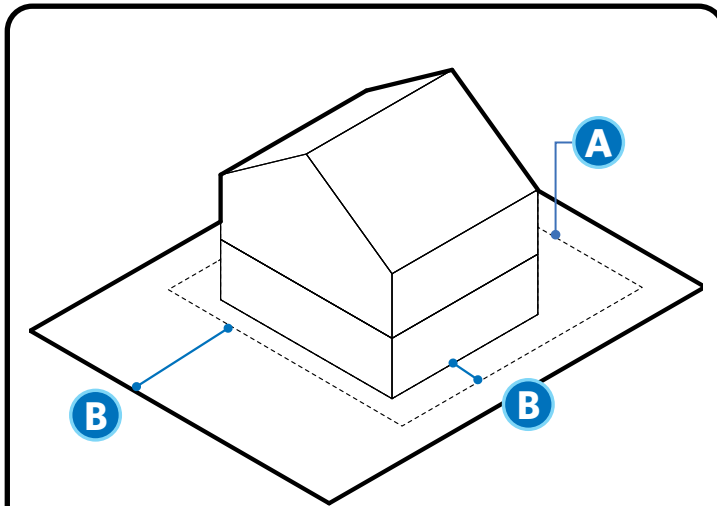
- Existing site/house FAR is 0.31 (3,100 SF) therefore 100 SF over maximum
- Coach house bonus:  
800 sq. ft. - 100 sq. ft. = 700 sq. ft.



*This summary is provided for convenience only. Refer to the Zoning Bylaw for comprehensive regulations.*

**Definitions:**

ZBYL: Section 110



**A Permitted Building Envelope**

The area of the lot available for construction of a house after all of the required setbacks are taken into account.

**B Setback**

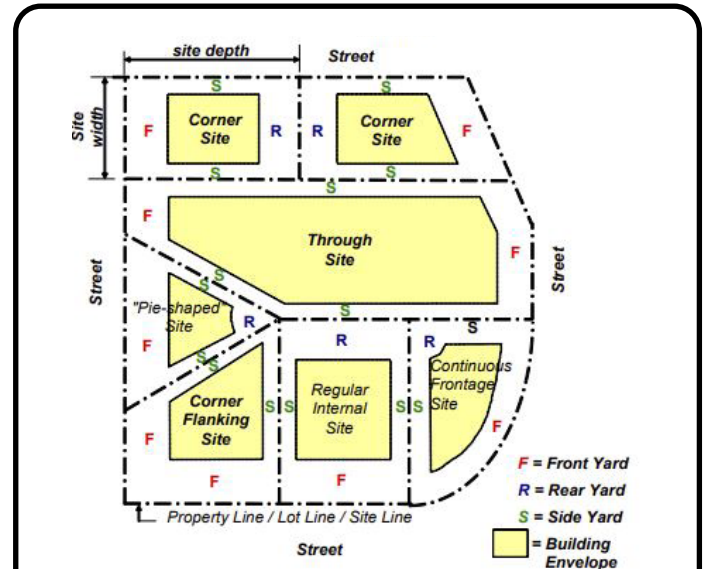
A Setback is the required distance between the property line and the outermost face of the building. The principal dwelling, including all decks, porches, bay windows, and attached garages must be within the building envelope (i.e. cannot be within any of the required setback areas).

Accessory buildings and structures may have different setback requirements - refer to [Guide 7 : Accessory Building Regulations Brochure](#).

If there is a restrictive covenant, easement or right of way on the property, then the required setback is the minimum as per the Zoning Bylaw or the restriction, whichever is greater.

**Types of Lots:**

ZBYL: Section 120.27



**Through Site**

Fronts onto two approximately parallel streets. It must maintain the required front yard setback along both streets, and has no rear yard.

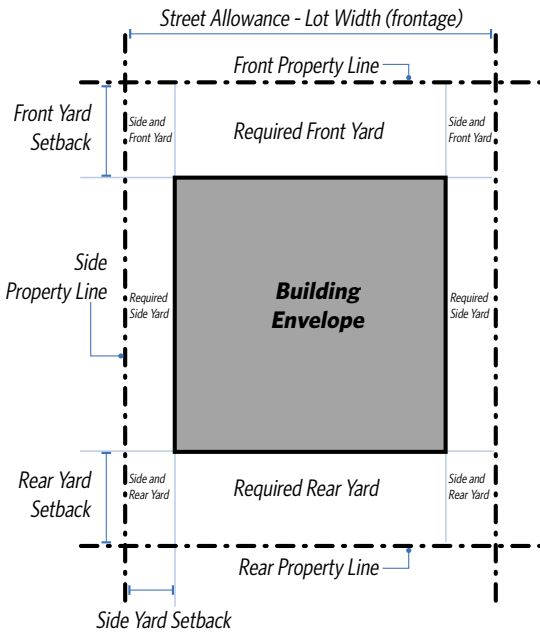
**Corner Flanking Site**

Faces two intersecting streets, with the adjacent properties each facing one of these streets. A corner flanking lot must maintain the required front yard setback along both streets. A rear yard setback is not required, but side yard setbacks regulations apply to the remaining yards.

**Corner Site Not Flanking**

Lot is on the intersection of two streets, but the adjacent properties face parallel (non-intersecting streets). Although a corner lot faces two streets, one has a front yard setback, while the other is considered a side yard. If access to the property is from the side street, a larger side yard setback is required.

**Types of Setbacks:**



**Front Yard Setback**

The minimum distance from the front property line to the outermost projection of the front face of the building, across the full width of the property. On corner or through lots, the front property line is defined as the narrower of the two street lot lines. This might not be the address of the property or the street from which access to the lot is gained.

**Landscape Requirements**

No more than 50% of the required yards that are adjacent to an open street can be covered with paved, impervious, and/or non-vegetated materials (Section 130.16), except for sites where the provision of a sidewalk of 1.5 m and a driveway of 4.5 m result in more than 50% paved, impervious non-vegetated material.

**Rear Yard Setback**

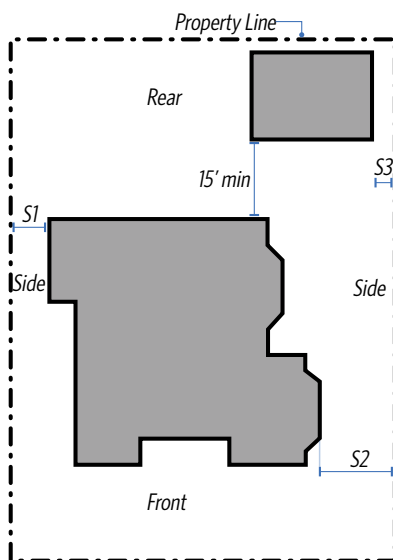
The minimum distance from the rear property line to the outermost projection of the back face of the building. The rear property line is approximately parallel or opposite to the front property line. This setback is measured to the centreline of a lane if there is one.

**Side Yard Setback (SYS)**

The minimum distance from the side property line to the face of the building (S1 in Diagram to Left). The minimum SYS is 1.52 m for all duplexes; houses of one storey (one basement level does not count as a storey); and for two storey houses in which the width of the upper storey is less than 2/3 the width of the street facade of the main floor. For two storey houses in which the upper storey is greater than 2/3 the width of the main floor street facade, the minimum side yard setback is the lesser of 3 m or 10% of site width, but shall not be less than 1.52 m.

**Combined Side Yard Setback (CSYS)**

The sum of the minimum two side yards (S1+S2 in the left example). Where a dwelling and an accessory building are more than 4.5 m apart, CSYS measurements can be taken for individual buildings. In the example above, if the separating distance was less than 4.5 m, then CSYS would be S1+S3. Required CSYS is the greater of the Bylaw minimum or 20% of site width for all duplexes; houses of one storey; and two storey houses in which the width of the upper storey is less than 2/3 the width of the street facade of the main floor.



**Types of Setbacks Cont'd:**

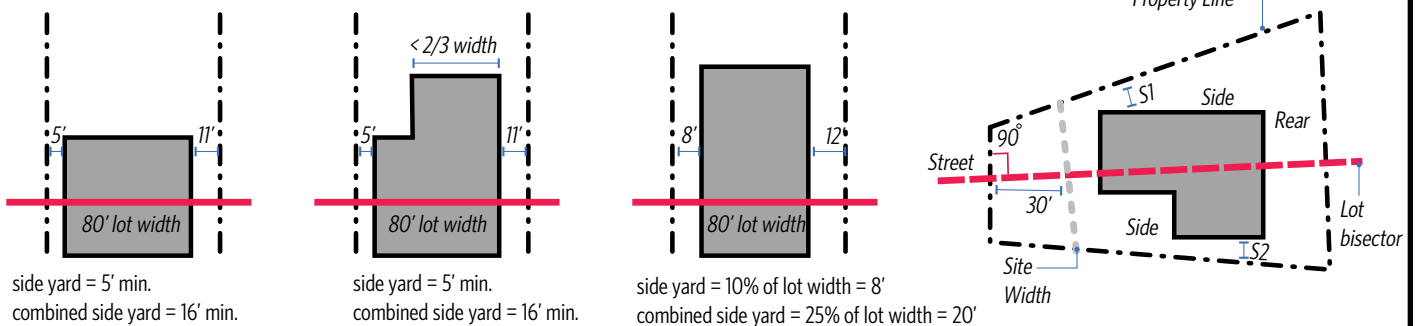
RS3 Zone	One Storey		1, 2/3 (or less) Storey Houses		Two Storey Houses (upper storey more than 2/3 main storey width)	
	Minimum SYS (metres)	Minimum CSYS (metres)	Minimum SYS (metres)	Minimum CSYS = greater of 4.9m or 20% of lot width	Minimum SYS (metres)	Minimum CSYS = greater of 4.9m or 25% of lot width
12.2 m	1.52 m	4.9 m	1.52 m	4.9 m	1.52 m	4.9 m
15.2 m	1.52 m	4.9 m	1.52 m	4.9 m	1.52 m	4.9 m
24.4 m	1.52 m	4.9 m	1.52 m	4.9 m	2.4 m	6.1 m
36.6 m	1.52 m	7.3 m	1.52 m	7.3 m	3 m	9.1 m
54.9 m	1.52 m	10.9 m	1.52 m	10.9 m	3 m	12 m

**Combined Side Yard Setback (CSYS) Cont'd**

For two storey houses in which the width of the upper storey is greater than 2/3 the width of the street facade of the main floor, the required CSYS is the greater of the Bylaw minimum (as noted on the chart above) or 25% of site width.

In the examples above, the lots are zoned RS3. Regulations vary for other zones.

ZBYL: Section 120.25



All Diagrams Above are RS3 Zone:  
Plan Elevation View (not to scale)

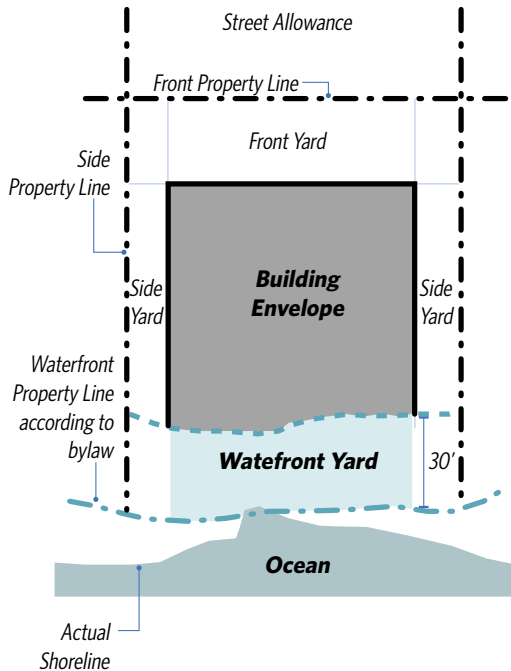
**Site Width (to determine required side yard setback)**

Site width is measured at the front yard setback line as reference. For corner or through lots, the narrower of the street lot lines is considered to be the front yard lot line.

For "pie" shaped lots (diagram far right), width is measured at the front yard setback line perpendicular to a bisector of the lot. For highly irregular shaped lot, consult a land surveyor or the Building Department.

**Types of Setbacks Cont'd:**

ZBYL: Section 851



**Waterfront Property Line**

The established Waterfront Property Line is the line as defined on the plans listed in Section 851 of the Zoning Bylaw, entitled Legal Plans Defining Waterfront Boundaries. The Waterfront Line may not actually be the present actual shoreline or the current high water mark. A land surveyor may be required to determine its exact location.

**Waterfront Yard Setback**

The minimum distance from the waterfront property line to the exterior face of the building. Waterfront setback requirements replace rear, side or front yard setback requirements as applicable.

For setbacks from watercourses and development permit requirements please see the Official Community Plan Area Specific Development Permit Areas - NE13 Watercourse Protection and Enhancement Areas in Existing Neighbourhoods and NE2 Foreshore Development Permit Area Guidelines, and consult with Environmental Protection staff.

**Exemptions (The following can project into or be located within a required setback area):** ZBYL: Section 120.27

**Accessory Buildings** can be located in the rear yard area only. It must provide a minimum setback of 1.2 m from the rear property line, and the required side yard setback. Refer to Guide 7: Accessory Building and Structure Regulation brochure for more information.

**Sills, belt courses, cornices and eaves** may project into a setback area by 0.6 m or up to 1.2 m where the distance from the project to the property line is greater than 1.2 m.

**Uncovered front steps** can project into the front yard by up to 1.2 m. Landings and decks that are part of the building and over 0.6 m above ground cannot project into required yard areas.

**Children's play equipment and one flag pole** may be constructed anywhere on the property (see Sign Bylaw for additional regulations on flag pole).

**Trellises** made of pervious wood or metal materials, open on all sides, and less than 3.7 m in height with 0.4 m minimum spacing, on centre.

**Underground Parking Structures** may be sited to within 3.0 m of a front or flanking side lot line, no more than 0.45 m in height above average grade and no more than one single garage door generally facing the street.

**Garage Orientation** that are perpendicular to the street, where the garage door does not face the street, can have their minimum setback reduced by 3.0 m from the front property line.

**Chimneys** within 0.6 m of an exterior wall with a combined length of all chimneys no greater than 3.0 m in each yard.

**Power poles** may be exempt with specific requirements that are subject to sign off by the District's Electrical Inspector. It is strongly recommended that you consult with the District before proceeding with a power pole located within a required setback.

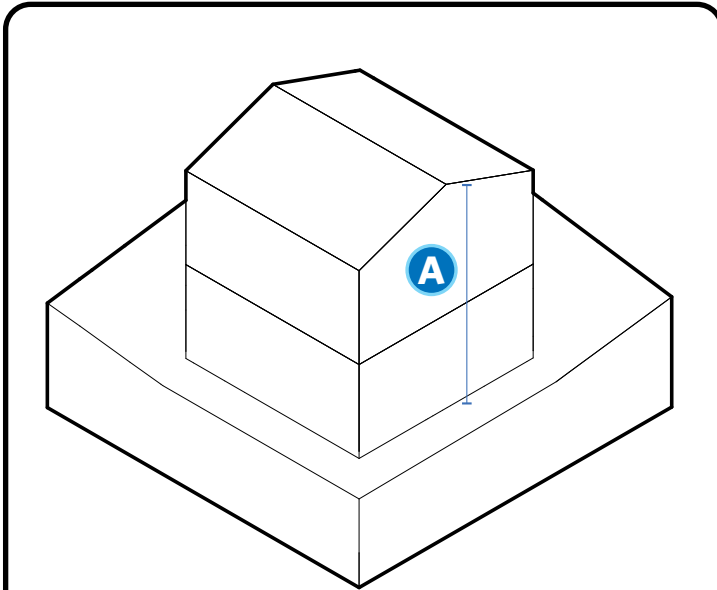
**In-ground Pools** are determined if they are considered a structure through consultation with Permits Department.

**Hard surface courts**, such as a tennis court, are considered in-ground, so may be constructed anywhere on a property. If built above grade, retaining wall regulations apply. If located within a front yard setback, no more than 50% of the front yard area can be covered with hard surfaces.

*Features such as decks (more than 0.6 m above grade), porches, and bay windows must conform to setback regulations.*

This summary is provided for convenience only. Refer to the Zoning Bylaw for comprehensive regulations.

**Height Calculation:**

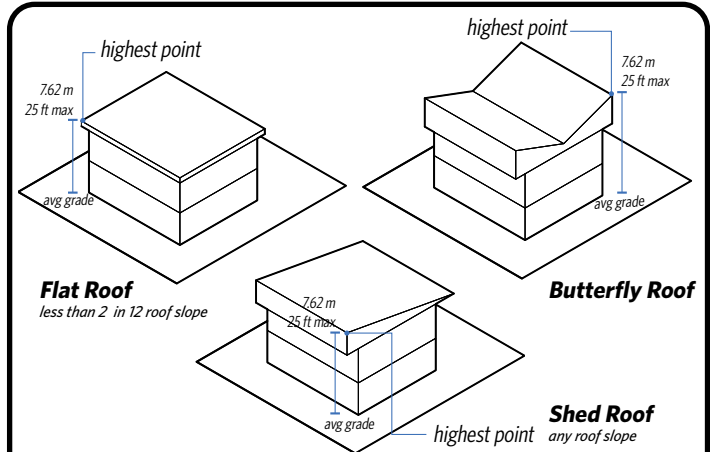


- A Height:**  
Vertical distance of a building or structure above Average Grade
- B Average Grade:**  
Ground level of a building or structure measured along the perimeter  
Refer to **Guide 5 - Average Grade** for more information on calculating grade

**Most RS**

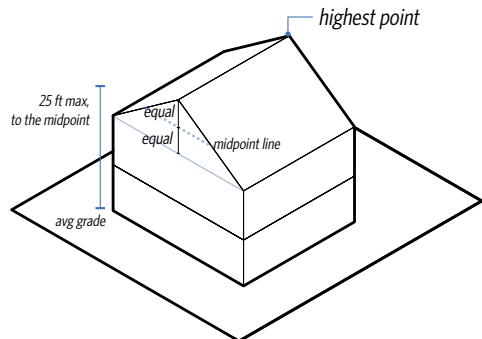
<b>height A</b>	7.62 m	25 ft.
<b>highest building face C</b>	6.7 m	22 ft.
<b>storeys E</b>	two plus base-ment	

**Point of building roof that defines A height**



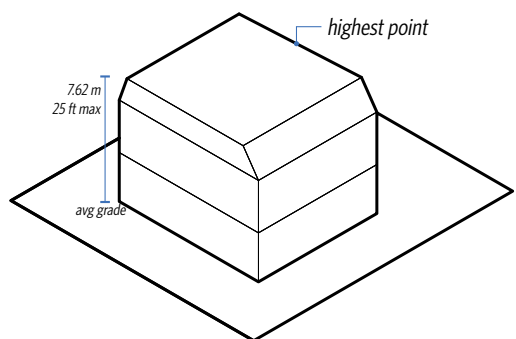
ZBYL: Section 120.19 (1)(a)

**Flat, shed, butterfly roof**



ZBYL: Section 120.19 (1)(b)

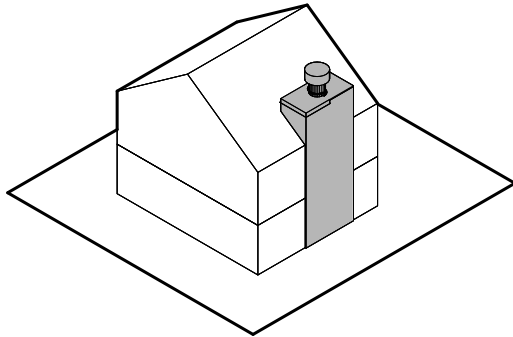
**Pitched roof or pitched roof rising to flat portion**



ZBYL: Section 120.19 (1)(c)

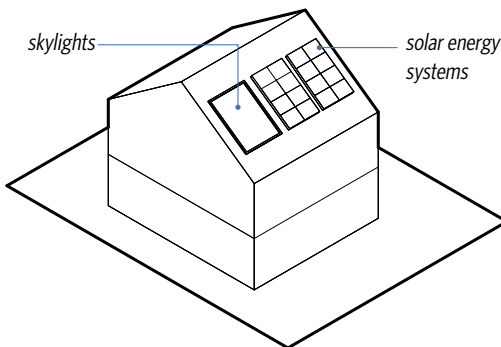
**Combination roof**

**Excluded from A height**



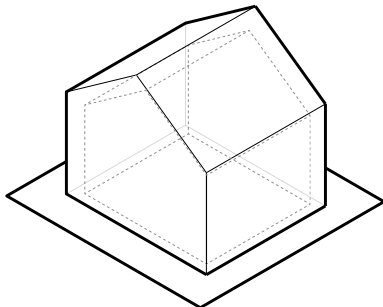
ZBYL: Section 120.19 (3)(b)

**Chimneys and vent pipes**  
no more than 1.8 m (5.9 ft.) width



ZBYL: Section 120.19 (3)(c)

**Mechanical equipment and enclosures, skylights, and solar energy systems**  
no more than 3.0 m (9.8 ft.) width,  
0.6 m (2 ft.) height



ZBYL: Section 120.19 (3)(a)

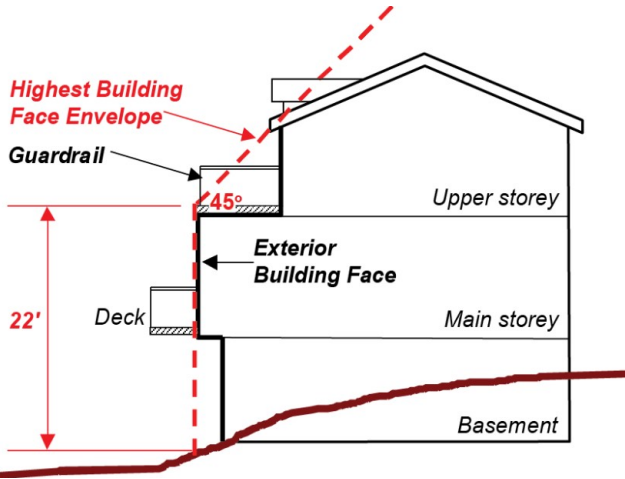
**High-performance building**  
increased height for higher Step Code building

**Notes**

- Height of a structure that is not a building is measured to the highest point from the average grade as defined in Guide 5.



## Highest Building Face Envelope Calculation ZBYL: Section 130.10



**C Highest Building Face**  
The building face with the lowest average grade (the highest exposed facade). Refer to **Guide 5 - Average Grade** for more information on calculating grade for each wall section.

**D Highest Building Face Envelope**  
Maximum extent of the building measured along the **C** Highest Building Face Envelope projects vertical from grade\* to the permitted height and then inward at a 45° angle.

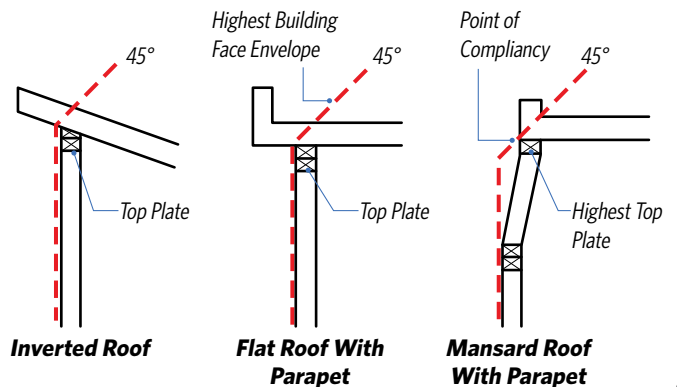
One continuous wall section, no longer than 33% of the HBF may exceed this limit

\* note that finish grade wall section exclusion in **Guide 5 - Average Grade** does not increase HBF envelope height.

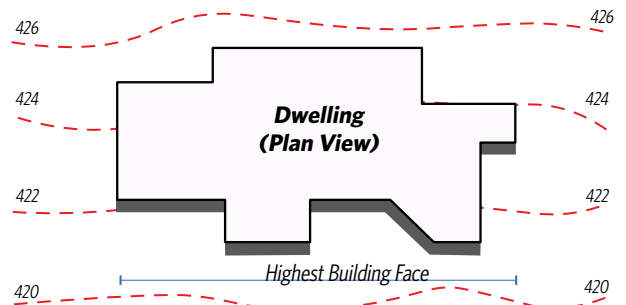
**Most RS**

height <b>A</b>	7.6 m	25 ft.
highest building face <b>C</b>	6.7 m	22 ft.
storeys <b>E</b>	two plus basement	

- This regulation does NOT apply to houses in the RS1, RS9, and RD3 zones.
- 1/3 of the length of the highest building face can be exempt from this regulation. The 1/3 length needs to be contiguous portion of the building face.



Topographic Site Plan

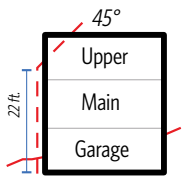
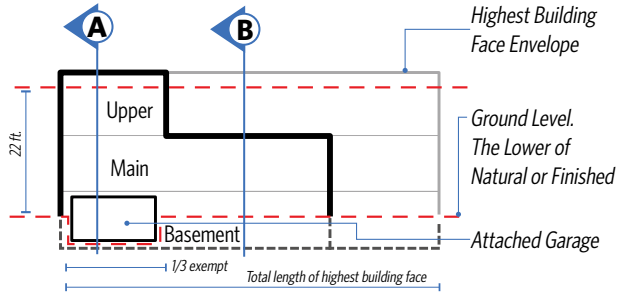


The Highest Building Face Regulation applies to all portions of the face shown in bold lines

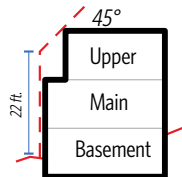
This regulation is intended to reduce apparent building size to encourage variety in elevation design by preventing flat 3 storey building facades.

The Highest Building Face Envelope Regulation applies to all single family (RS) and Duplex (RD) zoned properties, other than RS1, RS9 and RD3. It applies only to one elevation on the house, the Highest Building Face.

The Highest Building Face Envelope is established by drawing a series of lines up 6.7 m from ground level (lower of natural or finished) at each point along the exterior building face, and then in towards the building at a 45° angle. A series of simple cross sections and calculations at each change of ground level elevation may be required to determine conformance.

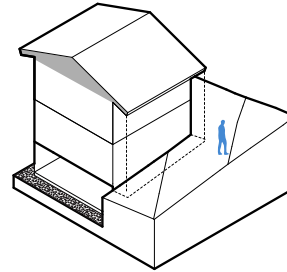


**Section A**  
Non-conforming, but within the 1/3 exemption area



**Section B**  
Conforming - upper storey set back from main level

## Excluded from **C** Highest Building Face Envelope

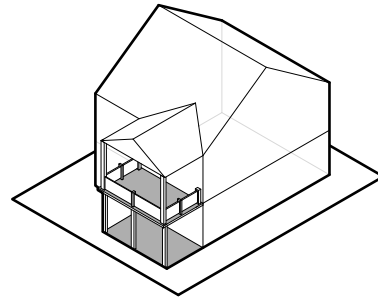


ZBYL: Section 130.10 (2)(c)(e)

### Roof eaves

pitched roof portions of gable ends and dormers

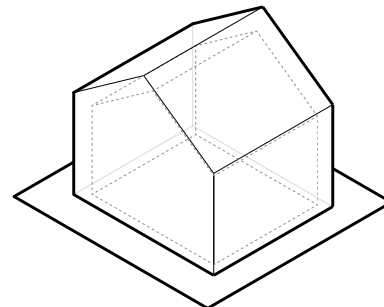
**Note:** Street facing restriction, within 3.0 m of a required yard can project only 1.2 m



ZBYL: Section 130.10 (2)(d)

### Decks and other exterior areas

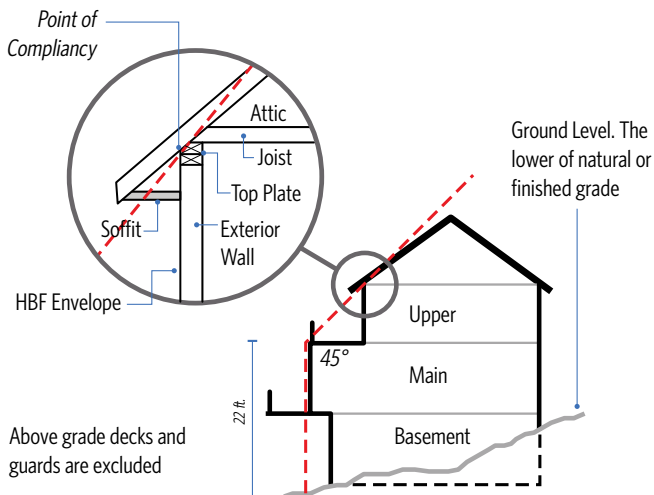
Refer to **Guide 2 - Floor Area** for exterior areas



ZBYL: Section 130.10 (2)(b)

### High-performance building

increased height for higher Step Code building



Any portion of the roof structure above the top plate is exempt from this calculation. For clarification the top plate of the wall must be within the envelope. The addition of a soffit does not alter this requirement.

**Storey Definition**

ZBYL: Section 110

**E Storey**  
 Space between two floors or between the floor and the roof above.

**F Basement**  
 A single **E Storey** (a building can have only one Basement) in which the top of the floor is at least 0.3 m (1.0 ft.) below average grade.

Refer to **Guide 5 - Average Grade** for more information on calculating grade.

**G Crawl Space**  
 Space beneath a habitable structural slab or floor joist spaced 0.6 m (2.0 ft.) maximum, with a vertical height of 1.8 m (5.9 ft.) or less.

Cannot be located below a basement or have habitable space immediately below.

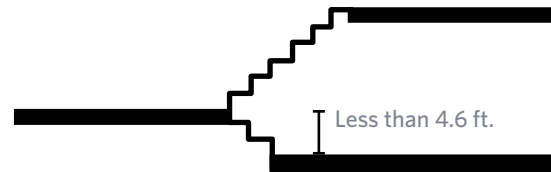
**H Attic**  
 Space beneath the roof sheathing with a vertical height from the floor or top of ceiling joist to the exterior roof surface of less than 1.7 m (5.5 ft.) over all its area.

Or rendered inaccessible with permanent structural members such as roof trusses, or unusable with structurally required room members spaced no more than 0.6 m (2.0 ft.).

**Most RS Zones**

<b>height A</b>	7.6 m	25 ft.
<b>highest building face C</b>	6.7 m	22 ft.
<b>storeys E</b>	two plus base-ment	

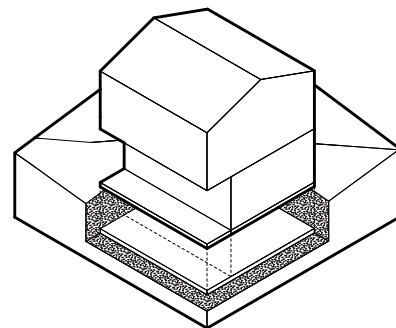
**Excluded from E Storey**



*This is considered one storey because the height difference is 1.4 m or less*

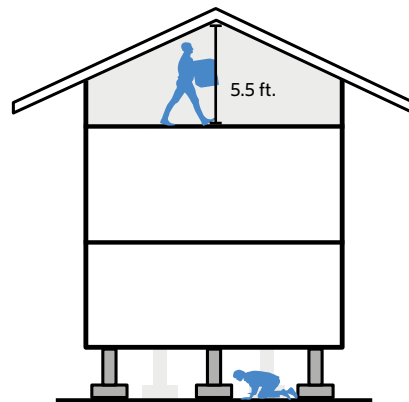
ZBYL: Section 130.12 (3)

**Split-level**  
 floors are within 1.4 m (4.6 ft.) vertical distance



ZBYL: Section 130.12 (1)

**F Basement**



ZBYL: Section 130.12 (2)

**G Crawl Space and H Attic**

This summary is provided for convenience only. Refer to the Zoning Bylaw for comprehensive regulations.

**Grade Definition**

ZBYL: Section 110

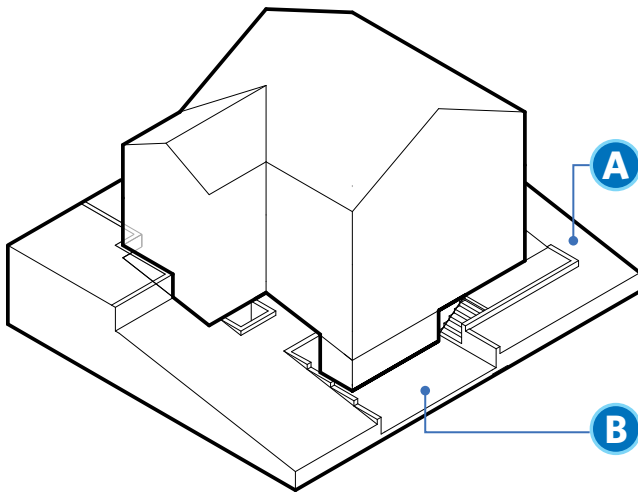
permit submission requirements on next page

**C Average Grade Calculation**

ZBYL: Section 120.17

example on next page

Used to determine building and structure height in **Guide 4 - Height** and basement inclusion in floor area calculation in **Guide 2 - Floor Area**



**A Natural Grade:**

Elevation of the undisturbed natural surface of the ground prior to any excavation or fill at any time in the past.

*Interpolated grades are not accepted  
Where natural grade has been altered or cannot otherwise be ascertained, it will be determined by the District Building Inspector who may rely on the profession opinion of a BC Land Surveyor at the cost of the applicant.*

**B Finished Grade:**

Elevation of the surface of the ground of a completed development.

*Excludes local mounding of soil, planters less than 1.8 m (5.9 ft.) width measured from the wall, and window wells with a clear distance of less than 0.9 m (3 ft.) measured from the wall to a maximum of 3.0 m (9.8 ft.) in cumulative length along each building face.*

**C Average Grade:**

Ground level of a building or structure measured in accordance with this guide.

**1** ZBYL: Section 120.17(1)

**Define perimeter**

Outermost projection inclusive of basements, overhangs, garages, and carports.

*Excludes Decks and Other Structures defined in Guide 1 - Site Coverage*

**2** ZBYL: Section 120.17(2)

**Divide perimeter into wall sections**

Endpoints are defined by corners and where there are changes in elevation or slope.

*Includes where the ground changes from level to sloping or where there are steps with retaining walls.*

**3** ZBYL: Section 120.17(3)

**Determine grade of each wall section**

Find **A** Natural Grade and **B** Finished Grade at each endpoint and use the lower

Add the grade of each endpoint, divide by two, and multiply by the length of the wall

$$\frac{(\text{Grade 'x'} + \text{Grade 'y'})}{2} \times \text{Length 'xy'}$$

*For one continuous wall section (may include multiple sections at corner) no longer than the lesser of 5.0 m (16.4 ft.) or 15% of the perimeter, the higher natural grade may be used. This section cannot be contiguous with a window well, and the combined length of the section and window wells cannot exceed 50% of the building face.*

*Higher natural grade may not be used for the purpose of Highest Building Face calculation in Guide 4 - Height*

**4** ZBYL: Section 120.17(4)

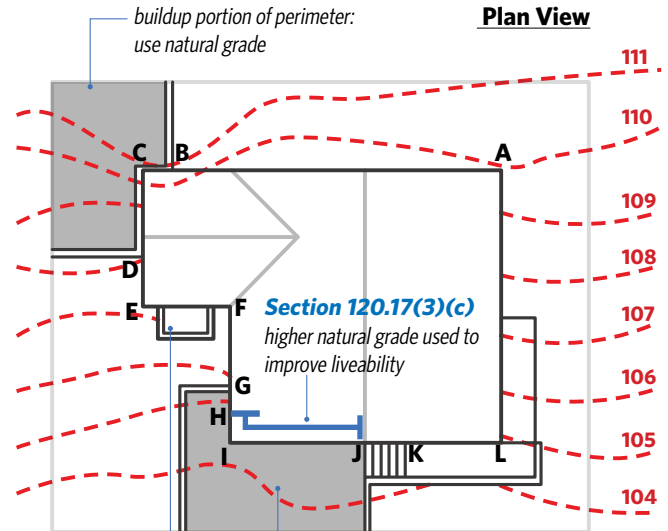
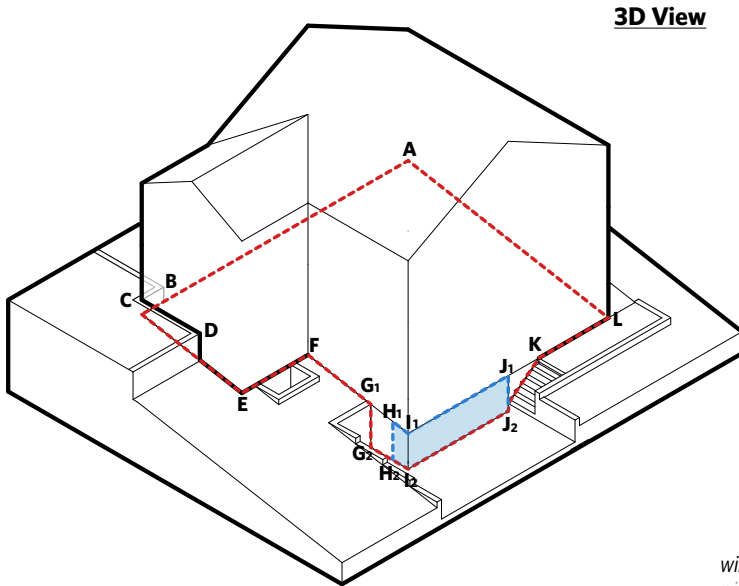
**Determine Average Grade C**

Add **3** for all wall sections that comprise **1** and divide by the total perimeter length

## Example C Average Grade Calculation

Define perimeter and wall sections

**1** and **2** From Page 5.1



Endpoints	Finished Grade	Natural Grade
A	<b>110.0</b>	<b>110.0</b>
B	111.8	<b>111.0</b>
C	111.8	<b>111.0</b>
D	111.8	<b>108.4</b>
E	<b>107.3</b>	<b>107.3</b>
F	<b>107.3</b>	<b>107.3</b>
G1 top of wall	<b>105.6</b>	<b>105.6</b>
G2 bottom of wall	<b>101.0</b>	105.6
H	H2: 101.0	H1: 104.8
I	I2: 101.0	I1: 104.6
J	J2: 101.0	J1: 104.6
K	<b>104.6</b>	<b>104.6</b>
L	<b>104.6</b>	<b>104.6</b>

Wall Section	Lower of Finished or Natural at Wall Section Endpoint	Average Grade	Length	Average Grade x Length
A-B	A = 110.0 B = 110.0	110.0	36.6	4,026
B-C	B = 110.0 C = 110.0	110.0	3.3	363
C-D	C = 110.0 D = 108.4	109.2	8.7	950
D-E	D = 108.4 E = 107.3	107.9	6.3	680
E-F	E = 107.3 F = 107.3	107.3	9.9	1,062
F-G1	F = 107.3 G1 = 105.6	106.5	9.4	1,001
G2-H2	G2 = 101.0 H2 = 101.0	101.0	4.2	424
H1-I1	H1 = 104.8 I1 = 104.6	104.7	1.4	147
I1-J1	I1 = 104.6 J1 = 104.6	104.6	15.0	1,569
J2-K	J = 101.0 K = 104.6	102.8	4.6	473
KL	K = 104.6 L = 104.6	104.6	10.4	1,088
LA	L = 104.6 A = 110.0	107.3	30.0	3,219

In bold is the grade to be used for the respective point (the lower between finished and natural). Use grades at top and bottom of wall for finished where there is a significant change in elevation (eg. Endpoints G1 and G2)

**Section 120.17(3)(c)** supports basement liveability by allowing the lesser of 16.4 ft or 15% of the perimeter to be calculated based only on natural grade (blue boxes in the charts above). In this example, IJ is 15.0 ft. and point H is identified so that HI + IJ = 16.4 ft.

Total Length	Sum of Grades
139.8	15,002

Average Grade **107.3**  
(Sum of Grades / Total Length)

### Permit Submission Requirements

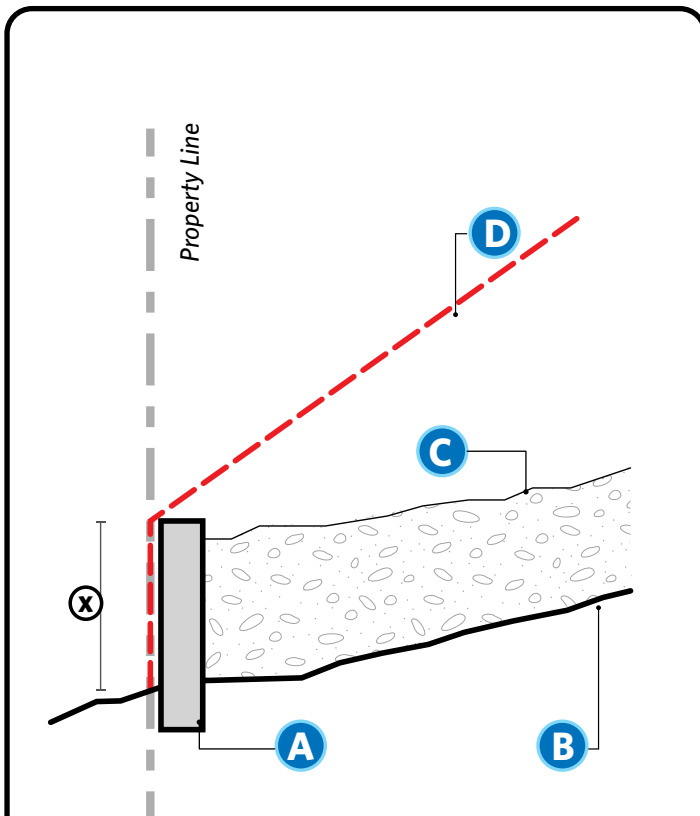
- original BC Land Survey (BCLS) topography plans
- topography plan to scale showing ground levels around all proposed buildings and structures
- **A** Natural Grade and **B** Finished Grade for all building corners and changes of slope on site plan and elevation drawings
- **C** Average Grade and permitted height elevations on all section and elevation drawings
- all floor, upper ceiling, and top of roof elevations on section drawings using the same datum as the submitted survey
- all grade calculations are to be submitted using a consistent unit of measurement



This brochure is a general guideline for retaining walls. Please refer to the zoning bylaw for exact regulations.

**Definitions:**

ZBYL: Section 110



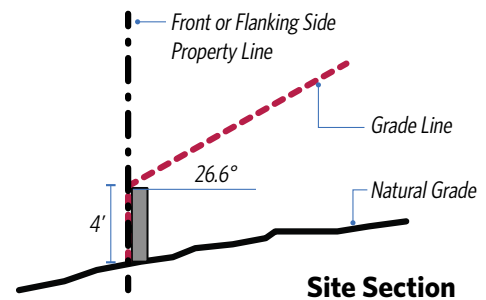
- A Retaining Wall:**  
A structure constructed to retain soil or rocks.
- B Natural Grade:**  
Undisturbed ground level formed without human intervention.
- C Finished Grade:**  
The final ground surface after development.
- D Grade Line:**  
Drawn vertically from the natural grade, or existing grade (X), where it has been altered as a result of construction, at any and all points on the property lines (site lines), then inward over the site.

**D Grade Line Conditions:**

ZBYL: Section 120.22

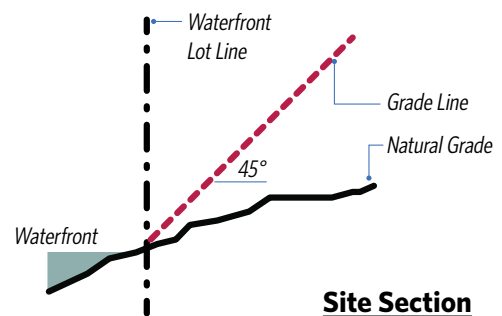
**1: A front or flanking property line (site line)**

Up 1.2 m and then in towards the property at a 50% slope. No retaining wall over 1.2 m is allowed within 2.4m of the front or flanking property line (site line).



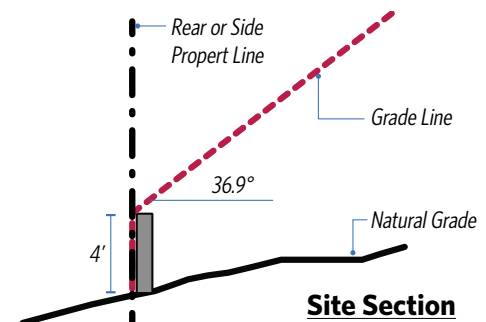
**2: Waterfront Property line (site line) - In**

towards the property at a 100% slope from the natural grade. This is not from 1.2 m above natural and finished grade.



**3: All other property lines (site lines) - Up 1.2**

m and then in towards the property at a 75% slope. No retaining wall over 1.2 m is allowed within 2.4 m of the rear property line (site line).

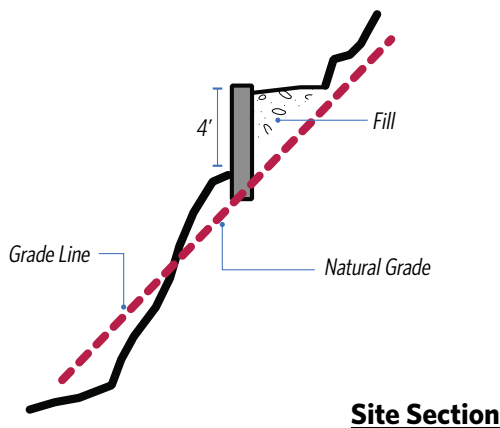




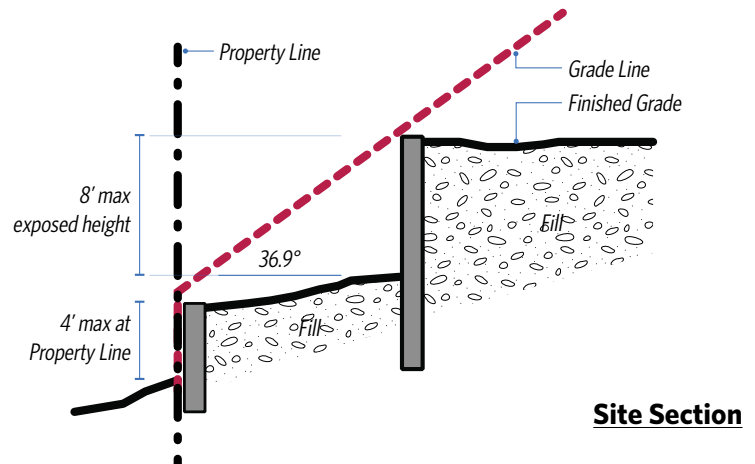
## Other Retaining Wall Conditions:

Rear or Side Property Lines Only

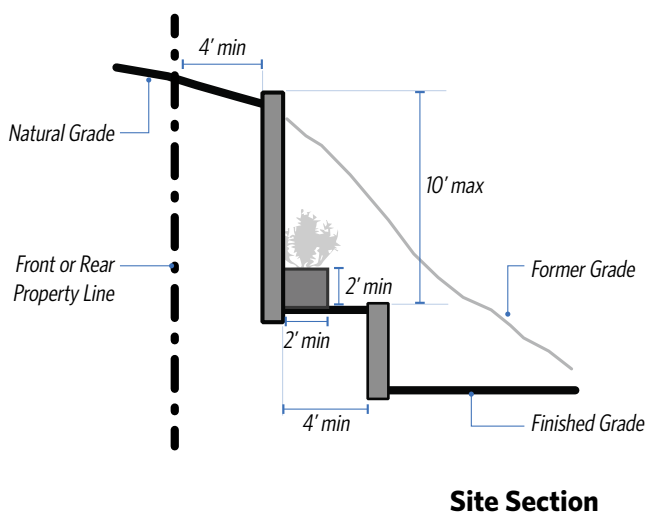
**4.** A single retaining wall of less than 1.2 m in height above natural grade is permitted where the natural grade on site exceeds the grade line.



**5.** The exposed face of any retaining wall shall not exceed 2.4 m in height, with the exception of inclined retaining walls (eg. stacked rock walls), provided that the slope of incline is less than 75% (Applicable to rear and side property lines).



**6.** A permanently constructed and integral structure at the base of the retaining wall and at least 0.6 m in depth provided the combined exposed height of such excavated retaining wall and structure does not exceed 3.0 m from finished grade.



### Building Permits are Required for:

- Any retaining wall 1.2 m in height or greater.
- A rock stacked retaining wall that exceeds the slope of 1 vertical : 2 horizontal.
- A series of two or more constructed closer than 1 vertical : 2 horizontal.
- Artificial grade created by the placement of fill exceeding 1 vertical : 2 horizontal.

### Note:

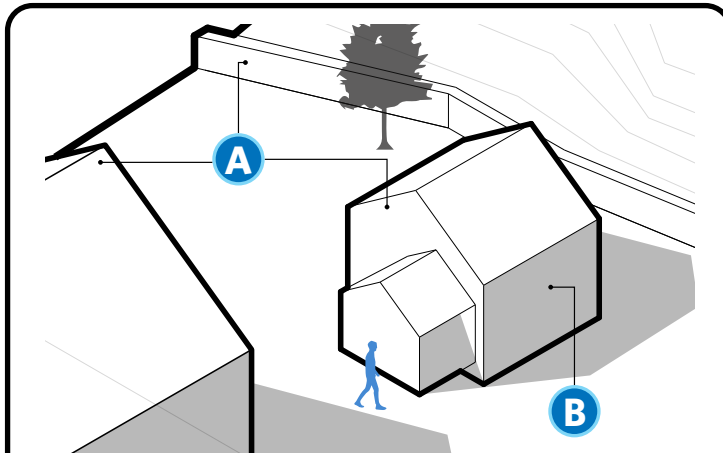
All retaining wall permits require the supervision of its construction by a geotechnical and structural engineer.

This brochure is a general guideline for accessory buildings. Please refer to the zoning bylaw for exact regulations.

ZBYL: Section 130.01

**Definitions:**

ZBYL: Section 110

**A Structure**

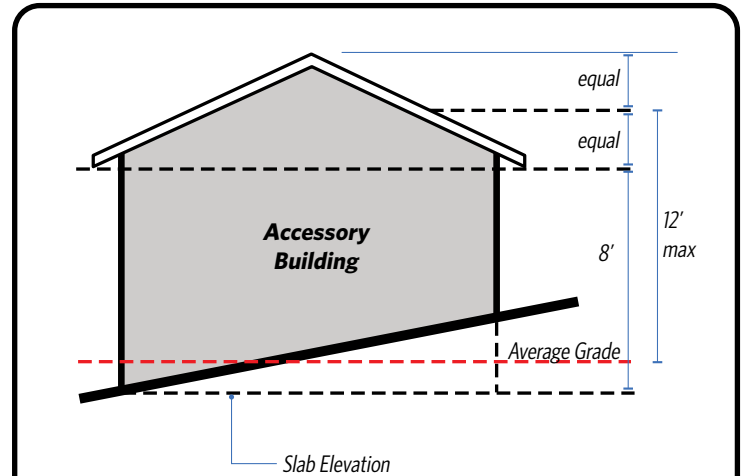
Anything that is built, constructed or placed on the ground which is more than 1.2 m above finished grade including exterior mechanical equipment such as heat pumps, boilers, pool equipment, air conditioning and air handling units of any height.

**B Accessory Building or Structure**

Must be secondary to a principal dwelling and cannot be used as a dwelling unit. This includes the likes of a detached garage, a carport, a tool shed or pool house. It can be attached to the principal dwelling, as long as it is within the building envelope.

The accessory building is not located above or below any portion of the principal dwelling. It should also not be a part of a principal building by means of:

1. An interior door or other interconnections; or
2. A fully enclosed walkway that is heated or greater than 1.8 m in width;
3. Notwithstanding point (2.) above, an accessory building may be connected to a principal building by a roof or deck not exceeding 1.8 m in width.

**Parameters of Accessory Building or Structure****Height**

An accessory building or structure shall not be more than one storey plus basement, and 3.7 m from the average grade elevation measured from the accessory building or structure perimeter.

**Floor Area Ratio Exemption**

A floor area exemption of 41 m<sup>2</sup> is permitted for a garage or a combination of a garage and accessory building area whether the building is attached or detached to the principle building. For attached accessory buildings (or where the building is located less than 4.5 m away from the principle building) the maximum exemption is 4.6 m<sup>2</sup>.

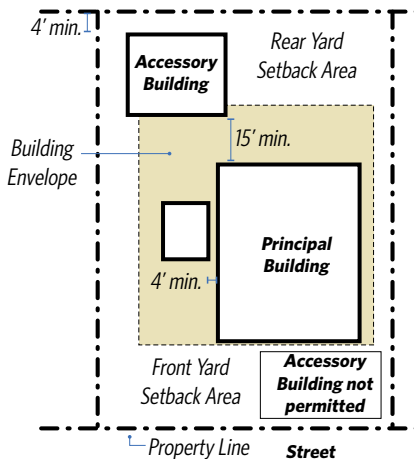
**Mechanical Equipment**

All mechanical equipment must meet the same setback regulations of accessory buildings or be within the envelope of the principal building.

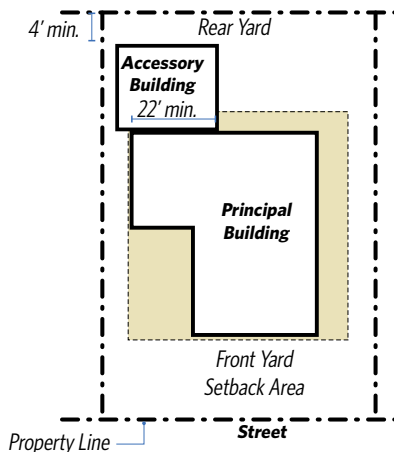
## Parameters of Accessory Building or Structure Cont'd

ZBYL: Section 130.01

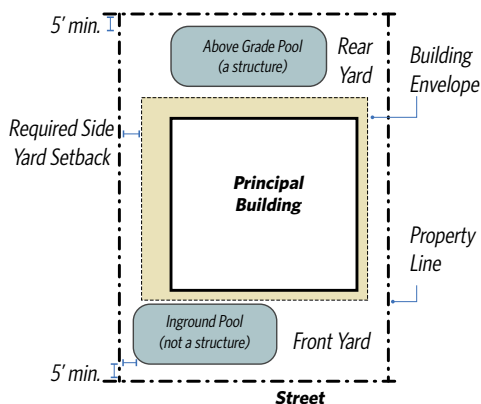
**Figure 1:**



**Figure 2:**



**Figure 3:**



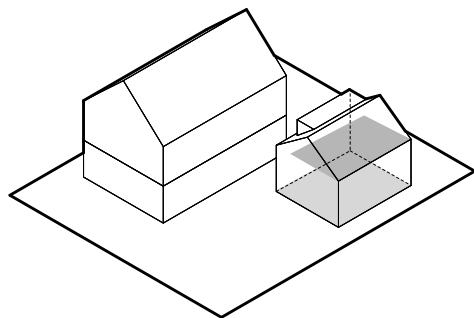
### Accessory Building or Structure Locations

- No part of an accessory building or structure shall be located in a required yard, unless otherwise permitted.
- However, an accessory building or structure may be located partly or entirely within a rear yard provided that no part of the accessory building is less than 1.2 m from the rear property line (site line). (Refer to Figure 1).
- When an accessory building is not abutting the principal building, it should be located no less than 1.2 m from the principal building (Refer to Figure 1).
- No part of an accessory building shall be located less than 4.5 m from a principal building, with the exception that a single accessory building has a floor area of no more than 4.6 m<sup>2</sup>. Through this exception, the accessory building is permitted to abut a principal building (Refer to Figure 2).
- Some things are permitted anywhere on a lot including children's play equipment, flagpoles, and trellises.
- The combined side yard setback shall be the combined minimum distances from the building line measured for each individual building or structure to the side property lines (site lines); provided that the accessory building or structure is located no less than 4.5 m from a principal building.
- To determine whether a pool is "in ground" or a structure, please consult the Permits Department. Hard surface courts, such as a tennis court, are considered in-ground, so may be constructed anywhere on a property. If built above grade, retaining wall regulations apply. If located within any yard facing a street, no more than 50% of the front yard area can be covered with hard or unvegetated surfaces.

**Coach houses and secondary suites are permitted on most RS Zone sites across the District**

**Coach House (Detached secondary suite)**

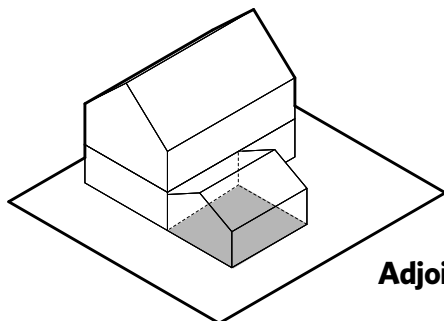
ZBYL: Section 130.05 (1)



floor area bonus:  
 lesser of 0.10 FAR or 74.3 m<sup>2</sup> (800 sq. ft.)

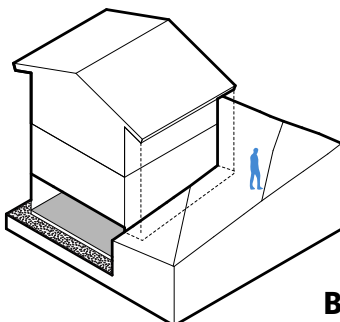
**Secondary suite options**

ZBYL: Section 130.05



**Adjoining**

floor area bonus:  
 lesser of 0.05 FAR or 46.5 m<sup>2</sup> (500 sq. ft.)



**Basement**

no bonus

**1 or 2** apply to sites that exceed max **B** Floor Area subject to the following:

ZBYL: Section 130.08 (5)(b)

- **Floor area meeting previous bylaw** greater than max allowed in current bylaw (0.30 FAR for most sites but no greater than max allowed for previous bylaw (0.35 FAR for most sites).

See note (page 2.5) for calculation of floor area bonus.

**1 or 2** apply to sites that exceed max **B** Floor Area subject to all of the following:

ZBYL: Section 130.08 (5)(c)

- **Older home** issued a building permit prior to January 1, 1976
- **Floor area meeting previous bylaw** no greater than max allowed (0.35 FAR for most sites)
- **No recent additions** no permits increasing floor area issued after January 1, 2021

**Notes****Coach House**

- Max. gross floor area = 148.6 m<sup>2</sup> (including basement, garage and accessory building connected to the coach house).
- Max. net floor area = the greater of 111.5 m<sup>2</sup> or 10% of the site area.
- 1-storey (no basement) coach houses that are zoning compliant do not require a development permit.

**Coach House and Secondary Suites**

- Basements can be excluded from net floor area if they comply with Section 130.08(4).
- Floor area above the allowed exclusions (i.e. coach house or secondary suite bonus, basement, vehicle storage and or accessory building) is required to be taken from the primary house allowance.
- A site can have a coach house and a secondary suite on the same lot, however, only one bonus can be applied to each lot for a suite.
- For sites below previous maximum floor area Coach House or Second Suite bonus is applied minus the amount of floor area that exceeds the current maximum (See example below).

**Example****Coach House**

- Existing site/house FAR is 0.31 (3,100 SF) therefore 100 SF over maximum
- Coach house bonus:  
800 sq. ft. - 100 sq. ft. = 700 sq. ft.