

19. NON-CONFORMING SITING, DIMENSIONS, PARKING

Where a Building or Structure's siting, size, dimensions, parking or loading does not meet the requirements of a Zoning Bylaw adopted after they were constructed, the Buildings or Structures may be repaired, extended or altered, but only to the extent that the repair, extension or alteration would, when completed, involve no further contravention of the Bylaw beyond the contravention that existed prior to the time the repair, extension or alteration were commenced.

20. NON-CONFORMING PARCEL SIZE

Where a Parcel of land shown on a plan duly registered in the Land Title Office prior to the effective date of this Bylaw does not contain the minimum Parcel Size Area required in the Zone in which the Lot is located, the Parcel may be used subject to all other requirements of the Zone being met.

21. ACCESSORY BUILDINGS AND USES

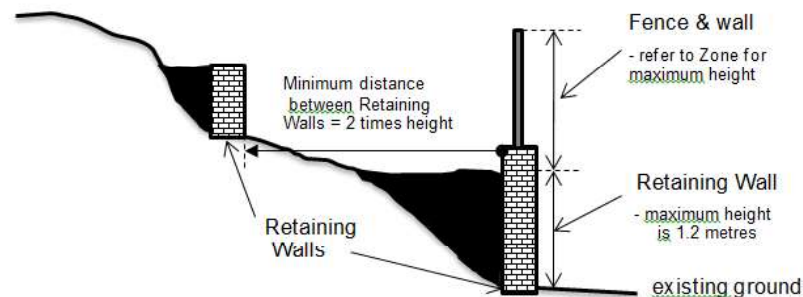
- (1) No Accessory Building or Structure shall be erected on any Parcel unless the Principal Building to which the Accessory Building is an incidental Use has been erected or is being erected simultaneously with the Accessory Building.
- (2) Where an Accessory Building is attached to the Principal Building, it is considered a part of the Principal Building and shall comply in all respects with the requirements of the Bylaw applicable to the Principal Building.

22. FENCES and RETAINING WALLS

[Amendment, 2018, Bylaw No. 2938]

- (1) Retaining Walls shall not exceed a height of 1.2 metres above the existing ground measured from the low side of the Retaining Wall, to the highest point of the Retaining Wall.
- (2) Retaining Walls must be spaced at a minimum of 1:2 height to horizontal separation ratio of the Retaining Wall having the greater height.

Retaining walls



- (3) Where a Parcel has an Exterior Side Lot Line, no Fence shall exceed a Height of 1.2 metres, within the Front Yard and the Exterior Side Yard.
- (4) On a Panhandle Lot no Fence in a Front Yard shall exceed a height of 2.0 metres, however, fencing along the Access Strip (or Access Route) shall be subject to the Fence height requirements of the properties abutting the Access Strip (or Access Route).
- (5) Barbed wire fencing or any other like material shall not be used.
- (6) Fences shall not be electrified.
- (7) Sections 34(10), 38(11), 40(11), 67.32(8) and 67.58(8) notwithstanding, where a residential parcel is located immediately adjacent to the E & N right of way, a Fence located immediately adjacent and parallel to that right of way may have a Height of no more than 2.0 metres above the Grade of the E & N right of way to ensure privacy for the residents.
- (8) Section 22(1) notwithstanding, where a residential parcel is located immediately adjacent to the north side of the E & N right of way, a Fence on top of a retaining wall located immediately adjacent and parallel to that right of way may have a Height of not more than 2 metres above the Grade of the E & N right of way to ensure privacy for the residents.

23. SCREENING AND LANDSCAPING

- (1) Where a Parcel is developed for a commercial, industrial, or institutional Use and where such a Parcel shares a property line(s) with a Parcel that is Zoned for Residential Uses, Screening along such property line(s) of not less than 2 metres in Height shall be provided.
- (2) Where a Parcel is developed for a commercial, industrial, or institutional Use and where such a Parcel is separated by a lane from a Parcel that is Zoned for Residential Uses, Screening along the entire property line abutting the lane of not less than 1.2 metres in Height shall be provided.
- (3) Notwithstanding sub-section 23(2), Screening is not required for the points of ingress and egress and for a distance of 3 metres on either side of the points of ingress and egress.
- (4) Screening and Landscaping required by this Bylaw shall be maintained at all times by the owner of the Parcel on which it is required.
- (5) No garbage container exceeding 0.5 cubic metres in capacity shall be located so as to be visible from any Highway other than a lane.

24. VISIBILITY AT INTERSECTIONS

In the area bounded by the intersecting lot lines at the intersections of two or more Highways, and a line joining points along the lot lines 6.0 metres from their point of intersection:

- (1) No Structure or other visual obstruction shall be located within 0.6 metres to 3.0 metres above the crown of the abutting Highways; and
- (2) No Landscaping, Screening or other vegetation shall be maintained or allowed to grow so