

Part 3 General Regulations

3.1 Applicability of General Regulations

Except as otherwise specified by this Bylaw, Part 3 applies to all *zones* established under this Bylaw.

3.2 Uses Permitted on Parcels Regardless of Size

All of the uses permitted in a *zone* are permitted on any *parcel* within the *zone*, regardless of the area or *frontage* of the *parcel*.

3.3 Minimum Parcel Area Requirements

Minimum *parcel area* requirements apply upon creation of the *parcel* at subdivision.

3.4 Parcel Coverage Exceptions

1. The following are not included as part of the coverage of a *parcel*:
 - a) Chimneys, cornices, leaders, gutters, eaves, columns, belt courses, sills, bay windows, pop outs, or other similar *building* features, where they do not touch the ground;
 - b) Exterior open stairs;
 - c) uncovered balconies;
 - d) decks under 0.6 m (2.0 ft.) in *height*
 - e) sidewalks, patios and hard surfacing of the ground
 - f) driveways, aisles and *parking spaces*
 - g) Any part of an underground *structure* that does not extend above the established ground level of the parcel at the location of the underground structure.

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3.5 Setback Exceptions

1. No structure shall project into the *setback* required by this Bylaw, except the following:
 - a) Chimneys, cornices, leaders, gutters, belt courses, sills or other similar *structures* may intrude no more than 0.6m (2.0 ft.) into the required setback.
 - b) Eaves, sunlight control projections and canopies, may project no more than:
 - i. 1.2m (3.9 ft.) into a required *front, rear, and/or floodplain setback*; and
 - ii. 0.6m (2.0 ft.) into a required *side setback* or *corner side setback*.

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- c) Bay windows, pop outs, balconies, uncovered decks, open porches or ~~exterior~~ open stairs provided, in total, that they are limited to no more than 35% of the wall length of that particular side of the house and provided they extend no more than
- i. 1.2m (3.9 ft.) into a required *front, rear, and/or floodplain setback*; and
 - ii. 0.6m (2.0 ft.) into a required *side setback* or *corner side setback*.
- d) Arbors and trellises, fish ponds, ornaments and other similar landscape features
- e) Fence
- f) An uncovered swimming pool, provided that such pool shall not be constructed within any required front setback nor nearer than 1.0 m (3.3 ft.) to any parcel line.
- g) An underground structure may be sited in any portion of a parcel provided that the top surface of such structure shall at no point extend above the ground elevation.
- h) Free-standing lighting poles, flag poles, warning devices, antennas, masts, clothes lines, signs, and sign structures, except as otherwise limited in this or other bylaws, may be sited on any portion of a parcel.
- i) Sidewalks, patios and hard surfacing of the ground may be sited on any portion of the *parcel*
- j) Notwithstanding the above, no building or structure or portion thereof may project into or over a registered statutory right-of-way.

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3.6 Parking, Driveway and Use Restrictions within Setbacks

All areas used for parking and loading in the *C zones*, *I zones*, and *R3 zones* shall be surfaced with pavement, concrete, interlocking brick, or other hard surfaced material.

3.7 Maximum Area of Parking Permitted in Front Setback

In an *R zone*, the maximum area for parking or driveway in the required front *setback* is 45 m² (484.4 sq. ft.).