

Comparison Table – “Projections” (General Regulations)

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<p>Projections</p> <p>.1 No features shall project into a setback required by this Bylaw except the following minor projections on buildings:</p> <p>a) Gutters, eaves, sunshades, cornices, belt courses and sills may project into required setbacks to a maximum of 0.6 metres measured horizontally;</p> <p>b) Unenclosed access ramps for physically disabled persons may project fully into required setbacks;</p> <p>c) In Residential zones the following features may project into the required setbacks:</p> <p>i) chimneys, bay windows or other architectural projections which do not comprise more than 25% of the total face of a wall and do not project more than 0.6 metres measured horizontally; and</p> <p>ii) unenclosed stairwells, balconies, porches, uncovered decks or canopies, may project no more than:</p> <p>.1 1.5 metres, measured horizontally, into the front setback; or</p> <p>.2 2.0 metres, measured horizontally, into the rear setback.</p> <p>d) In no case shall a projection cross a parcel line.</p> <p>.2 No features shall extend beyond a height limit required by this Bylaw except the following minor projections on buildings:</p> <p>a) antennas, belfries, chimney stacks, church spires, clearance markers, elevator shafts, flagpoles, monuments, rooftop mechanical equipment, ventilation machinery and water tanks.</p>	<p>Setback Exemptions</p> <p>.1 No part of any <i>building</i> or <i>structure</i> shall project into a <i>setback</i> required by this Bylaw except the following minor projections on <i>buildings</i>:</p> <p>a) Gutters, eaves, sunshades, cornices, belt courses and sills may project into required <i>setbacks</i> to a maximum of 0.6 metres measured horizontally;</p> <p>b) Unenclosed access ramps for physically disabled persons may project fully into required <i>setbacks</i>;</p> <p>c) In the Low Density Residential zones the following features may project into the required <i>setbacks</i>:</p> <p>i) chimneys, bay windows or other architectural projections which do not comprise more than 25% of the total length of a wall and do not project more than 0.6 metres measured horizontally; and</p> <p>ii) unenclosed stairwells, balconies, porches, uncovered decks or canopies, may project no more than:</p> <p>.1 front <i>setback</i>: 1.5 metres, measured horizontally</p> <p>.2 rear <i>setback</i>: 2.0 metres, measured horizontally</p> <p>iii) roof mounted <i>solar energy devices</i> to a maximum of 1.0 meter above the maximum <i>height</i> allowed for the <i>building</i> or <i>structure</i> on which it is installed.</p> <p>d) In no case shall a projection cross a <i>parcel</i> line.</p> <p>.2 Freestanding clothes line poles, antennas, masts, utility poles, flagpoles, open roof pergolas and children’s play equipment are permitted anywhere on a <i>parcel</i>.</p> <p>.3 Despite any other provisions of this Bylaw, all <i>structures</i> shall be set back from the international boundary between Canada and the United States in accordance with the <i>International Boundary Commission Act</i> (Canada).</p>

NOTE: In Zoning Bylaw No. 2498, 2012, the regulations for “Projections” is found at Section 7.4. In Draft Zoning Bylaw No. 3065, “Projections” is found at Section 6.13 (Setback Exemptions).