

## PART 8M

### LA – LANE ACCESS OVERLAY ZONE

#### 8M.1 INTENT

The Lane Access Overlay zone is intended to allow flexibility regarding front and lane access to residential lots on a block face.

#### 8M.2 APPLICATION

- (1) The Lane Access Overlay zone shall apply:
  - (a) to lots zoned residential; and
  - (b) on an entire block face identified within a concept plan or secondary plan as being appropriate for having both front and lane access;
- (2) The overlay zone shall be in addition to and shall overlay all other zones where it is applied so that any parcel of land lying in the overlay zone shall also lie in one or more of the other zones provided for by this Bylaw. The effect is to create a new zone, which has the characteristics and limitations of the underlying zones, together with the characteristics and limitations of the overlay zone.
- (3) Unless specifically exempted, the regulations, standards and criteria of the overlay zone shall also supplement and be applied in addition but not in lieu of any regulations, standards and criteria applicable to the underlying zone.
- (4) In the event of conflict between the requirements of the overlay zone and those of the underlying zone, the overlay zone requirements shall apply, unless specifically exempted.
- (5) In the event of conflict between the requirements of this overlay zones and another overlay zone, the overlay zone with the most stringent requirements shall apply, unless specifically exempted.

#### 8M.3 LAND USE REQUIREMENTS

##### 3.1 PERMITTED AND DISCRETIONARY LAND USES

- (1) All permitted uses in the underlying zone are also permitted in this zone.
- (2) All discretionary uses in the underlying zone are also discretionary in this zone.

**3.2 PROHIBITED LAND USES**

All prohibited uses in the underlying zone are also prohibited in this zone.

**8M.4 DEVELOPMENT STANDARDS**

- (1) The development standards of the underlying zone shall apply.
- (2) Where a lot contains a building with access to the required parking provided from the fronting street, the development standards of the underlying zone applicable to lots without rear lane access shall apply, regardless of whether the lot also has lane access.

**8M.5 PARKING AND LOADING**

Notwithstanding the parking requirements of the underlying zone, lots with a lane are permitted to have access from:

- (a) the fronting street;
- (b) the lane; or
- (c) both the fronting street and the lane.