

## Bylaw No. 458, 2024

### A Bylaw to Amend the Highlands Zoning Bylaw No. 100, 1998, Amendment No. 43, (Emergency Vehicle Turnaround Area)

Highlands Zoning Bylaw has been changed to improve emergency vehicle turnaround areas along driveways longer than 90m. Now, instead of 0m-30m, a turnaround area for emergency vehicles must be located between 15m and 30m from a building to create some distance between the structure and the responding emergency vehicles. This becomes especially important in the case of a structure fire. Previously, the turnaround could be located within 30m of the building, meaning that the turnaround could have been constructed very close to the building. The change is also to ensure maneuverability for all responding emergency vehicles.

This change applies to building permit applications submitted on or after October 8, 2024. If your driveway is built to the old standard, it can stay that way until you build a new building or change your driveway. The text below shows the change with the new requirement in red and yellow:

#### 3.8 Vehicles, Driveways and Parking

...

##### (8) Dimensions of Parking Spaces and Driveways

- a) No building shall be sited, placed or constructed on a *lot* unless a driveway from the *roadway* to the *building*, capable of access by emergency vehicles is built and maintained and such a driveway:
  - (i) shall not have a centerline radius less than 12 metres,
  - (ii) shall not have a traveled width of less than 3.6 metres,
  - (iii) shall not have a “K” value for vertical curves less than “2”,
  - (iv) shall not have any overhead obstructions within 4 metres measured vertically over the required width and length of the driveway,
  - (v) must provide for the parking of an emergency vehicle not more than 15 metres from the main entrance to the *building*, and
  - (vi) must provide a turnaround area **for emergency vehicles between 15 and within** 30 metres of the main entrance to the *building* where the driveway exceeds 90 metres in length, measured between its intersection with the *roadway* and the *building* which it serves. Such a turnaround area shall have a minimum length of 10 metres, a minimum width of 5 metres and a maximum grade of 6%.