

The Corporation of the
VILLAGE OF GRANISLE

ZONING BYLAW NO. 508, 2019

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THE CORPORATION OF THE VILLAGE OF GRANISLE

ZONING BYLAW NO. 508, 2019

A bylaw to regulate the use of lands and premises within the corporate boundaries of the Village of Granisle in accordance with the provisions of the Local Government Act.

Division One ADMINISTRATION

1.1 Title

This Bylaw may be cited for all purposes as the "Corporation of the Village of Granisle Zoning Bylaw No. 508".

1.2 Purpose

The purpose of this Bylaw is to provide a clear and efficient system of land use regulation for the orderly, economic, and beneficial use, development, and redevelopment of the Village of Granisle having regard for the provisions of the *Granisle Official Community Plan Bylaw No. 507, 2019*.

1.3 Application

This Bylaw applies to all land, Buildings and Structures including the surface of water within the boundaries of the Village as shown on Schedule "A" attached to and forming part of this Bylaw.

1.4 Conformity

Land, including air space and the surface of water, shall not be used and *Buildings* and Structures shall not be constructed, altered, located or used except as specifically permitted in this Bylaw.

1.5 Severability

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

1.6 Compliance with Other Legislation

Nothing contained in this Bylaw shall relieve any person from the responsibility to seek out and comply with other applicable Village bylaws, or Provincial or Federal statutes and regulations applicable to their undertaking.

1.7 Non-Conforming Uses

A lawful use of premises existing or lawfully under construction at the time of adoption of this Bylaw, although such use does not conform to the provisions of this Bylaw, may be continued, subject to the provisions of the *Local Government Act* and *Community Charter*.

1.8 Non-Conforming Lots

Lots created prior to the adoption of this Bylaw, regardless of area or dimensions, may be used for any of the permitted uses of the designation in which they fall, subject to the regulations contained therein and provided the method by which sewage is disposed is satisfactory to the Medical Health Officer or recognized authority.

1.9 Inspection

The Building Official, Bylaw Enforcement Officer, or other Officer of the Village duly appointed by Council, is hereby authorized to enter, at any reasonable hour all days of the week, upon any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being observed. The Officer will seek owner's consent prior to any inspection and will provide 24 hours' notice.

1.10 Violation

Every person who:

- .1 violates any of the provisions of this Bylaw;
- .2 causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- .3 neglects or omits to do anything required under this Bylaw;
- .4 carries out, causes or permits to be carried out any *Development* in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- .5 fails to comply with an order, direction or notice given under this Bylaw;
or
- .6 prevents or obstructs, or attempts to prevent or obstruct, the authorized entry of an officer onto property

commits an offence under this Bylaw.

1.11 Penalty

Any person who commits an offence under this Bylaw shall be liable upon summary conviction to a penalty as set out in the Offence Act, for every such violation, which penalty and cost shall be recoverable and enforceable upon summary conviction in the manner provided by the Offence Act.

1.12 Metric Measurement

All regulation measurements shall be made in metric. The imperial equivalents are provided for convenience only and have no force or effect.

1.13 Amendments

- .1 Any person applying to have this bylaw amended shall apply in writing to the Municipal Clerk describing the proposed change and providing reasons in support of the application. In addition, if such application is for amendment to the Zoning Map, it shall include a legal description and the location of the property to be rezoned, name and address of the owner of the property and, if the applicant is not the owner, permission from the owner for the application.
- .2 Every application for zoning amendment shall be accompanied by a non-refundable fee in the amount of \$50.00.
- .3 The Municipal Clerk shall ensure that notice of public hearing shall be mailed or otherwise delivered to the occupiers of all real property
 - a) within the area that is subject to the rezoning; and
 - b) within 100 metres of the area that is subject to the rezoning.

1.14 Zone Boundaries

The zone boundaries on the Zoning Map will be interpreted as follows:

- .1 Where a zone boundary follows a highway, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map;
- .2 Where a zone boundary is shown as approximately following the Village of Granisle boundary, it follows the Municipal boundary;
- .3 Where a zone boundary is shown as approximately following the edge, shoreline, or high-water mark of a creek, lake, or other water body, it follows the high-water mark of the creek, lake or other water body;
- .4 Where a zone boundary is shown as approximately following a property line, it is interpreted as following the property line; and
- .5 In circumstances not covered above, the zone boundary will be determined by the scale of the Zoning Map

1.15 Zoning Maps

- .1 The location of the zones established by this Bylaw are as shown on Schedule "A" which is attached hereto and forms part of this Bylaw and is hereinafter referred to as the Zoning Map.

- .2 All land within the boundaries of the Village of Granisle is zoned. The zones are classified with their short title abbreviations as follows:

TABLE 1	
Establishment of Zoning Districts	
Districts	Title
R-1	Low Density Residential
R-2	Multiple Family Residential
R-3	Mobile Home District
R-3A	Residential and Recreational
C-1	Commercial
C-2	Tourist Commercial
I-1	Light Industrial
I-2	General Industrial
I-3	Heavy Industrial
RR-1	Rural Residential
RR-2	Rural Reserve
P-1	Parks
P-2	Institutional

Division Two DEFINITIONS

“accessory building” means a building or buildings ancillary, auxiliary or subordinate to the principal building or principal use situated on the same lot.

“accessory use” means a use ancillary, auxiliary, or subordinate to a principal use.

“agriculture” means the use of land, buildings or structures for the growing, rearing, producing and harvesting of agricultural products, including the storing and processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm and the storage of farm machinery and implements used on the farm; and specifically includes the keeping of dogs, horses, cattle, poultry, pigeons, ducks, geese or other livestock.

“animal hospital” means any building, structure or premise that would allow for the care, treatment and hospitalization of animals.

“apartment” means a multiple dwelling building comprising three or more dwelling units, each of which is occupied or intended to be occupied on a permanent home or residence of one family as distinct from a hotel or motel.

“auction house” means a premise in which goods are sold by auction and entirely enclosed within the walls, floor and ceiling of the building.

“automobile dealership” means a place of business engaged in retailing new cars and trucks, which may have as accessory uses gasoline pumps provided that the gasoline is not sold by retail to the public, body and fender work providing it is enclosed in the principal building and occupies less than 20% of the gross floor area, and used car and truck sales.

“automobile or trailer; sales or rental lot” means an open area used for the display, sale or rental of new or used passenger motor vehicles or trailers in operable condition and where no repair work is done.

“automobile wrecking yard” means an area outside of an enclosed building where motor vehicles are disassembled, dismantled or junked, where vehicles not in operable condition and used parts of motor vehicles are stored and sold.

“automobile repair shop” means a building used or intended to be used for major repairs to motor vehicles, trailers and parts thereof.

“basement” means that portion of a building between two floor levels which is completely or partly underground.

“bachelor unit” means a dwelling unit having a room used or intended to be used solely as a bedroom.

“balcony” means an extension of a floor projecting from a wall of a building enclosed by a parapet or a railing.

“bed and breakfast” means an establishment conducted within a principal dwelling unit, by the residents of the dwelling unit, which provides sleeping accommodations to the travelling public on a daily basis and may include the preparation of a morning meal to guests using the sleeping accommodations.

“boarding, lodging or rooming house” means a dwelling in which more than two sleeping units are rented with or without meals being provided, to other than members of the family of the leasee, tenant or owner and excluding the preparation of meals within the rented sleeping rooms.

“buffer area” means an open and undeveloped area which is located between two uses, the purpose of which is to separate conflicting land uses.

“building” means a structure located on the ground which is designed, erected or intended for the support, enclosure or protection of persons or property. When a structure is supported by party walls located upon lot lines, then each portion of such structure shall be deemed a separate building.

“building, front line of” means the extended line of the wall of the building (or of any projecting portion of the building except canopies or eaves) which faces the front line of the lot.

“building, rear line of” means the extended line of the wall of the building (or of any projecting portion of the building except canopies or eaves) which faces the rear line of the lot.

“building supply” means the supply of materials that are incorporated into the structure of a building including hardware, lumber, wall paneling, and carpet; but excluding furniture and appliances that are normally removed by the owner on the sale of a building; and concrete mix plants and other manufacturing and processing plants.

“building, temporary” means a building (except a private garage) not having its exterior walls supported by continuous concrete or masonry foundations or walls and includes boat shelters, bunk houses, skid sheds, construction skids, huts, tents, trailers or any other similar type of portable buildings or structures, whether or not the same be placed on foundations or affixed to the lot in any way, but

shall not include a mobile home which is located on a mobile home park, nor a permanent prefabricated residential dwelling industrial building or warehouse.

“carport” means a detached exterior building or portion of a principal building used solely for the parking or temporary storage of private motor vehicles, open on at least three sides and in which there are not facilities for repairing or servicing such vehicles.

“chief building inspector” shall mean the Chief Building Inspector for the Village of Granisle, or such other person appointed by resolution or bylaw of Council.

“church or church halls” means a building set apart and used for public worship or the holding of religious services, as well as for church and/or community sponsored programs.

“civic use” means a use providing for public functions, including Federal, Provincial and Municipal offices, schools, colleges, public hospitals, community centres, libraries, museums, parks, playgrounds, information centres and courts of law.

“club or lodge” means a building or establishment used by an association or organization for fraternal, social or recreational purpose purposes which may include limited private sleeping unit accommodation with cooking facilities and which shall be operated for the use of the club members and their guests only.

“commercial recreation” means a recreational facility properly operated for gain and without restricting the generality of the foregoing includes amusement arcades, billiard and pool halls, bowling alleys, golf clubs, driving ranges, stadiums, arenas, rinks, courts, fields, ranges and racetracks.

“commercial vehicle” means a vehicle engaged in carrying or which is designed to carry goods, wares or merchandise and which is licensed as a commercial vehicle under the appropriate Municipal or Provincial laws or regulations.

“commercial lodging” means a building used for the temporary accommodation for the traveling public, including hotels, motels and other commercial resort operations and may contain accessory assembly, commerce, entertainment, indoor recreation, Restaurant Uses and premises licensed for on-site consumption of alcoholic beverages.

“controlled access highway” means a highway designated as a controlled access highway under the “Controlled Access Highways Act”.

“convenience store” means a store retailing groceries, meats, fruit and vegetable products, confectionaries and small hardware items for the convenient shopping of persons residing in the adjacent residential area and includes only such uses

as are necessary to satisfy this limited basic shopping need which occurs daily or frequently and shall not exceed 200 sq. m. (2,000 sq. ft.) of retail shipping area.

“coop” means a covered enclosed structure to shelter hens.

“council” means the Municipal Council of the Village of Granisle.

“curbs” means a raised margin designed for the delineation of parking stalls, lot lines and other traffic control.

“day care centre” means a day care centre licensed as such under Provincial Regulations.

“diesel fuel installation” means any building or land used or intended to be used for the sale of diesel fuel or lubricants to commercial vehicles and industrial equipment but shall not include a gasoline service station.

“display yard” means an open area used for the display of new or used passenger automobiles, recreational motor vehicles, trailers, trucks, truck trailers, equipment, machinery or boats in operable condition, which are continually available for sale or rental and where no repair work is done.

“drainage provisions” means a system for the collection and removal of surface water from any site or parking lot in such a manner as to comply and conform with climatic data listed in the supplement schedule of the National Building Code of Canada, for the Granisle area, which includes the connection of drain pipe or pipes to the Municipal Storm Sewer or to a rock pit in accordance with other Municipal regulations.

“drive-in business” means an arrangement with facilities for attracting prospective customers travelling in motor vehicles which are driven to the site where such business is carried on, where normally, the customer remains in the vehicle for service.

“dwelling” means a building, occupied exclusively as a home, residence or sleeping place by one or more persons, but shall not include hotels, motels, auto courts, motor hotels or institutions.

“dwelling, single family” means any building consisting of one dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one family.

“dwelling unit” means one or more habitable rooms consisting a self-contained unit with separate entrance and used or intended to be used for living and sleeping purposes for no more than one family, and containing a separate and

properly ventilated kitchen with a sink and cooking facilities and a bathroom with water closet, wash basin and bath or shower.

“family” means an individual or two persons related by blood, marriage or adoption, or a group of not more than five (5) non-transient persons living together as a single non-profit group in a housekeeping unit and including servants employed upon the premises.

“fast food pick-up” means the carrying on of the business of a drive-in café where food stuffs and beverages are sold for consumption either on the premises or within a vehicle.

“floor space ratio” means the figure obtained when the area of all the floors of the building on a site, except mechanical rooms parking and non-habitable areas, and cellars is divided by the area of the site.

“garage, private” means an accessory use to a residential use which is a detached building, or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles.

“gasoline service station” means a place of business engaged exclusively in supplying goods and services essential to the normal operation of automobiles and excluding body and fender work and repair.

“grade or grade level” means the finished ground level at the centre of the exposed wall of a building.

“gross floor area” means the total area of all the floors, measured to the extreme outer limits of the building, including all suites or dwelling units and all areas giving access thereto such as corridors, hallways, landing, foyers, staircases and stairwells and mezzanines, enclosed porches or verandas and elevator shafts.

“group housing” means a block of three (3) or more attached one family dwelling units located on a single lot in the form of rows, clusters or groups, with each dwelling unit having its own exterior access at ground level, sharing one or more party walls and having its own separate patio, garden and/or sharing a common courtyard.

“habitable room” means a room designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom, kitchen and bathroom.

“height of buildings or structures” means the vertical distance from the average finished grade level at the perimeter of the building or structure to the highest point of the structure, or if the structure has a roof, to the highest point of the roof.

“hen” means a female chicken

“highway” means a street, road, lane, bridge, viaduct and any other way open to the use of the public but does not mean a private right-of-way on private property.

“home occupation” means an accessory use of a service character which:

- (a) is customarily carried on in a dwelling unit; and
- (b) is carried on by member of the family residing in the dwelling unit; and
- (c) is clearly incidental and secondary to the use of the dwelling unit for residential purposes.

“junk yard” means an area outside of an enclosed building where junk, waste, used building materials, used industrial materials, scrap metal, used, discarded or salvaged materials are put, sold, exchanged, stored, bailed, packed, disassembled or handled. A junk yard shall not be constructed to include the arrangements for the sale, purchase or storage of used, discarded or salvaged materials as a minor part of the manufacturing operations.

“kennel” means any building, structure, compound, group of pens or cages or property, excluding animal hospitals, where three or more dogs or cats are, or are intended to be cared for, bred, boarded or kept for and purposes whatsoever.

“key-lock fuel installation” means a private facility for the dispensing of gasoline or diesel fuel.

“landscaping” means the planting of lawns, shrubs and trees and the addition of fencing, walks, drives or other structures or materials as used in landscape architecture.

“laundromat” means a coin operated laundry, drying and dry-cleaning facility.

“land” means a public thoroughfare or way which affords only a secondary means of access to a lot at the side or rear.

“license inspector” means the License Inspector as appointed from time to time by the Council of the Village of Granisle.

“liquor primary” means an establishment where food and alcoholic beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include but are not limited to neighborhood pubs, beverage rooms, cocktail lounges, cabarets and nightclubs. This use must hold a liquor primary license and may include off-sales as an accessory use;

“lot” means an area of land designated as a separate distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office and having a principal frontage upon a public street or road.

“lot area” means the total horizontal area within the boundary lines of a lot.

“lot depth” means the total horizontal distance between the front lot and rear lot lines.

“lot width” means the total horizontal distance between the side lot lines measured at the front setback line and measured at right angles to the lot depth.

“lot, corner” means the lot at the intersection or junction of two or more streets; for the purpose of this definition the street shall not mean a lane.

“lot interior” means a lot other than a corner lot.

“lot lines, front” means the boundary line of the lot and the street on which the lot abuts. In the case of a corner lot, the shortest lot line abutting the street shall be deemed to be the front lot line, except that only one front lot line need be provided.

“lot line, rear” means the lot line furthest from the opposite front lot line, except that there shall be not more than one rear lot line.

“lot line, side” means a lot line marking the boundary between two lots, or between a lot and a lane, or between a lot and a public street, in the case of a corner lot.

“mobile home” means a structure manufactured as a unit or units intended to be occupied in a place other than of its manufacture and which contains one dwelling unit equipped with a water closet and a bathtub or shower, waste from which may be disposed of directly into sewer. It is designed with detachable towing and touring gears and upon arrival at the site, can be completed and ready for occupancy except for placing on foundations, connections of utilities and some incidental assembly.

“single wide mobile home” means a mobile home whose shortest width is 20 feet or less.

“double wide mobile home” means a mobile home whose shortest width is more than 20 feet.

“modular home” means a manufactured home which is certified as being constructed to the *Canadian Standards Association A277* Standard and conforms to the BC Building Code.

“motor vehicle” means a motor vehicle as defined in the Motor Vehicle Act of the Province of British Columbia.

“off-street parking” means a use providing for the parking of vehicles other than on a highway.

“outdoor garden shop” means an open area used for the display and retail sale of bedding plants, flowers and nursery stock.

“parking space” means a space within a building or a parking area for the parking of one vehicle, excluding driveways, ramps, columns, office and work areas.

“personal service establishment” means a business providing service to the person such as barber shops, beauty parlors, dry cleaning establishments, florist shops, laundromats, photographic and artists’ studios, shoe repair shops, tailor shops and dressmaking shops.

“pharmacy” - means a building or part of a building where prescription drugs, pharmaceutical, health and beauty aid products, and other similar products administering to the individual and personal needs of persons are sold to the public and may include accessory sales of goods such as food snacks and beverages, sundries, tobacco, stationary, magazines and newspapers, but does not include groceries, meats and produce."

“prefabricated dwelling” means a dwelling(s) which is manufactured in a place other than that where it is erected or occupied, and which shall be constructed in accordance with the Building regulations of the National Building Code and shall be permanently secured to a mobile home.

“principal building” means an existing or proposed building which contains the principal use on the site and shall include attached garages and carports.

“principal use” means the main purpose for which the lot or parcel, building or structure is used.

“residential use” means the occupancy or use of a building or part thereof as a dwelling unit.

“restaurant” means an eating and drinking establishment where food and beverage is sold to the public for immediate consumption within the premises, but where no provision is made for the consumption of food or beverage in motor vehicles which are parked on the site; and does not include a public house.

“rooster” means a male chicken

“row housing” means a block of at least three and not more than six side-by-side one family dwelling units, with each dwelling unit on a separate lot attached to its neighbor at its side, and in which each family dwelling unit shall be separated from each other by a party wall, and shall be served by a rear lane.

“school, commercial” means a school conducted for hire or gain other than a private academic, religious or philanthropic school, and includes a studio of dancing teacher, a boarding school, a school of calisthenics, business school and any other such specialized school conducted for hire or gain.

“school, public” means a place of instruction other than a commercial school.

“screening” means a continuous fence, wall, compact evergreen hedge or continuation thereof, supplemented with landscape planting that would effectively screen the property which it encloses and is broken only by access drives and lanes.

“service road” means a length of highway designed for vehicular use, of which one side adjoins a highway designated as a controlled access highway, and from which access is permitted to parcels on the other side.

“setback” means a required minimum distance between a building or structure and the respective lot lines.

“site coverage” means that percentage of the total area of the lot that will be covered by all buildings or structures built thereon.

“sleeping unit” means one or more rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities. A bathroom containing a water closet, wash basin and a bath or shower may be shared.

“special care facility” means an institution or residential facility where food or lodging or both, together with care and attention, are furnished, with or without charge, for two or more persons who on account of age, infirmity, physical, mental or other disability, require attention or care and which is designated as a community care facility under the Community Care and Assisted Living Act.

“storage yard” means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed. A storage yard shall not be constructed to include an automobile wrecking yard, a display yard, or a junk yard.

“store, retail” means a building where chattels are sold to the consumer of the chattels and not for resale and does not include any retail outlet otherwise classified or defined in this bylaw.

“story” means a habitable space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. A basement which contains habitable accommodation shall be considered as a story.

“trailer” means any structure or vehicle used or designed to be used for working, living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled.

“truck terminal” means a building or property used as an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck, or which provides containerized freight handling facilities or rail truck services, and where the local pickup, delivery and transitory storage of goods incidental to the primary function of the motor freight shipment occurs.

“usable open space” means a compact, unobstructed area or areas available for safe and convenient use by all the building occupants, having no dimensions of less than 6 m and no slope greater than ten (10) percent, provided for greenery, recreational space and other leisure activities normally carried on outdoors. Usable open space shall exclude areas used for off-street parking, off-street loading and service driveways.

“use” means a purpose for which any lot, parcel, tract of land, building or structure is occupied or maintained.

“wholesale” means the carrying on of a business of dealing in any commodity by selling such commodity to retail dealers or to other wholesale dealers or to contractors or to manufacturers for resale or for use in their business.

“yard, front” means that portion of the lot, extending from one side lot line to the other between the front lot line of the lot mean the perpendicular distance between the front line of the lot and the parallel line. The parallel line shall be drawn through the nearest point of the building or to be erected on the site.

“yard, rear” means that portion of a lot, extending from one side lot line to the other, between the rear line on the lot and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear line of the lot and nearest point of the building erected or to be erected on the site.

“yard, side” means that portion of the lot, extending from the front yard to the rear yard, between the sideline of the lot and a line drawn parallel thereto. The width

of such yard shall mean the perpendicular distance between the sideline of the lot and the parallel line. The parallel line shall be drawn through the nearest point of the building erected or to be erected on the site.

"zoning district" means the zones into which the total area of the Village is divided under the provisions of this bylaw and the Zoning Map appended hereto as Schedule "A".

Division Three GENERAL REGULATIONS

3.1 Applicability of General Regulations

Except as expressly excluded, Part 3 applies to all Zones established under this Bylaw.

3.2 Uses Permitted in all Zones

- .1 The following uses are permitted in every zone and are not subject to the minimum parcel area of any zone:
 - a) Public park;
 - b) Essential utility services;
 - c) Highway and lane;
 - d) Conservation areas, ecological reserves and preservation areas;
 - e) Protective and emergency services;
 - f) Air or marine navigational aids; and
 - g) Communication facilities.
- .2 Despite 3.2.1 above, in R, C-1 and RR-1 Districts, no exterior storage or facilities for the repair and maintenance of equipment shall be permitted.

3.3 Uses Prohibited in all Zones

- .1 The following uses are prohibited in all zones:
 - a) Cannabis Retail
 - b) Cannabis Production Facility

3.4 Ministry of Transportation and Infrastructure

In areas of Ministry of Transportation and Infrastructure jurisdiction, their regulations and policies will be applied.

3.5 Principal Buildings and Their Siting

- .1 Not more than one principal building shall be located on any lot. No residential use building is to be located on the same lot as any other residential use building or non-residential use building, except as otherwise provided for in this Bylaw;

- .2 No principal building shall be located in any required front, side or rear yard.

3.6 Site Area

Despite the minimum site area requirement stipulated by this bylaw, where the Province or the Municipality or any public authority or agency is to purchase or otherwise acquire a portion of a parcel of land for a right-of-way or a highway, the minimum site area for that parcel for the permitted use may be reduced by as much as ten percent.

3.7 Height Exceptions

Any of the following Structures may exceed the maximum Height regulations of this Bylaw:

- .1 public monument;
- .2 water tanks, water tower, cooling unit;
- .3 chimney;
- .4 spire, steeple, belfry;
- .5 radio and television tower or antenna;
- .6 flag or lighting pole, flood light;
- .7 transmission tower;
- .8 hose and fire alarm tower;
- .9 mechanical appurtenance on roof tops, including satellite dishes or other telecommunications apparatus for domestic or commercial purposes.

3.8 Parking and Storage in Residential Districts

No commercial vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobiles, boat, trailer, or any other similar vehicles, craft or equipment shall be parked or stored in the open in any residential district, except the following:

- .1 One truck or commercial vehicle.
- .2 Trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises when parked during normal working hours.
- .3 Any dismantled or wrecked vehicle for a period of not more than 30 successive days.
- .4 One boat or vessel not exceeding 10 m in length and 3.5 m in width.
- .5 One trailer or motor home.

3.9 Accessory Buildings, Siting and Size

Despite any other provisions of this bylaw in all residential zones, accessory buildings shall be permitted provided that they are:

- .1 Not located in any required front, side or rear yard, except as provided for in this bylaw.
- .2 Except for attached carports or garages, placed no nearer than the rear wall of the principal building to the front lot line.
- .3 Placed at least 3 m from any rear lot line, where no lane is provided.
- .4 Placed at least 1 m from any rear lot line, where a lane is provided.
- .5 In the case of carports or garages opening onto a lane, at least 2 m from any such lane.
- .6 Sited so as to have the same side yard from any flanking street as the principal building, provided that the principal building conforms to the minimum setback requirements as set out in this bylaw.
- .7 Of such size so that they shall not have a floor area in excess of 1/3 of the total floor area of the habitable space in the principal building on the lot.
- .8 Constructed so that the roof or ridge line shall not be in excess of 6 m above average grade level.
- .9 Where an Accessory Building is attached to the Principal Building, it shall be considered a part of the Principal Building and shall comply with the requirements in the Bylaw applicable to the Principal Building.

3.10 Temporary Buildings

Despite the other provisions of this bylaw

- .1 A temporary building or temporary structure may be erected for construction purposes on a parcel being developed for a period not to exceed the duration of such construction or 6 months whichever is the lesser, provided, however that such permit may be renewed upon written application for a period not to exceed 6 months.
- .2 Temporary buildings shall be subject to the following requirements:
 - a. Application shall be made in writing to the Building Inspector for a permit to erect a temporary building or structure.
 - b. The proposed temporary building or structure must not constitute or cause a public hazard, nor obstruct unnecessarily any public right-of-way.
 - c. To ensure the removal of the temporary structure the Building Inspector will require a bond or other security to be posted; and;

- d. Within thirty (30) days of the completion of the building or structure, such temporary building or structure must be removed, and the site thereof restored as nearly as possible to its condition prior to the erection of the building or structure.
- .3 Temporary buildings for other than construction purposes shall be subject to the same regulations as above and as well the following shall apply:
 - a. if upon review of the application the Building Official finds the structure or shelter safe for the intended use a permit may be issued in accordance with the following schedule:
 - i. structures of 19 m² or less - \$500.00 per structure
 - ii. structures more than 19 m² - \$1,000.00 per structure
- .4 The permit shall be valid for a maximum of one year from date of issuance.
- .5 Seventy-five percent of the permit fee shall be subject to refund upon written application by the owner to the Building Official advising that the temporary structure or structures have been removed and that all requirements conditional to the granting of the permit have been complied with.
- .6 The application for refund must be made within 6 months of expiration of the permit.

3.11 Home Occupations

Home Occupation shall be permitted in residential zones provided that:

- .1 The occupation shall be conducted entirely within the dwelling unit;
- .2 No alterations shall change the character of the building as a dwelling unit;
- .3 No more than twenty-five percent of the total floor area (including basements) of the dwelling unit is used for business purposes;
- .4 No evidence of the home occupation, including storage of materials or vehicles, shall be evident from the outside of the dwelling unit;
- .5 Despite .4 above, a home occupation is permitted a non-illuminated sign no larger than 0.6 m² (6.5 sq. ft) flat against the building;
- .6 Home occupation shall not be interpreted to include any of the following: commercial stables and kennels, real estate offices, restaurants.

3.12 Projections into Required Yards

Notwithstanding the other provisions of this bylaw, the following features may project into a required front, side or rear yard:

- .1 signs;
- .2 steps;
- .3 balconies or sundecks provided that such projections do not exceed 1.2 m, nor are closer than 1.5 m to the lot line;
- .4 an uncovered patio or terrace which could be enclosed in any yard subject to the fence height limitations as specified in this bylaw. The provision of an awning or similar temporary covering for such terrace shall be permitted;
- .5 gutters, eaves, cornices, sills, bay windows or chimneys provided they are not closer than 1 m from any Parcel Line;
- .6 an uncovered swimming pool, provided that such pool shall not be constructed within the front yard, or nearer than 3 m to any side or rear lot line, nor nearer than 3 m from any principal building.

3.13 Fence Heights

- .1 The height of a fence, wall or hedge will be measured from the average ground level 1 m from both sides of the said fence, wall or hedge.
- .2 That portion of a retaining wall which projects above the surface of the ground that it supports shall be considered as a fence and subject to the regulations of this bylaw relating to fences.
- .3 Despite clause .1 above, in cases where a retaining wall has been constructed along a property line, the height measurement must be determined from the surface of the ground that the retaining wall supports at the average grade level.
- .4 Subject to the vision clearance provisions of these regulations, the following height limitations shall apply to fences, walls or hedges;
 - a) In all zones, fences or walls not greater than 1 m may be located in a front yard.
 - b) In all zones except industrial districts, fences or walls not greater than 1.8 m in height may be located on any lot to the rear of a required front yard.
 - c) In industrial districts, fences or hedges no greater than 2.4 metres in height may be located on any lot to the rear of a required front yard.

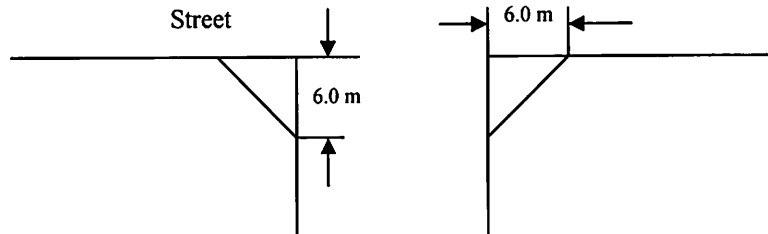
- d) In R districts, where the rear line of a lot abuts the side line of an adjoining lot, the height of fences or walls on such rear lot lines shall not be greater than the height permitted on the side line of an adjoining lot at the point of abutment.
- .5 Clause .4 shall not apply to open mesh or chainlink fences erected on cemetery, public playground, park, playfield, elementary or high school areas. In these cases, no such fence shall exceed the height of 4 metres.

3.14 Screening, Landscaping and Storage Yards

- .1 In all zoning districts, any part of a lot not used for storage, building, parking, or loading facilities or outdoor recreation shall be landscaped and properly maintained.
- .2 No storage yards or area shall be permitted in a required front yard; nor in any required yard that abuts a lot in a residential district or is separated from such a lot by a street.
- .3 Storage yards - Screening consisting of a solid 2.4 m fence or wall, which shall not be used for advertising or display purposes or for the posting of notices, shall be provided as follows:
 - a) In all industrial districts any part of a lot used as an outside storage area for the storage of all chattels, materials, vehicles and equipment on every side not directly facing the principal building on the lot, and no such materials shall be piled to exceed the height of the screening
 - b) Required front screening shall be so situated as to conform with the applicable front yard setback provisions.
- .4 Parking areas, Loading areas and Display Yards –
 - a) Parking areas, loading area or display yard shall be separated from an adjoining street, except at the point of ingress and egress, or from a directly abutting lot in a in a R or RR district by a landscape strip of not less than 2 m in width.
 - b) Screening of 1.8 m in height shall be provided and maintained except at the points of ingress and egress;
 - i. Where any parking or loading area abuts a R or RR district, except however that where the area abuts a lane, screening along the lane shall be 1 m in height, for a distance of not less than 6 m from all point of ingress and egress to and from such parking areas.
 - ii. Where any display yard abuts a lot in a R or RR district.

3.15 Vision Clearance at Intersections

In the case of a parcel abutting a highway intersection no landscape feature or structure exceeding 0.6 m in height shall be permitted within the sight triangle formed by the intersection of the lot lines at the corner and a line joining points along the lot lines a distance of 6.0 m from their points of intersection and as per the Transportation Act Regulation.



3.16 Interior Side Parcel Line Setback Exception

The Interior Side Parcel Line Setback requirements of this Bylaw shall not apply to strata parcels where there is a common wall shared by two or more dwellings.

3.17 Off-Street Parking

All Zones shall be subject to the provisions for off-street parking and off-street loading in Division Nine of this Bylaw.

3.18 Gasoline Service Stations

Service Stations shall be subject to the following conditions.

- .1 The height of any building or structure shall not exceed 10 m
- .2 Building setbacks shall be at least 7 m from any highway and at least 3 m from any other property line.
- .3 Gasoline service pumps or pump islands shall be located not closer than 4.5 m to any parcel line.
- .4 All repair equipment shall be kept, and all repair work shall be done entirely within the building.
- .5 Screening that is not less than 1.8 m in height shall be provided and properly maintained along any boundary of the parcel which abuts a parcel in a R Zone.
- .6 Where the parcels abut another parcel in an R Zone or is separated by a street or land there from, exterior lighting shall be designed to deflect away from adjacent properties.

3.19 Laying Hens

- .1 Notwithstanding the provisions of this Bylaw, any residential or rural property that is zoned R-1 Low Density Residential, R-3 Mobile Home District, R-3A Residential and Recreational, RR-1 Rural Residential and RR-2 Rural Reserve within the Village of Granisle is permitted to possess:

a) a maximum of six (6) hens

- .2 No persons shall keep or harbor hens on land situated in the following zones:

R-2	Multiple Family Residential
C-1	Commercial
C-2	Tourist Commercial
I-1	Light Industrial
I-2	General Industrial
I-3	Heavy Industrial
P-1	Parks
P-2	Institutional

- .3 No roosters shall be permitted on any lot residential and rural property that does allow the keeping of poultry and is zoned R-1, R-3, R-3A, RR-1 and RR-2.

- .4 All hens must be housed within a Coop that meets the following regulations:

- a) A minimum of 0.37 m² floor area per hen, with the provision that a maximum floor area shall not exceed 9.2 square metres (100 square feet); and
- b) Provide a minimum of 0.92 m² (10 square feet) of roofed outdoor enclosure; and
- c) the height shall not exceed 2 metres (6.56 feet), as measured from the finished grade; and
- d) shall be located only to the rear or side of a single-family dwelling; and
- e) the setback from any property line shall not be less than 4 metres (12 feet); and
- f) the setback from any dwelling shall not be less than 5 metres (15 feet); and
- g) provide and maintain at least one nest box for each hen; and
- h) be secured from sunset to sunrise, with hens kept within.

Division Four RESIDENTIAL DISTRICTS

4.1 LOW DENSITY RESIDENTIAL DISTRICT R-1

.1 Permitted Uses:

- a) single family dwelling;
- b) two family dwelling;
- c) double wide modular home on permanent foundation;
- d) bed and breakfast;
- e) community halls;
- f) home occupation;
- g) accessory building and uses;

.2 Regulations

In the R-1 District the following regulations apply.

Table 4.1	
Column I Matter to be Regulated	Column II Regulation
For new subdivision Minimum Lot Area for Single Family	464 m ²
For new subdivision Minimum Lot Area for Two Family	750 m ²
For new subdivision Minimum Lot Width	20 m
Maximum Height of Principal Building	10 m or 2 ½ story's whichever is less
Minimum Setbacks of Principal Buildings: <ul style="list-style-type: none">▪ Front Yard▪ Rear Yard▪ Interior Yard▪ Exterior Side Yard	<ul style="list-style-type: none">▪ 7 m▪ 9 m▪ 1.5 m▪ 5 m
Maximum Site Coverage	33 %

.3 Signs:

The following signs and notices are permitted:

- a) Home occupation or community hall signboard not exceeding 1 sq. m. in area.
- b) One "for rent" or "for sale" sign, not exceeding 0.25 sq. m in area on any site.

.4 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.

4.2 MULTIPLE FAMILY RESIDENTIAL DISTRICT R-2

- .1 Permitted Uses:
- a) apartment buildings;
 - b) bed and breakfast;
 - c) group housing;
 - d) row housing;
 - e) single family dwelling;
 - f) two family dwelling;
 - g) day care centres;
 - h) special care facility;
 - i) home occupation;
 - j) accessory buildings and uses.

- .2 Regulations
In the R-2 District the following regulations apply.

Table 4.3	
Column I Matter to be Regulated	Column II Regulation
For new subdivision Minimum Lot Area	1000 m ²
For new development Minimum Lot Area for each row house unit	233 m ²
For new subdivision Minimum Lot Width	25 m
Maximum Height of Principal Building	12 m or 3 story's whichever is less
Minimum Setback for each dwelling unit <ul style="list-style-type: none">▪ Front Yard▪ Rear Yard▪ Side Yard	<ul style="list-style-type: none">▪ 8 m▪ 9 m▪ 3 m
Maximum Site Coverage	50 %

- .3 Signs:
The following signs and notices are permitted:
- a) Home occupation, day care centre, or community hall signboard not exceeding 1 sq. m in area on any site;
 - b) one "for rent" or "for sale" sign, not exceeding 0.25 sq. m in area on any site.
- .4 Off-Street Parking:
Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.

- .5 Conditions of Use:
- a) Access to every dwelling unit in an apartment building shall be provided from a public hall or walk and shall be located and maintained to avoid the necessity of passage within 3 m of a window of a habitable room of any other dwelling unit unless it is an entry walk as close as practicable to right angles to the building and is effectively screened. The use of continuous balconies for access to dwelling units is prohibited.
 - b) The maximum permitted density in this district shall not exceed 60 units per hectare.

4.3 MOBILE HOME DISTRICT R-3

- .1 Permitted Uses:
- a) double wide mobile home;
 - b) single wide mobile home;
 - c) single family dwelling;
 - d) home occupation
 - e) accessory buildings and uses.
- .2 Regulations
In the R-3 District the following regulations shall apply.

Table 4.4	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	464 m ²
For new subdivision	
Minimum Lot Width for Mobile Home lot	15 m
Minimum Lot Width for Single Family Dwelling	20 m
Maximum Height of Principal Building	10 m or 2 ½ story's whichever is less
Minimum Setbacks of Principal Buildings:	
▪ Front Yard	▪ 6 m
▪ Rear Yard	▪ 3 m
▪ Interior Yard	▪ 1.6 m
▪ Exterior Side Yard	▪ 5 m
Maximum Site Coverage	33 %

- .3 Signs:
The following signs or notices are permitted:
- a) one "for rent" or "for sale" sign, not exceeding 0.25 sq. m in area on any site.

- .4 Off-Street Parking:
Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.

4.4 RESIDENTIAL AND RECREATIONAL DISTRICT R-3A

- .1 Permitted Uses:
- a) double wide mobile home;
 - b) home occupation;
 - c) motorhomes;
 - d) parks;
 - e) recreational trailer and fifth wheels;
 - f) single family dwelling;
 - g) single wide mobile home;
 - h) truck and camper;
 - i) accessory buildings and uses.

- .2 Regulations
In the R-3A District the following regulations apply.

Table 4.4	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	464 m ²
For new subdivision Minimum Lot Width	15 m
Maximum Height of Principal Building &/or RV Storage building	10 m or 2 ½ story's whichever is less
Minimum Setbacks of Principal Buildings: <ul style="list-style-type: none"> ▪ Front Yard ▪ Rear Yard ▪ Interior Yard ▪ Exterior Side Yard 	<ul style="list-style-type: none"> ▪ 6 m ▪ 3 m ▪ 1.6 m ▪ 5 m
Maximum Site Coverage	33 %

- .2 Signs:
The following signs or notices are permitted:
- a) Home occupation signboard not exceeding 1 sq. m in area on any site;
 - b) one "for rent" or "for sale" sign, not exceeding 0.25 sq. m in area on any site.
- .3 Off-Street Parking:
Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.

- .4 Generators or Power Plants:
The use of generators or power plants will not be permitted except for emergency use.

Division Five COMMERCIAL DISTRICTS

5.1 COMMERCIAL DISTRICT C-1

.1 Permitted Uses:

- a) animal hospital and animal beauty parlors;
- b) bakery;
- c) banks;
- d) boarding, lodging or rooming house;
- e) business, government and professional offices;
- f) civic uses;
- g) commercial lodging;
- h) commercial recreation;
- i) funeral parlors;
- j) gasoline service station;
- k) health spas;
- l) laundromats and dry cleaners;
- m) liquor primary;
- n) medical and dental clinics;
- o) outdoor garden shops;
- p) personal service establishments;
- q) post office;
- r) printing establishments;
- s) restaurants;
- t) retail stores;
- u) shopping centres;
- v) special care facility;
- w) theatre;
- x) transportation depot;
- y) upholstery shops;
- z) residential use in conjunction with permitted commercial uses, subject to subsection 5.1.6;
- aa) accessory buildings and uses.

.2 Regulations

In the C-1 District the following regulations shall apply.

Table 5.1	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	464 m ²
Minimum Lot Width	20 m or 10% of site perimeter, whichever is the greatest
Maximum Height of Buildings or Structures	12 m

Minimum Setbacks Gasoline Service Station which will be as per Section 3.17	0 m
Maximum Site Coverage Gasoline service station All other uses	45 % 100 %

- .3 Signs and Notices:
The following signs and notices are permitted:
- a) Sign or signs not exceeding 4.7 sq. m in total, or one percent of total floor space, whichever is greater, is permitted on any site.
- .4 Off-Street Parking:
Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.
- .5 Off-Street Loading:
Off-street loading facilities shall be provided and maintained in accordance with Division Ten of this bylaw.
- .6 Combined Commercial and Residential Units:
Where a parcel is used for combined commercial and residential use the residential use shall:
- a) be contained in the same building;
 - b) be located over or behind the other use;
 - c) have a separate entrance from outside;
 - d) not exceed a density of 40 units per hectare (16 units per acre).

5.2 TOURIST COMMERCIAL DISTRICT C-2

- .1 Permitted Uses:
In a Commercial 2 Zone the use of land, buildings and structures is restricted to:
- a) campground;
 - b) civic use;
 - c) club or lodge;
 - d) commercial lodging;
 - e) commercial recreation;
 - f) gasoline service station;
 - g) liquor primary;

- h) marina;
- i) marine supplies sales;
- j) market;
- k) personal service establishment;
- l) pharmacy;
- m) retail store, craft and gift shop;
- n) recreational vehicle accommodation;
- o) restaurant;
- p) utility services.
- q) accessory buildings and uses
- r) caretaker dwelling subject to subsection 5.2.3 below

.2 Regulations

In the C-2 District the following regulations shall apply.

Table 5.2	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	695 m ²
Minimum Lot Width	20 m or 10% of site perimeter, whichever is greater
Maximum Height of Buildings or Structures	12 m
Minimum Setbacks	
Front Yard	0 m
Side and Rear Yard	0 m
- where a lot abuts a Residential District	6 m
Gasoline service station will be as per subsection 3.17	
Maximum Site Coverage	60 %

.3 Caretaker Dwelling

One dwelling unit in conjunction with the uses permitted in Section 5.2.1 for the accommodation of the owner, operator or an employee of the establishment is permitted.

.4 Signs and Notices:

The following signs or notices are permitted:

- a) A sign or signs not exceeding 4.7 sq. m in total, or one percent of total floor space, whichever is greater, are permitted on any site.

.5 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.

- .6 Off-Street Loading:
Off-street loading facilities shall be provided and maintained in accordance with Division Ten of this bylaw.
- .7 Waste Disposal:
Where the use is not served by a community sewer system, the discharge of human and other wastes shall be to the satisfaction of the Medical Health Officer or where such discharge is within the terms of the Pollution Control Act a provisional permit for that discharge shall be obtained before the site may be used.

Division Six INDUSTRIAL DISTRICT

6.1 LIGHT INDUSTRIAL DISTRICT I-1

.1 Permitted Uses:

In an Industrial 1 Zone the use of land, buildings and structures is restricted to:

- a) animal hospital and animal beauty parlors;
- b) automobile dealership
- c) automobile or trailer sales or rental lot, recreation vehicle, boat and heavy equipment sales and rental lot;
- d) automobile repair garage and parts depot, trailer and heavy equipment, manufacturing, repair garages and parts depot;
- e) automobile wrecking and junk yards provided that such uses are no less than 30 m from an Residential Zone and are completely enclosed by a tight board fence or solid wall no greater than 2.5 m high and that no material shall be piled to a height greater than the surrounding fence or wall;
- f) bottling and distribution plant;
- g) building supply and lumber yard;
- h) bulk storage, sales and distribution;
- i) car wash;
- j) cartage, delivery and express facilities including truck terminals and packing and crating establishments;
- k) cleaning and dyeing establishments, including laundromat and dry cleaner;
- l) commercial nurseries and greenhouses, including related retail outlets;
- m) commercial recreation;
- n) furniture, sash, door and other woodworking manufacturing and storage establishments;
- o) garage and parking lot for the storage of vehicles;
- p) gasoline service station and key-lock fuel installation;
- q) machine shop and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges;
- r) manufacturing, assembly, processing, finishing or repair of apparatus, equipment, machinery or non-metallic products;
- s) manufacturing, preserving, canning, freezing, grading or packaging of foods and beverages, including dairy products;
- t) municipal work yards;

- u) offices in conjunction with storage buildings for trade and general contractors
- v) plumbing and sheet metal workshop;
- w) printing, publishing and other reproduction processes;
- x) propane sales;
- y) radio and television stations;
- z) rental and repair of small equipment and tools;
- aa) restaurants including fast food pick-up and drive-ins;
- bb) septic tank service;
- cc) storage of explosives;
- dd) warehousing and wholesale establishments including cold storage and fuel storage;
- ee) accessory buildings and uses;
- ff) caretaker dwelling subject to subsection 6.1.3 below.

.2 Regulations

In the I-1 District the regulations in Table 6.1 shall apply.

Table 6.1	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	930 m ²
Minimum Lot Width	10 % of site perimeter
Maximum Height of Buildings or Structures	13 m
Minimum Setbacks Front Yard Side and Rear Yard Gasoline service station as per section 3.17	6 m
Maximum Site Coverage Gasoline Service Station All other uses	45 % 75 %

.3 Caretaker Dwelling:

One dwelling unit in conjunction with an industrial use for the accommodation of the owner, operator, or an employee of the establishment is permitted.

6.2 GENERAL INDUSTRIAL DISTRICT I-2

.1 Permitted Uses:

In an Industrial 2 Zone the use of land, buildings and structures is restricted to:

- a) auction house, including livestock;
- b) automobile repair garage for passenger and commercial vehicles including body repairs, painting, battery manufacturing, engine rebuilding;
- c) boat building, boat showrooms and display yards;
- d) furniture manufacturing and storage establishments;
- e) greenhouse and market garden operations;
- f) heavy equipment, recreational vehicles and boat storage;
- g) home occupation;
- h) machine shop and parts manufacturer, machinery and assembly not involving forging, casting, punch presses or drop forges;
- i) packing and crating;
- j) rental and repair of small equipment and tools;
- k) sash and door and other woodworking shops;
- l) single family dwelling;
- m) single wide mobile home;
- n) double wide mobile home;
- o) storage, excluding auto wreckers and junk yards;
- p) trailer manufacture, repairs, sales and display yards;
- q) warehousing and wholesale establishments;
- r) workshop or garage;
- s) accessory buildings and uses.

.2 Regulations

In the I-2 District the regulations in Table 6.2 shall apply.

Table 6.2	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	695 m ²
Minimum Lot Width	10 % of site perimeter
Maximum Height of Buildings or Structures	12 m
Minimum Setbacks	
Front Yard	8 m
Side and Rear Yard	1.5 m
Maximum Site Coverage	60 %

.3 Caretaker Dwelling:

One dwelling unit in conjunction with an industrial use for the accommodation of the owner, operator, or an employee of the establishment is permitted.

6.3 HEAVY INDUSTRIAL DISTRICT I-3

.1 Permitted Uses:

In an Industrial 3 Zone the use of land, buildings and structures is restricted to:

- a) manufacture, processing and storage of asphalt, coal and tar products, coke, creosote, paving and roofing;
- b) mining or the extraction of raw materials from the ground;
- c) cement product manufacturing and retail;
- d) mining and processing operations;
- e) storage of explosives;
- f) accessory buildings and uses.

.2 Regulations

All current provincial and federal government regulations apply to all mines during exploration, development, construction, production, closure, reclamation and abandonment.

In the I-3 District the regulations in Table 6.3 shall apply.

Table 6.3	
Column I	Column II
Matter to be Regulated	Regulation
Minimum Lot Area	695 m ²
Minimum Lot Width	10 % of site perimeter
Maximum Height of Buildings or Structures	12 m
Minimum Setbacks	
Front Yard	8 m
Side and Rear Yard	1.5 m
Maximum Site Coverage	60 %

Division Seven	RURAL DISTRICTS
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7.1 RURAL RESIDENTIAL DISTRICT RR-1

- .1 Permitted Uses:
- a) agriculture;
 - b) animal hospital;
 - c) bed and breakfast;
 - d) campgrounds, subject to compliance with the campground regulations enacted pursuant to the Health Act;
 - e) churches;
 - f) extraction of raw materials from the land;
 - g) heliports;
 - h) home occupation;
 - i) horticulture, greenhouses, nurseries;
 - j) kennels, the keeping of bees, horses, pigeons, poultry, sheep, fish farms, or fur bearing animals for domestic purposes, provided that all buildings and structures used for such purposes are located not less than 25 m from any property line and not less than 10 m from any dwelling;
 - k) livestock, grazing excluding feed lots;
 - l) mushroom growing provided that such use is not less than 30 m from any property line;
 - m) single family dwellings, including mobile homes;
 - n) silviculture;
 - o) accessory buildings and uses.
- .2 Regulations
- In the RR-1 District the regulations in Table 7.1 shall apply.

Table 7.1	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	1.15 ha
Maximum Height of Buildings or Structures	11 m or 2 ½ story's whichever is less
Minimum Lot Width	10 % of site perimeter
Minimum Setbacks	
Front Yard	8 m
Side Yard	8 m
Rear Yard	8 m

- .3 Signs and Notices:
The following signs and notices are permitted:
- a) one "for rent", "for sale", professional practice, home craft or occupation identity sign not exceeding .025 sq. m in area on any site.
- .4 Off-Street Parking:
Off-street parking shall be provided and maintained in accordance with Division 8 of this bylaw.

7.2 RURAL RESERVE DISTRICT RR-2

- .1 Permitted Uses:
- a) agriculture;
 - b) animal hospital;
 - c) bed and breakfast;
 - d) campgrounds, subject to compliance with the campground regulations enacted pursuant to the Health Act;
 - e) churches;
 - f) home occupation;
 - g) horticulture, greenhouses, nurseries;
 - h) kennels, the keeping of bees, horses, pigeons, poultry, sheep, fish farms, or fur bearing animals for domestic purposes, provided that all buildings and structures used for such purposes are located not less than 25 m from any property line and not less than 10 m from any welling;
 - i) livestock, grazing excluding feed lots;
 - j) mushroom growing provided that such use is not less than 30 m from any property line;
 - k) recreation facilities, outdoor, including golf courses, archery ranges, rifle ranges, ski resorts and marinas;
 - l) single family dwellings, including mobile homes;
 - m) silviculture;
 - n) temporary construction camps operated by, or on behalf of a government agency, utility company or construction company for the temporary accommodation of its employee provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer and provided that such temporary construction camps shall be removed at the completion of the project for which it was constructed;
 - o) the extraction of raw materials from the land;
 - p) heliports and airports;

- q) temporary construction camps operated by, or on behalf of a government agency, utility company or construction company for the temporary accommodation of its employees provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer and provided that such temporary construction camps shall be removed at the completion of the project for which it was constructed;
- r) accessory buildings and uses.

.2 Regulations

In the RR-2 District the regulations in Table 7.2 shall apply.

Table 7.2	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	10 ha
Maximum Height of Buildings or Structures	11 m or 2 ½ story's whichever is less
Minimum Lot Width	10 % of site perimeter
Minimum Setbacks	
Front Yard	8 m
Side Yard	8 m
Rear Yard	8 m

.3 Signs and Notices:

The following signs and notices are permitted:

- a) one "for rent", "for sale", professional practice, home craft occupation identity sign not exceeding .025 sq. m in area on any site.

.4 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.

Division Eight PUBLIC USES

8.1 PARK DISTRICT P-1

- .1 Permitted Uses:
In a Park 1 Zone the use of land, buildings and structures is restricted to:
- a) Park;
 - b) Open space conservation area;
 - c) Assembly or Indoor Recreation Facility;
 - d) Mobile and temporary vendors; and
 - e) Accessory Use.
- .2 Regulations
In the P-1 District the regulations in Table 8.1 shall apply.

Table 8.1	
Column I Matter to be Regulated	Column II Regulation
Minimum Setback of <i>Building and Structures</i> from <i>All Parcel Lines</i>	6 m (20 ft)

8.2 INSTITUTIONAL DISTRICT P-2

- .1 Permitted Uses
In a Parks 2 Zone the use of land, buildings and structures is restricted to:
- a) civic use;
 - b) church or church halls;
 - c) club or lodges, community halls, auditoriums;
 - d) day care centers;
 - e) hospitals;
 - f) schools, public;
- .2 Regulations
In the P-2 District the regulations in Table 8.2 shall apply.

Table 8.2	
Column I Matter to be Regulated	Column II Regulation
Minimum Lot Area	464 m ²
Minimum Lot Width	20 m or 10% of site perimeter, whichever is the greatest
Maximum Height of Buildings or Structures	12 m
Minimum Setbacks	0 m
Maximum Site Coverage	100 %

- .3 Signs and Notices:
The following signs and notices are permitted:
- b) Sign or signs not exceeding 4.7 sq. m in total, or one percent of total floor space, whichever is greater, is permitted on any site.
- .4 Off-Street Parking:
Off-street parking shall be provided and maintained in accordance with Division Nine of this bylaw.
- .5 Off-Street Loading:
Off-street loading facilities shall be provided and maintained in accordance with Division Ten of this bylaw.
- .6 Combined Commercial and Residential Units:
Where a parcel is used for combined commercial and residential use the residential use shall:
- e) be contained in the same building;
 - f) be located over or behind the other use;
 - g) have a separate entrance from outside;
 - h) not exceed a density of 40 units per hectare (16 units per acre).

Division Nine OFF-STREET PARKING

- 9.1 No land, water, building or structure shall be used by the owner, occupier or any other person for any use unless the off-street parking requirements for the use have been provided for in accordance with this division of this bylaw; provision shall be made for off-street parking on the same site as the principal building.
- 9.2 Despite 8.1 of this bylaw off-street parking will be permitted on a site within 150 m of the use for which it is provided only in the C-1, C-2 and R-2 Districts and shall conform to all of the requirements of this Division.
- 9.3 Despite any other provision of this bylaw, all spaces provided for off-street parking, whether public or private, shall conform to the following requirements:
- .1 Size:
All parking spaces shall have a clear length of not less than 6.0 m and a clear width of not less than 2.8 m and a clear height of not less than 2.2 m.
 - .2 Access:
Ingress and egress to and from all parking spaces shall be by means of unobstructed maneuvering aisles. The maneuvering aisles shall be not less than 6 m for right angle parking and may be reduced to 4.3 m for angle parking up to forty-five degrees from the maneuvering aisle.
 - .3 Layouts:
Where more than 10 parking spaces are provided, they must be so designed that vehicles are not required to back out onto a highway.
 - .4 Access:
Every off-street parking area shall have access to and from highways in accordance with Village regulations and having constructed sidewalk crossovers.
 - .5 Location:
If parking is provided on the site, the parking portion must be consolidated with the portion of the site upon which the building is located so that the whole forms one lot. If the parking is located on a site not immediately adjacent to the site containing the building for which the parking is provided, the owner must enter into a registerable covenant with the Village of Granisle restricting the use of the site to parking in conjunction with the building or use site.

- .6 Surfaces:
All off-street parking spaces and access aisles on parcels other than those located in the RR-1, RR-2, R-1, R-1A, R-3 and R-3A Districts must be surfaced with asphalt or concrete and must be graded and drained to properly dispose of surface water.
- .6 Curbs:
All parking lots shall be provided with curbs as defined in this bylaw; such curbs to be constructed of asphalt, concrete or treated timber, installed and secured.
- .7 Distance:
a) In R-2 Districts where parking facilities are located on the same site as the principal building, no part of the parking lot shall be located closer than 1.5 m to any dwelling.
b) In Commercial Zones for parking located on the same site as the principal building, no part of the parking lot shall be located closer than 1.5 m to an adjacent dwelling.
- .8 Signs:
All parking lots for more than 10 vehicles, other than for gasoline service stations, shall have directional signs so as to provide traffic control.
- .9 Controlled Access Highway:
For developments requiring approval and/or highway access from the Ministry of Transportation and Infrastructure, the number and size of off-street parking spaces shall be in accordance with Ministry of Transportation and Infrastructure standards and specifications.
- .10 Mixed Occupancy:
In the case of mixed uses, the total requirements for the off-street parking facilities shall be the sum of the requirements for the various uses computed separately.
- .11 Accessible Parking:
Every off-street parking area shall provide, for every 20 stalls, a minimum of 1 stall for persons with disabilities. Each stall shall:
a) have a clear width of not less than 6.0 m
b) be located as close as possible to a main accessible building entrance and
c) be clearly identified as being for the exclusive use of persons with disabilities

9.3 Schedule of Parking Requirements

TABLE 9.3 Required Off-Street Parking Spaces	
Column I Use of Building or Parcel	Column II Required number of Spaces
RESIDENTIAL	
Single- and two-family dwellings	2 per dwelling unit
Group housing, row housing and apartments	1.5 per dwelling unit
Senior citizen housing	1 per 6 dwelling units
COMMERCIAL / INDUSTRIAL	
Animal hospital	4 per veterinarian
Automobile sales and service, recreational vehicle, boat, trailer, heavy equipment and light industrial/commercial sales, equipment repair lots, garages and parts depots	1 per 70 m ² of sales floor area plus 1 per service bay and 1 per 2 employees
Auction Houses	1 per 10 m ² of auction floor area
Building Materials Supply	1 per 35 m ² of sales floor area plus 1 per 90 m ² of warehouse/storage area
Campgrounds/Recreational Vehicle Sites	1 per 2 spaces plus 1
Car Wash	1 per 2 employees plus 2 per wash bay
Commercial Recreation including Amusement Arcades, Pool and Billiard Halls, Bowling Alleys and similar uses	2 per bowling alley, 2 per court, 1 per billiard/pool table plus 1 per 20 m ² of activity space
Convenience Stores	1 per 35 m ² of retail floor area or 2, whichever is greater
Fast Food Pick-Up and Drive-In	2 per 74 m ² of GFA plus 1 per 8 seats or 3 whichever is greater
Gasoline Service Station	1 per 2 employees plus 2 per service bay
Health Spas, Fitness Clubs and Gymnasiums	1 per 19 m ² of floor area used by guests
Hotels and Motels	1 per sleeping unit plus additional spaces for each accessory use plus 1 per 10 seats for meeting rooms
Laundromats	1 per 3 washing machines
Marinas	1 per 2 boat spaces

Nurseries/Greenhouses	1 per 35 m ² of sales floor area
Offices, Medical/Dental	4 per doctor/dentist
Offices, Business, Government and Professional	1 per 30 m ² gross floor area
Offices, Police	1 per 74 m ² gross floor area
Post Office	1 per 300 post office boxes plus 1 per 140 m ² gross floor area
Restaurants, Cabarets, Lounges, Pubs and similar establishments	1 per 4 seats
Shopping Centre (all uses combined)	4.5 per 100 m ² gross floor area
Stores, Retail, Video Rental, Supermarkets, Liquor store, Personal Service, other commercial uses not otherwise mentioned	1 per 30 m ² of gross floor area
Theatres	1 per 5 seats
Taxi office	1 per taxi
Radio and Television Station	1 per 140 m ² gross floor area
Transportation Depot	1 per 20 m ² of waiting room plus 1 per 2 bays for loading buses
Warehouse, mini-storage buildings and other industrial uses not otherwise mentioned	1 per 90 m ² gross floor area
CIVIC, INSTITUTIONAL & PUBLIC	
Churches	1 per 5 seats
Schools, Elementary	1 per classroom
Schools, Secondary	5 per classroom
Hospital	1 per 2 employees plus 1 per 5 beds
Special Care Facility	1 per 5 beds plus 1 per 2 employees
Funeral Parlour	1 per 5 seats
Library, Museum, Cultural Facility	1 per 40 m ² gross floor area
Public Assembly, including arenas, auditoriums, community centers, dance halls, exhibition halls, meeting halls, stadiums, swimming pools and similar uses	1 per 5 seats plus 1 per 10 m ² of floor area in areas without fixed seats, excluding playing surfaces
Outdoor Recreation, Golf Courses, Parks, Playfields	10 per ha of parcel area or 25 per playfield

Division Ten OFF STREET LOADING

10.1 Provision of Off-Street Loading spaces

No land, water, building or structure shall be used by the owner, occupier or any other person for any use unless the off-street loading requirements for that use have been provided in accordance with this Division of this bylaw; provisions shall be made for off-street loading on the same site as the principal building.

10.2 Existing Buildings, Structures and Uses

Despite Section 9.1 above, the regulations contained in this Division shall not apply to buildings, structures or uses existing on the effective date of this bylaw, except that:

- .1 Off-street loading shall be provided and maintained in accordance with this Division where there is a change in the principal use, or where the total floor area is increased in excess of 10 percent over the existing floor area;
- .2 Off-street loading existing on the effective date of this bylaw shall not be reduced below the applicable off-street loading requirements of this Division.

10.3 Calculating Off Street Loading Spaces

The calculation of off-street loading spaces shall be determined by:

- .1 calculating the total gross floor of all principal and accessory buildings on the parcel including basements, except that portion of the basement which is used for parking or heating; and
- .2 in the case of mixed uses, the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

10.4 Location and Siting of Loading Facilities

Off-street loading spaces and facilities shall be located on the same parcel as the use served, but not within the required front yard or closer than 15.0 m to the nearest point of intersection of any two road allowances.

10.5 Development Standards

- .1 The location of all points of ingress and egress to a loading area shall be subject to the regulations of the Village.
- .2 All off-street loading spaces shall be sized to accommodate a vehicle 8.5 m in length, 3.0 m in width and 4.0 m in height.

- .3 All off-street loading areas shall be bordered with adequate curbs and provision shall be made for protecting adjoining buildings and structures from maneuvering vehicles.
- .4 On all parcels zoned commercial all off-street loading spaces shall be paved. In all other zoning districts, off-street loading spaces may be surfaced with gravel. All off-street loading spaces shall be graded and drained so as to properly dispose of all surface water.
- .5 Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.

10.6 Required Off Street Loading Spaces

The number of off-street loading spaces for a building or parcel is calculated according to Table 9 of this Bylaw in which Column I sets out the use of a building or parcel and categories of total gross floor area and Column II sets out the number of required loading spaces.

TABLE 10.6 Required Off-Street Loading Spaces	
Column I Use of Building or Parcel	Column II Required Loading Spaces
Retail, Business, Industry, Warehouse or similar use: - less than 470m ² - 470 m ² to 2,300 m ² - 2,300 m ² to 4,600 m ² - each additional 4,600 m ² or fraction thereof in excess of 2,300 m ²	- 1 - 2 - 3 - 1 additional
Office Building, Assembly Use, Hospital, Institution, Hotel, Club, Lodge, Auditorium, Public Utility, School or similar use: - less than 2,800 m ² - 2,800 m ² to 5,600 m ² - each additional 5,600 m ² or fraction thereof in excess of 2,800 m ²	- 1 - 2 - 1 additional

Division Eleven AUTHORIZATION

11.1 REPEAL

Bylaw No. 405, being cited as the "Village of Granisle Zoning Bylaw No. 405, 2008" and all amendments thereto are hereby repealed.

11.2 EFFECTIVE DATE

This bylaw shall come into force and take effect upon the date of adoption thereof.

READ A FIRST TIME THIS 20th DAY OF NOVEMBER, 2019

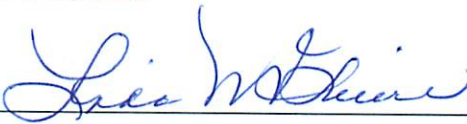
READ A SECOND TIME THIS 20th DAY OF NOVEMBER, 2019

PUBLIC HEARING HELD THIS 4th DAY OF DECEMBER, 2019

READ A THIRD TIME THIS 4th DAY OF DECEMBER, 2019

APPROVED BY THE MINISTER OF TRANSPORTATION AND
INFRASTRUCTURE ON THE 8TH DAY OF JANUARY, 2020

ADOPTED THIS 22ND DAY OF JANUARY, 2020

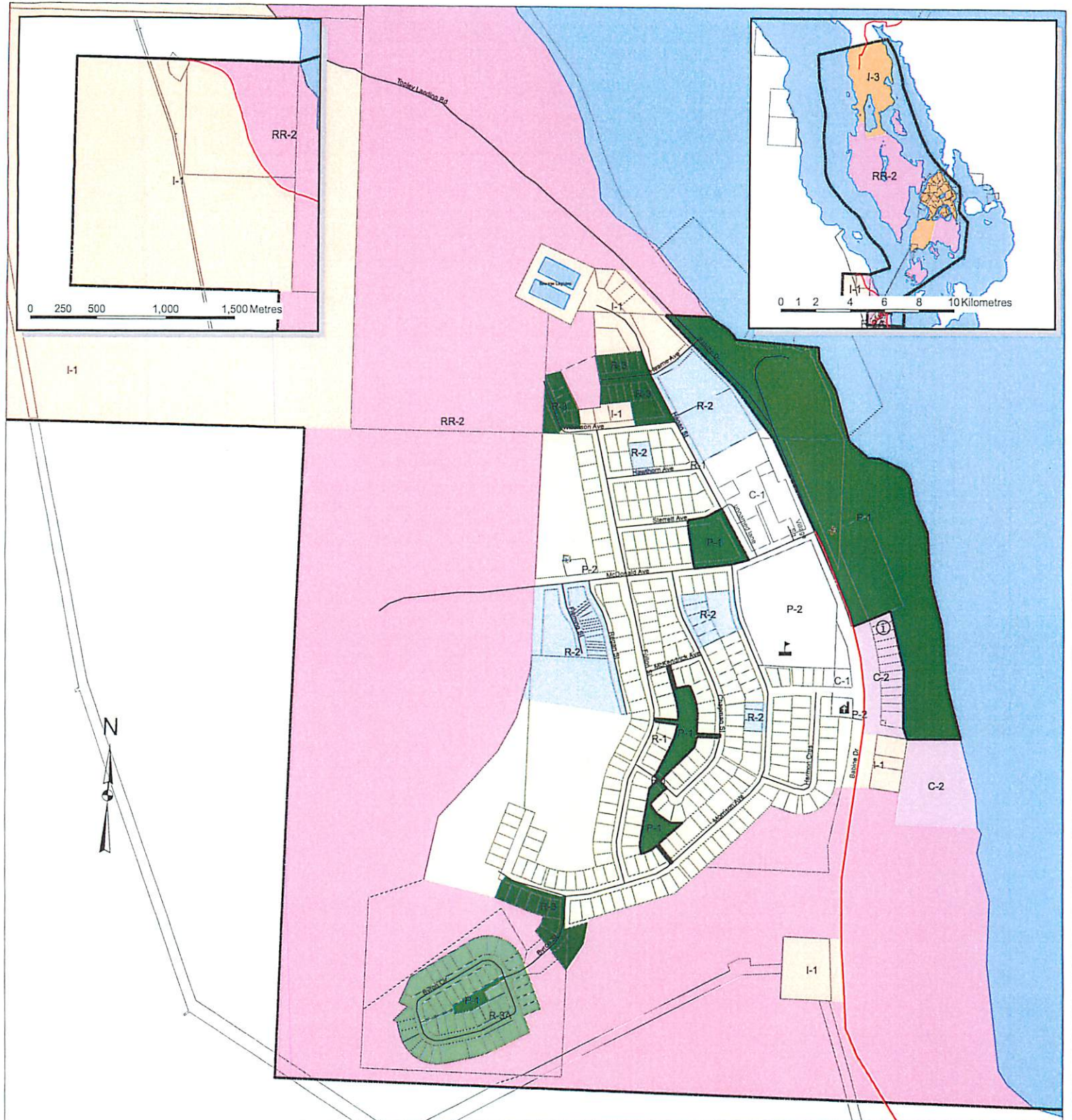


MAYOR



CORPORATE OFFICER

ZONING AP, Village of Granisle, Bylaw 508, 2019



- Local Road
- Major Road
- Municipal Boundary
- Legal Parcels
- Lake
- R.C.M.P.
- Info Centre/Museum
- Firehall
- School
- Church

ZONING

- Low Density Residential (R-1)
- Multiple Family Residential (R-2)
- Mobile Home District (R-3)
- Residential & Recreation (R-3A)
- Commercial (C-1)
- Tourist Commercial (C-2)
- Light Industrial (I-1)
- General Industrial (I-2)
- Heavy Industrial (I-3)
- Rural Residential (RR-1)
- Rural Reserve (RR-2)
- Parks (P-1)
- Institutional (P-2)

THE LAKESIDE VILLAGE OF



ZONING MAP Village Of Granisle Bylaw No. 508, 2019

I hereby certify that this is the Zoning Map of Bylaw No. 508, 2019

Corporate Administrator

Date

0 50 100 200 300 400 Metres

Coordinate System: NAD 1983 CSRS UTM Zone 10N

Date: 01-Nov-2019

Author: S. Hensel
Document Path: Granisle\Zoning\ZM_2019\ZoningMap\11Nov2019