

CITY OF GRAND FORKS

**Consolidated for Convenience
Not Official Version**

Zoning Bylaw No. 1606, 1999

**Zoning Amendment Bylaws No. 1633, 1679, 1696, 1712, 1717, 1720, 1751, 1774, 1777,
1785, 1792, 1800, 1802, 1808, 1814, 1826, 1828, 1834, 1835, 1842, 1843, 1853, 1864,
1869, 1878, 1888**

WHEREAS the City of Grand Forks Council may, by Bylaw, pursuant to the Local Government Act, establish zoning, off street parking regulations and runoff control requirements;

AND WHEREAS the Council now wishes to replace the existing Zoning Bylaw cited as "City of Grand Forks Zoning Bylaw No. 1206, 1985";

AND WHEREAS the Council has consulted with the Regional District of Kootenay Boundary and referred this Bylaw to the Ministry of Transportation and Highways and the Provincial Agricultural Land Commission;

AND WHEREAS the Council has given the public adequate opportunity to examine and comment on the proposed "City of Grand Forks Zoning Bylaw No. 1606, 1999";

NOW THEREFORE the Council of the City of Grand Forks in open meeting assembled enacts_{as} follows:

PART I - TITLE AND REPEAL

SECTION 1 TITLE

This Bylaw may be cited for all purposes as the "City of Grand Forks Zoning Bylaw No. 1606, 1999"

SECTION 2 REPEAL

"City of Grand Forks Zoning Bylaw No. 1206, 1985" and all amendments thereto, is hereby repealed.

PART II – DEFINITIONS

SECTION 3 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

SECTION 3 DEFINITIONS (cont'd)

ACCESSORY or ACCESSORY USE means a use, building or structure that is incidental or subordinate to, and exclusively devoted to and located on the same parcel as a principal use, building or structure;

AISLE means an area used by registered motor vehicles for access to and from off-street parking spaces onto a highway and shall not be less than 7 metres (23 ft) in width;

ANIMAL HOSPITAL means a building or part thereof provided for the prevention, cure and alleviation of disease and injury to animals and includes shelter for animals within the building or on the grounds, during their period of treatment and recovery;

BED AND BREAKFAST means a home occupation that offers a maximum of 3 bedrooms, for rent to the travelling public by the registered owner of the dwelling. The primary use of the dwelling is for the principal residence of the owner;

CAMPGROUND means an area of land, managed as a unit, which provides short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers;

COMMERCIAL RECREATION FACILITY means a building or structure, designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities;

COMMUNITY EVENTS CENTRE means the use of land, buildings or facilities to include but not limited to the following:

Bylaw 1869

- (a) ***passive or active recreational activities;***
- (b) ***educational activities;***
- (c) ***arts and culture activities and events;***
- (d) ***convention, conference, meeting and business events;***
- (e) ***society and group gatherings and events.***

COMMUNITY SEWAGE SYSTEM means a system of sewage collection and disposal serving two or more parcels;

COMMUNITY USE SERVICES means the use of land, buildings_or facilities for the following purposes;

- (a) community sponsored and funded passive or active recreational activities;
- (b) community sponsored and funded educational activities;
- (c) health activities, which includes congregate care facilities, intermediate care facilities, personal care facilities and hospitals;
- (d) ****deleted by Bylaw 1679***
- (e) ****deleted by Bylaw 1679***
- (f) or any combination of the above.

SECTION 3 **DEFINITIONS** (cont'd)

COMMUNITY WATER SYSTEM means a system for the distribution of fresh potable water serving two or more parcels;

***CONGREGATE CARE FACILITY** means housing in the form of one or more dwelling units for semi independent persons within which is provided living and sleeping facilities, meal preparation, laundry services and room cleaning. A congregate care facility may also include such associated uses and services as administrative offices for that particular facility, on-site residential accommodation for support staff, transportation for residents and counselling services. A congregate care facility provides only limited on-site health care services;

Bylaw 1679

CONVENIENCE STORE means a commercial operation where merchandise and foodstuffs are offered for retail sale. This operation may contain a banking machine or a postal outlet;

COUNCIL means the City of Grand Forks Council;

DAY CARE CENTRE means a public or private facility providing educational enrichment and custodial care to young children and are licensed by the appropriate jurisdictions;

DERELICT VEHICLE means any vehicle which has not been licensed pursuant to the Motor Vehicle Act for a period of more than 12 months and which is not housed in a garage or carport;

DWELLING UNIT or DWELLING UNITS means a building or a part of a building in which a person or persons live. This means one or more rooms are to be used as or designed as a residence, which contains sleeping, cooking and sanitary facilities and has an independent entrance, either directly from outside a building or from a common hallway inside a building. Without restricting the generality of the above, this includes but is not limited to the following classifications:

- (a) Single-family detached dwelling, generally designed for and occupied by one family;
- (b) Two-family dwellings commonly referred to as a Duplex dwelling, or a Semi-detached dwelling;

Bylaw 1751

- (bi) **Three family dwellings meaning any physical arrangement of three attached dwelling units with separate exterior access to grade;**
- (c) Multi-family dwellings, commonly referred to as either row or townhouses;

SECTION 3 **DEFINITIONS** (cont'd)

(d) Apartments, for rent to the public or for private uses. The private use of apartments may also be used as on site security or watchman's quarters for industrial uses;

(e) **Mobile home, a transportable factory built single family dwelling designed to provide year round living accommodation for one family and able to be connected to utility services, manufactured after June 1, 1989, in conformity with the CAN/CSA-Z240 MH Series and a minimum of 4.3 metres (14 ft) in width*

Bylaw 1679

(f) **deleted by Bylaw 1679*

ECOLOGICAL RESERVE means land used or intended to be used for the preservation of the environment or for scientific research and education pertaining to studies in the inter-relationships between species and the behaviour of unique flora and fauna;

***EMERGENCY RESPONSE AND MUNICIPAL SERVICES** means a use providing the public with fire, police and/or ambulance services;

Bylaw 1679

EQUESTRIAN CENTRE means the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the commercial racing of horses;

EXTERIOR SIDE PARCEL LINE means a side parcel line that abuts a highway. Please see the Parcel Definition Diagram No. 1 on Page 9 and the Setback/Height Definition Diagram No. 2 on page 10;

FARM OPERATION (Animal) means the growing, rearing, producing of poultry, fowl, livestock or game farm animals for commercial purposes;

FARM OPERATION (Crop) means the growing, rearing, producing or harvesting of agricultural or speciality crops, for commercial purposes;

FLOOR AREA means the aggregate of the area of all floors in a building, measured between the inside surface of the exterior walls of the building, excluding any area used for parking vehicles;

FRONT PARCEL LINE means a front parcel boundary that abuts a highway, and in respect of a corner parcel is the shortest parcel boundary abutting a highway. Please see the Parcel Definition Diagram No. 1 on Page 9 and the Setback/Height Definition Diagram No. 2 on Page 10;

SECTION 3 **DEFINITIONS** (cont'd)

HEIGHT means the average vertical dimension of a building or structure calculated by averaging the vertical dimensions of the building or structure at each building elevation by dividing the area of all building surfaces shown on a drawing of the building elevations as being above finished grade, by the greatest horizontal dimension of that elevation of the building. Please see Setback/Height Definition Diagram No. 2 on Page 10;

HIGHWAY includes a street, road, lane, bridge, viaduct, government road allowances and any other way open to the use of the public, but does not include a private right-of-way on private property;

HOME INDUSTRY means an occupation or profession that may include outdoor storage and accessory retail sales, carried out in a dwelling or accessory building, by the residents of the dwelling, where such occupation or profession is incidental or secondary to the residential use of the subject property;

HOME OCCUPATION means an occupation or profession that may include accessory retail sales, carried out in a dwelling, by the residents of the dwelling, where such occupation or profession is incidental or secondary to the residential use of the subject property;

HOTEL means a building wherein accommodation is provided primarily for the travelling members of the public on a daily rental basis. Access to the accommodation is through the main lobby of the business operation. The accommodation may or may not include an on-site kitchenette. The building may or may not contain any of the following services:

- (a) one or more restaurants;
- (b) one or more liquor licensed rooms;
- (c) one or more banquet rooms;
- (d) one or more meeting rooms; and
- (e) recreational facilities.

INTERIOR SIDE PARCEL LINE means a side parcel line that is not common to a highway other than a lane or walkway. Please see the Parcel Definition Diagram No. 1 on Page 9 and the Setback/Height Definition Diagram No. 2 on Page 10;

KENNEL means a commercial establishment for the keeping, breeding, or training of domestic pets;

LANE means a highway, generally 10 metres in width or less, providing secondary access to a parcel of land;

LIQUOR LICENSED PREMISES means any building, structure or premises licensed to sell alcohol or spirits, under the Liquor Control and Licensing Act and it may or may not include the selling of food or the providing of entertainment;

SECTION 3 DEFINITIONS (cont'd)

LOT AREA means the total area of a parcel of land taken in a horizontal plane;

Bylaw
1679

***LOT AREA COVERAGE** means the area of the lot covered by buildings or structures, located on the lot, expressed as a percentage of the gross lot area;

MANUFACTURING FACILITIES means a building, structure or a parcel of land used for the making of articles or products by either physical labour or with machinery or a combination of both methods. This excludes the following activities –

- asphalt plants
- pulp and /or paper manufacturing facility

***MANUFACTURED HOME PARK** deleted by Bylaw 1679.

MOBILE HOME PARK means 3 or more mobile homes on a parcel of land, but does not include the storage of unoccupied mobile homes on the parcel;

MOTEL means a building wherein accommodation is provided primarily for the travelling members of the public on a daily rental basis. Access to the accommodation is directly from the operation's off street parking lot. The accommodation may or may not include an on-site kitchenette. The building may or may not contain any of the following services:

- (a) one or more restaurants;
- (b) one or more liquor licensed rooms;
- (c) one or more banquet rooms;
- (d) one or more meeting rooms; and
- (e) recreational facilities.

***MUNICIPAL SERVICES** means a system, work or resource, including but not limited to natural gas distribution, electricity, sewerage, community waterworks, and telephone services; Bylaw 1679

***OPEN FENCING** means fencing, which is constructed of wire, chain linking or other transparent material; Bylaw 1679

PARCEL OF LAND means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

PERSONAL SERVICE ESTABLISHMENT means a business where personal services are provided to consumers and where the retail sale of goods, wares, merchandise or articles is only accessory to the provisions of such services, without restricting the generality of the above, this includes but is not limited to the following:

- (a) barber shops;
- (b) beauty shops;

SECTION 3 **DEFINITIONS** (cont'd)

- (c) tailor shops;
- (d) laundry;
- (e) dry-cleaning establishments;
- (f) shoe repair shops and;
- (g) dressmakers or suit makers;
- (h) catering establishments.

PRINCIPAL USE means a use, building or structure, which occupies the major or central portion of a parcel and constitutes, the primary purpose for which the parcel is used;

PROFESSIONAL SERVICES means the provision of services by an individual who is registered or duly licensed as such to practice under the provisions of the authority of appropriate jurisdiction. Without restricting the generality of the above, this includes but is not limited to the following:

- (a) doctors and dentists;
- (b) lawyers;
- (c) accountants;
- (d) engineers;
- (e) surveyors;
- (f) financial advisors;
- (g) architects; and
- (h) other similar professionals

REAR PARCEL LINE means the boundary of a parcel that lies the most opposite to and is not connected to the front parcel line. Please see the Parcel Definition Diagram No. 1 on Page 9 and the Setback/Height Definition Diagram No. 2 on Page 10;

RELIGIOUS CENTRE means a building or structure dedicated to religious worship and may include accessory uses such as a day-care centre, an assembly hall, a library, arts and craft sales, community suppers, sales of pre-owned goods and an accessory dwelling for a caretaker;

RESTAURANT means a building or structure where food and drink is prepared and sold to the public for consumption. This food and drink may be eaten within or outside of the building or structure or taken away from the building or structure;

SALVAGE YARD means the use of land for the abandonment, collection, demolition, dismantlement, keeping, storage, salvage, or sale of used, discarded, worn out or scrapped machinery, vehicles, vehicle parts, scrap metal, scrap wood, chains, used pipes, waste paper, furniture, bottles, cans, rope, iron, copper or other scrap or discarded materials;

****SCREENING AND FENCING means a fence, wall, berm or other similar like barriers or any combination thereof, that effectively obstructs the view or denies physical access to a parcel of land or portion thereof;***

SECTION 3 **DEFINITIONS** (cont'd)

SECONDARY SUITE means an accessory dwelling located within the structure of a principal single-family detached dwelling;

SENIORS HOUSING means a single building designed to provide accommodation for up to a maximum of **14** senior citizens and may include common eating and social activity areas for the use of the residents, administration facilities and a maximum of one additional dwelling unit in the form of a self contained apartment within the building for the use of a caregiver and the caregiver's family.

Bylaw 1777

SENIOR CITIZENS COMPLEX means any building or structure, which contains more than 3 senior citizen dwelling units. This building or structure may or may not provide the following services and which may include a private or a central kitchen facilities, private or common eating areas, common recreational areas, private sleeping areas and accessory facilities such as clubs or lounges;

SETBACK means the minimum distance required under this Bylaw between a building or structure and a specified parcel line. Please see the Setback/Height Diagram No. 2 on page 10;

SIDE PARCEL LINE means a parcel line other than a front or rear parcel line. Please see the Parcel Definition Diagram No. 1 on page 9 and the Setback/Height Definition Diagram No. 2 on Page 10;

VALUE-ADDED WOOD PROCESSING means either

- (1) a shift away from the standardized high-volume basic wood commodity products produced, with the focus being upon the development of new products or manufacturing techniques that are tailor made for a specific sector of the market; or
- (2) a forestry manufacturing activity that generates more jobs from the same raw material sources used for the development of the standardized high-volume basic wood products;

WATCHMAN'S QUARTERS means sleeping and cooking facilities that may be provided for the use of one person and their immediate family, who is providing security services in the capacity of a watchman at the site of an industrial use.

Diagram No. 1
 PARCEL DEFINITIONS

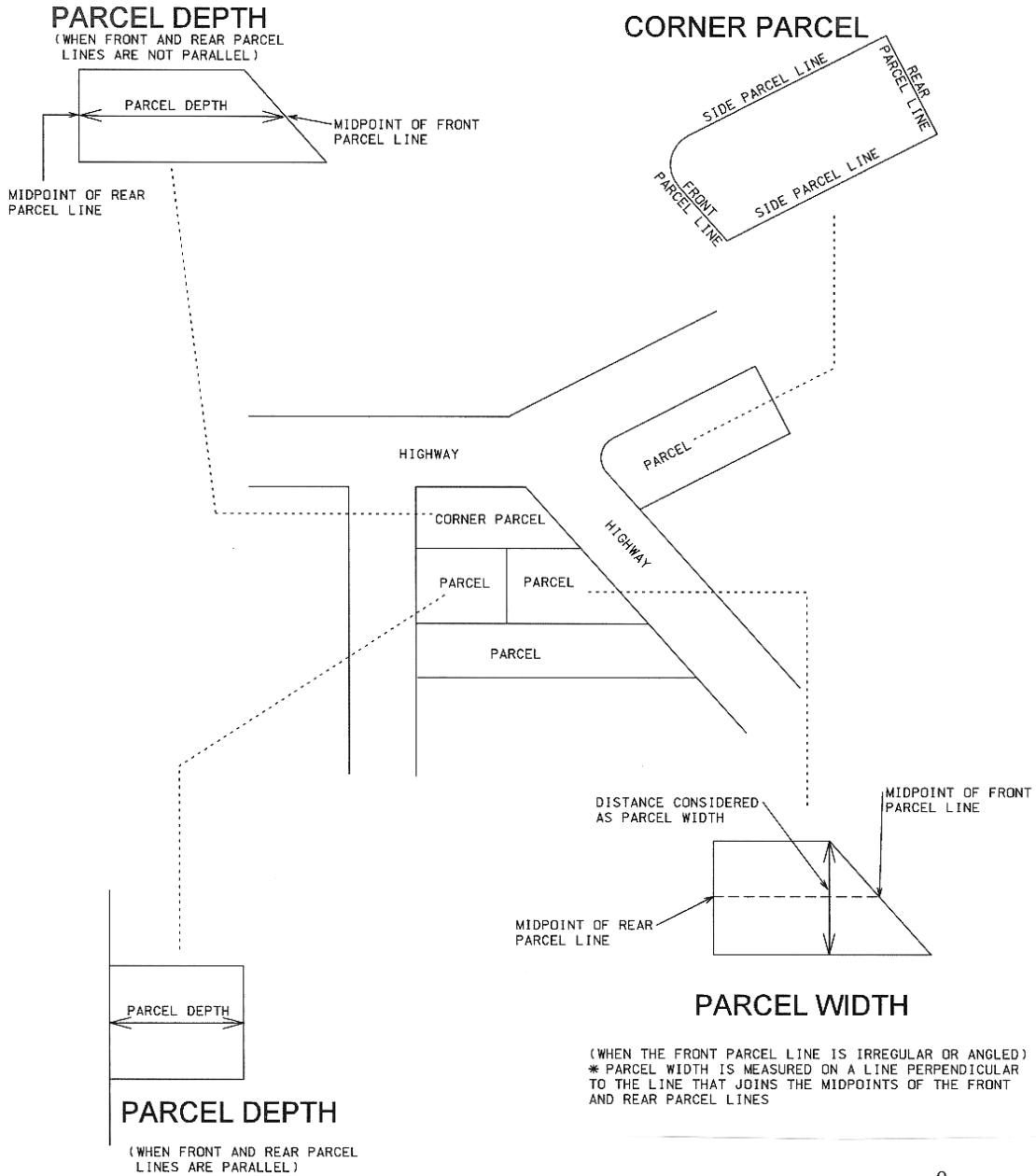
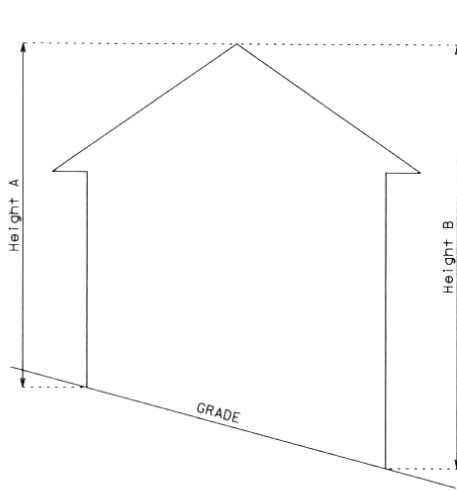
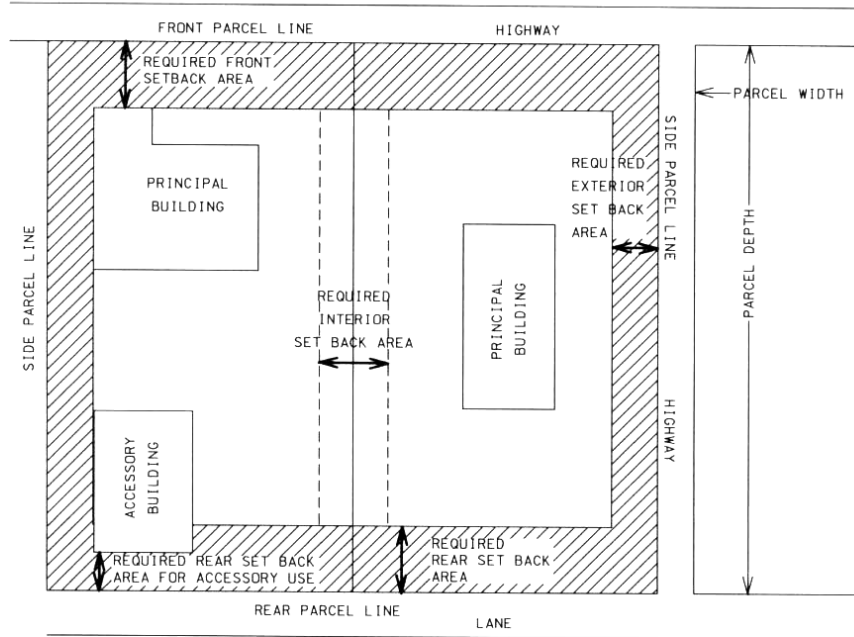
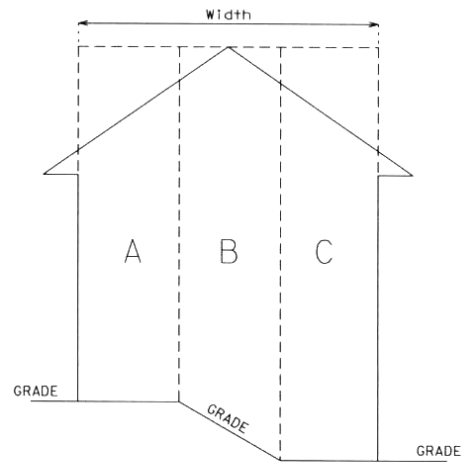


Diagram No. 2
SETBACK/HEIGHT DEFINITIONS



$$\text{Average Height} = (\text{Height A} + \text{Height B}) / 2$$

EXAMPLE 1



$$\text{Average Height} = (\text{Area A} + \text{Area B} + \text{Area C}) / \text{Width}$$

EXAMPLE 2

SECTION 4 **APPLICATION**

1. This bylaw applies to all of the land, surface of water, buildings and structures within the boundaries of the City of Grand Forks.

SECTION 5 **CONFORMITY**

1. Land or water shall not be used and buildings, structures and signs shall not be constructed, altered, located or used except as specifically permitted in this bylaw.

SECTION 6 **NON-CONFORMING USES**

1. Non-conforming uses of land, buildings and structures, the current siting, size or dimensions of existing buildings or structures, off-street parking areas and loading spaces shall be governed by the Local Government Act.
2. Lots in existence prior to the adoption of this bylaw do not have to comply with the minimum lot size requirement subject to compliance of all other provisions of this bylaw.

SECTION 7 **ADMINISTRATION**

1. The Administrator or such other persons appointed by the Council shall administer this bylaw.
2. Persons appointed under Section 7(1) may enter any parcel, building or premises at any reasonable time for the purpose of ascertaining whether the regulations contained in this bylaw are being observed.

SECTION 8 **VIOLATION**

1. It shall be unlawful for any person to cause, suffer, or permit land to be used or any building or structure to be constructed, reconstructed, altered, moved, extended, or used in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.
2. It shall be unlawful for any person to prevent or obstruct any official appointed under Section 7(1) from the carrying out of the duties under this bylaw.

SECTION 9 **PENALTY**

1. Any person who violates the regulations of this bylaw may be liable on summary conviction to a penalty and to the costs of prosecution.

SECTION 10 **SEVERABILITY**

1. If any section, subsection, sentence, clause, phrase or map of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

SECTION 11 BYLAW AMENDMENT PROCESS

This information, within Section 11, has been supplied for information purposes only.

1. An application for rezoning shall be treated as an application to amend this bylaw.
2. Any person applying to have this bylaw amended shall apply in writing to the City of Grand Forks, describing the proposed change, plus provide reasons in support of the application. The application shall include the legal description and location of the property sought to be rezoned, name and address of the owner of the property, and if the applicant is not the owner, a statement as to the applicant's interest in the property to be rezoned. The application must be accompanied with the required fee. The rezoning application may also require the Grand Forks Official Community Plan to be amended as well.
3. Every application for rezoning shall be accompanied by a fee as prescribed in the City of Grand Forks Planning and Procedures Fees Bylaw.
4. The Council will not reconsider an application for amendment to this bylaw, which has been denied within the past 6 months. The Council may review the application prior to this six-month period, if the Council deems that the original application has been substantially modified.

SECTION 12 METRIC UNITS

1. Metric units are used for all measurements in this bylaw. The approximate equivalents of these units in imperial measure shown in brackets following each metric measurement are included for convenience only and do not form part of this bylaw.

PART IV GENERAL REGULATIONS

SECTION 13 APPLICATION OF GENERAL REGULATIONS

1. Except as otherwise stated in this bylaw, Sections 13 to 30A applies to all zones established under this bylaw.

SECTION 14 ACCESSORY BUILDINGS - PROXIMITY TO PRINCIPAL USE

- 1. No accessory building or accessory structure shall be located within **1 metre (3 ft)** of any principal building on the same parcel.

Bylaw 1679

SECTION 15 **AGRICULTURAL LAND RESERVE LANDS**

- 1. For land located within the Agricultural Land Reserve, this bylaw is binding only insofar as it is not contrary to the Land Reserve Commission Act, regulations or orders of the Provincial Agricultural Land Commission.

SECTION 16 **DEVELOPMENT ON HAZARDOUS OR UNSTABLE LANDS**

(For information purposes only)

- 1. Please see the appropriate section of the Local Government Act, which outlines when a Building Inspector may require additional information prior to issuing a Building Permit and the Development Permit sections of the City of Grand Forks Official Community Plan.

SECTION 17 **ACCESS TO ARTERIAL HIGHWAYS**

- 1. Notwithstanding any regulations contained in this bylaw, access to land adjacent to a controlled access highway shall be subject to approval from the Ministry of Transportation and Highways, pursuant to the Highway Act.
- 2. There shall be no direct access to a controlled access highway if any alternate access is available, without the approval of the Ministry of Transportation and Highways.

SECTION 18 **GARAGES ATTACHED TO A PRINCIPAL BUILDING**

- 1. A garage or carport attached to a principal building is deemed to be a portion of the principal building.

SECTION 19 **HEIGHT EXCEPTIONS**

- 1. No building, structure or structural feature shall exceed the height limitations set out in Part VI of this bylaw except:
 - (a) flag poles;
 - (b) monuments, Church steeples and spires;
 - (c) chimneys;
 - (d) communication towers, antennas or masts for the reception of communication signals;
 - (e) ****lighting poles, other than those in residential areas;***
 - (f) ****tanks;***
 - (g) ****industrial cranes.***

Bylaw 1679

SECTION 20 **HOME OCCUPATIONS**

Home occupations shall comply with all of the following regulations:

- (a) There shall be no external display or advertisement other than a sign that shall not exceed one square metre (10 sq. ft.) in area;
- (b) A maximum of two persons may be employed in a home occupation, that are not residents on the parcel upon which the home occupation is taking place;
- (c) A home occupation shall be conducted entirely within a dwelling or within a building accessory to a dwelling;
- (d) The floor area of the home occupation shall not exceed 30% of the entire floor area of the entire dwelling;
- (e) No outdoor storage of materials, containers, or finished products shall be permitted.

SECTION 21 **HOME INDUSTRIES**

Home industries shall comply with all of the following regulations:

- (a) No home industry shall involve or utilize materials or products that produce inflammable or explosive vapours or gases;
- (b) There shall be no external display or advertisement other than a sign which shall not exceed one square metre (10 sq. ft.) in area;
- (c) A maximum of four persons may be employed in a home industry who are not residents of a dwelling on the parcel upon which the home industry is taking place;
- (d) The entire operations of the home industry shall not exceed 25% of the parcel of land.

SECTION 22 ***MOBILE HOME PARKS**

Bylaw 1679

- 1. Mobile home parks shall be subject to the "City of Grand Forks Mobile Home Park Bylaw".

SECTION 23 **MINIMUM PARCEL SIZE EXCEPTIONS**

1. Notwithstanding the regulations of this bylaw there shall be no minimum parcel size requirements for any of the following uses:
 - (a) ecological reserves;
 - (b) fish and wildlife habitat areas;
 - (c) watershed protection and erosion control areas;
 - (d) municipal services;
 - (e) solid waste transfer stations or sites; and
 - (f) religious centres.

SECTION 24 **OFFSTREET LOADING**

This section applies to the following land use zones;

- Tourist Commercial Zones
 - Highway Commercial Zones
 - Neighbourhood Commercial Zones
 - Light, General and Value Added Industrial Zones
 - Gravel/Mineral Processing Zone
1. Each offstreet loading area shall **not** be smaller than 3.7 metres (12 ft) in width by 9 metres (30 ft) in length with 4 metres (13 ft) of vertical clearance. The area shall be set back a minimum of 6 metres (20 ft) from the designated fronting street or a back lane.
 2. Each offstreet loading area shall have at all times access to an unobstructed aisle that intersects with a highway.
 3. The required offstreet loading area shall be located on the same parcel of land as the use, building or structure they serve.
 4. Offstreet loading areas, as required by this bylaw, shall not be credited against the additional requirement of offstreet parking, if required.
 5. The number of offstreet loading areas required shall be based upon the following criteria;
 - One space for the first 500 square metres (5,380 sq. ft.) of floor area or fraction thereof, and
 - One additional space for each additional 2,024 square metres (21,787 sq. ft.) of floor area or fraction thereof.
 6. The offstreet loading areas shall not project into any highway.

SECTION 25 **OFFSTREET PARKING**

1. Each offstreet parking space shall be not less than 2.5 metres (8 ft) wide and 5.5 metres (18 ft) long, and have a vertical clearance of not less than 2.5 metres (8 ft)
2. Where the calculation of the number of offstreet parking spaces in Section 25(9) results in a fraction, one parking space shall be provided in respect of the fraction.
3. Where seating accommodation is the basis for the calculation of the number of parking spaces under Section 25(9) and the building or use consists of benches, pews, booths, or similar seating accommodation, each 0.5 metres (1-1/2 ft) of width of such seating shall be deemed to be one seat.
4. Every offstreet parking space shall have at all times access to an aisle that intersects with a highway. With the exception of the single family dwelling units, mobile homes and campground uses parking areas and access points shall be surfaced with asphalt, concrete or similar durable dust free material and all parking spaces shall be clearly marked.
5. For non-residential uses the required offstreet-parking areas that accommodate 3 or more vehicles, shall include a parking space for a disabled person.
6. Offstreet parking areas, as required by this bylaw, shall not be credited against the requirement of offstreet loading.
7. The number of access points from each parking area to a fronting street shall not exceed two, per parcel of land.
8. Where an owner or occupier of land in the Commercial Core Zone cannot provide the required number of off-street parking spaces as outlined on Table 1 below, the City shall accept a cash contribution in the amount of \$1000.00 per required parking space not developed.
9. Off street parking spaces for each building, structure and use permitted shall be provided in accordance with the following table:

Table 1

(Please see the additional note at the end of this table)

Class of Building/Use	Required Number of Spaces
Animal hospital:	one space per every 30 square metres (323 sq.ft.) of floor area,
Automobile parts supply:	one space per every 45 square metres (484 sq.ft.) of floor area, including outdoor sales area
Automobile sales, rentals, service and repair:	one space per every 45 square metres (484 sq.ft.) of retail and outdoor storage space
Automobile service station:	one space per every 45 square metres (484 sq.ft.) of floor space
Bed and breakfast accommodation:	one space for every bedroom offered to the patrons
Building supply establishments supply stores:	one space per every 45 square metres (484 sq.ft.) of covered and outdoor sales area
Campground:	one space for the proposed campsite plus 2 additional spaces for the campground
Community centre, club, and lodge:	one space per every 10 square metres (108 sq.ft.) of floor area
Contractors shop and yard:	one space per every 50 square metres (538 sq.ft.) of the shop floor area
Convenience store:	one space per every 45 square metres (484 sq.ft.) of retail sales portion of floor area plus one space per employee per shift
Congregate care and rest homes including Seniors Housing	one space for every 3 bedrooms plus one space for every employee
Day care centre:	one spaces per employee plus one space for every 5 children registered in the day care facility

Class of Building/Use	Required Number of Spaces
Dwelling unit:	2 spaces per every dwelling unit
Farm machinery sales, service and repair:	one space per every 45 square metres (484 sq.ft.) of retail floor and storage area
Fuel sales: bulk or key lock installations:	one space per every 15 square metres (161 sq.ft.) of floor area
Home occupation, home industry:	one space per every 40 square metres (430 sq.ft.) of area used for the home occupation or home industry
Hospital:	one space per every 10 square metres (108 sq.ft.) of floor space
Hotel, motel:	one space per every unit offered daily to the public
Library:	one space per every 10 square metres (108 sq.ft.) of floor area
Machine, welding, woodworking shop:	one space per every 50 square metres (538 sq.ft.) of floor area
Manufacturing, fabricating, or processing facility	one space per 50 square metres (538 sq.ft.) of floor space
Medical clinic, dental clinic:	one space per every 20 square metres (215 sq.ft.) of total floor area
Museum:	one space per every 25 square metres (269 sq.ft.) of floor area
Nursery:	one space per every 45 square metres (484 sq.ft.) of covered and outdoor sales area
Professional office:	one space per every 60 square metres (646 sq.ft.) of floor area
Personal service establishment:	one space per every 20 square metres (215 sq.ft.) of floor area
Printing and publishing establishment:	one space per every 45 square metres (484 sq.ft.) of floor space

Class of Building/Use	Required Number of Spaces
Public house (liquor licensed premises):	one space per every 3 seats for the patrons
Recreation facility:	one space per every 10 square metres (108 sq.ft.) of ice, pool, or game area
Religious centre:	one space per every 4 seats
Restaurant:	one space per every 3 seats for the patrons
Retail store:	one space per every 45 square metres (484 sq.ft.) of floor area
School, elementary:	3 spaces per every classroom
School, secondary and post secondary:	4 spaces per every classroom
Secondary suite:	one space per every suite
Storage, warehousing and freight facility:	one space per every 100 square metres (1,076 sq.ft.) of floor area, including outdoor sales and storage areas
Transportation depot:	one space per every 20 square metres (215 sq.ft.) of total floor space

Additional Notes: Where a building or parcel of land contains more than one function or use the required number of parking spaces shall be the sum of the requirements of each function.

SECTION 26 PERMITTED USE EXCEPTIONS

1. Notwithstanding the regulations set out in Part VI and Section 15 of this bylaw, the following uses are permitted in all zones
 - (a) ****emergency response and municipal services;***
 - (b) ecological reserves;
 - (c) fish and wildlife habitat;
 - (d) watershed protection and erosion control;
 - (e) ****publicly owned and operated parks and playgrounds including buildings and facilities associated therewith;***
 - (f) ****temporary structures or storage of materials required for approved construction projects, to be removed within 30 days of the completion of the construction.***

Bylaw 1679

***SECTION 26(A) SCREENING AND FENCING**

1. *Except where provided otherwise in this bylaw:*

Bylaw 1679

(a) *landscape screens, fencing and open fencing 1.3 meters (4 ft) or less may be sited on any portion of a parcel;*

Bylaw 1888

(b) *open fencing 2.4 meters (8 ft) or less may be sited on any portion of a parcel provided that they are located to the rear of the front face of a principal building on the parcel;*

(c) *landscape screens, fencing and open fencing greater than 2.4 meters (8 ft) shall be sited in accordance with the required setbacks for a principal building within the same zone;*

(d) *open fencing shall not be restricted as to height or location only in the zones so noted in Part VI of this bylaw.*

Bylaw 1888

(e) *Landscape screens, solid and closed fencing on the interior sideyard shall be 1.8 meters (6 ft) in height.*

SECTION 27 SECONDARY SUITES

1. Notwithstanding the regulations set out in Part VI of this bylaw, a secondary suite is permitted on every parcel where a single-family dwelling is permitted, subject to the following conditions:

(a) A secondary suite shall comply with all statutory and bylaw requirements, such as but not limited to approval from the agency having the jurisdiction for the proposed means of sewage disposal;

(b) The secondary suite shall not exceed 90 square metres (969 sq.ft.) or 40% of the floor area of the principal single family dwelling;

(c) No more than one secondary suite shall be located on a parcel of land.

SECTION 28 SETBACK AREA EXCEPTIONS

1. Notwithstanding the regulations set out in Part VI of this bylaw, no building, structure, or structural feature shall be located in a setback area except:

(a) eaves, cornices, sills, bay windows, steps, stairs, chimneys and other similar features, provided such constructions do not extend more than 0.6 metres (2 ft.) into the setback area;

Bylaw 1679

(b) **signs, other than those specified in Part VI of this bylaw;*

(c) open porches or canopies over entrances to buildings, provided such projections do not extend more than 1.5 metres (5 ft.) into the setback area. These projections into the interior setback area shall be limited to not more than 0.6 metres (2 ft.);

- (d) communication towers and antennas for the reception of radio and television;
- (e) a patio or terrace without a roof provided that the patio or terrace does not extend more than one metre (3 ft.) into the setback area;
- (f) a fire escape provided that the fire escape does not extend more than one metre (3 ft.) into the setback area;
- **(g) deleted by Bylaw 1679***
- (h) fences, **** as described in Part II of this bylaw,*** Bylaw 1679
- (i) an arbour, trellis, fish pond, ornament, monument, silo, or flag pole.

SECTION 29 STORAGE OF DERELICT VEHICLES

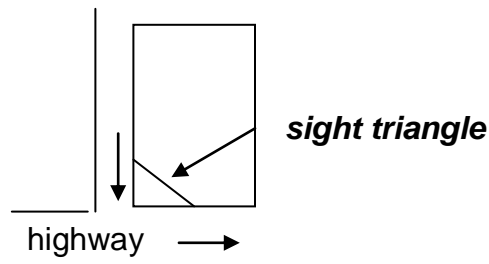
- 1. In all zones, except as provided for in the (Industrial – 2) General Industrial zone:
 - (a) no parcel of land shall be used for the wrecking or storage of more than one derelict vehicle or as a junkyard.

SECTION 30 STRATA PARCELS SITING REQUIREMENTS

- 1. Interior side parcel line setbacks required by this bylaw shall not apply to a strata parcel under a registered building strata plan pursuant to the Condominium Act where there is a common wall shared by two or more dwellings within a building.
- 2. The setback regulations of this bylaw apply to all bare land strata parcels.

***SECTION 30A VISIBILITY** Bylaw 1679

Where a parcel of land is located at the intersection of any two highways, no trees, shrubs, plants, fences, buildings or other structures shall be placed that are greater than 1.0 metres (3 ft) in height within a sight triangle bounded by the intersecting parcel lines at a highway corner and a line joining points along said parcel line 7.5 metres (25 ft) from their point of intersection.



PART V CREATION OF ZONES

SECTION 31 DEFINITIONS OF ZONES

1. The City of Grand Forks is divided into the zones depicted on "Schedule A", the "Official Zoning Map".

SECTION 32 LOCATIONS OF ZONES

1. The location of each zone is defined on "Schedule A" entitled "Official Zoning Map" of Zoning Bylaw No. 1606, 1999.
2. Where a zone boundary is shown on "Schedule A" as following a highway, rail right-of-way, or watercourse, the centre line of the highway, rail right-of-way or watercourse shall be the zone boundary.
3. The dashed lines used in "Schedule A" shall be interpreted as if they were solid lines.

PART VI ZONES

SECTION 33 R-1 (Residential – Single & Two Family) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-1 zone:
 - (a) dwelling units;
 - (b) religious centres;
 - (c) day care centres;
 - (d) bed and breakfast accommodations;
 - (e) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (f) any accessory buildings or structures to any of the above uses.

Regulations

2. On a parcel of land located in an R-1 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq.ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is **1,393.5 square metres (15,000sq ft)** when the parcel is either connected to a community sewage or water system, but not both;
- (c) The minimum parcel size is 697 square metres (7,500 sq.ft.) when the parcel is connected to both a community sewage and water system.

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) One of the following types of dwelling units is allowed on a parcel of land in an R-1 zone;
 - (i) One single-family dwelling; or
 - (ii) One two-family dwelling.

Height

- (e) No principal building or structure shall exceed 9.75 metres (32 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height.

SECTION 33

R-1 (Residential – Single & Two Family) Zone cont'd

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (i) The maximum permitted lot area coverage shall be as follows:
 - Principal building with all accessory buildings and structures 50%

Additional requirements

- (j) ****deleted by Bylaw 1888***
- (k) ****deleted by Bylaw 1679***
- (l) The minimum size for a single-family dwelling shall be 75 square metres (800 sq.ft.);
- (m) See Sections 13 to 30A of this Bylaw.

SECTION 34

R-1A (Residential – Single Family) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-1A zone:
 - (a) dwelling units;
 - (b) religious centres;
 - (c) day care centres;
 - (d) bed and breakfast accommodations;
 - (e) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (f) any accessory buildings or structures to any of the above uses.

Regulations

2. On a parcel of land located in an R-1A zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq.ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is **1,393.5 square meters (15,000sq ft)** when the parcel is either connected to a community sewage or water system, but not both;
- (c) The minimum parcel size is 697 square metres (7,500 sq.ft.) when the parcel is connected to both a community sewage and water system.

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) The only type of dwelling unit allowed on a parcel of land in an R-1A zone is;
 - (i) One single-family dwelling.

Height

- (e) No principal building or structure shall exceed 9.75 metres (32 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height

SECTION 34

R-1A (Residential – Single Family) Zone cont'd

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (i) The maximum permitted lot area coverage shall be as follows:
Principal building with all accessory buildings and structures 50%

Additional requirements

- (j) ****deleted by Bylaw 1679***
- (k) The minimum size for a single-family dwelling shall be 75 square metres (800 sq.ft.);
- (l) See Sections 13 to 30A of this Bylaw.

***SECTION 34A** **R-1B (Residential Care) Zone**

Bylaw 1696

Permitted Uses

1. *The following uses and no others are permitted in the R-1B zone:*

- (a) *Seniors Housing
subject to the Community Care Facility Act*

Permitted accessory uses and buildings on any parcel includes the following:

- (b) *any accessory building or structure for the above use.*

Regulations

2. *On a parcel of land located in an R-1B zone:*

Minimum Parcel Size for Subdivision purposes

- (a) *The minimum parcel size is 10,120 square metres (108,913 sq.ft. or 2.5 acres) where there is no community sewage or water system;*
- (b) *The minimum parcel size is 2,024 square metres **1,393.5 square meters (15,000sq ft)** when the parcel is either connected to a community sewage or water system, but not both;*
- (c) *The minimum parcel size is 697 square metres (7,500 sq.ft.) when the parcel is connected to both a community sewage and water system.*

BYLAW 1800

Density and Minimum Parcel Size

- (d) *The minimum parcel size shall be 929 square meters (10,000 sq.ft.) with on-site accommodation for a caregiver; or 697 square meters (7,500 sq.ft.) with no on-site accommodation for a caregiver.*

Height

- (e) *No principal building or structure shall exceed 9.75 metres (32 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height.*

***SECTION 34A** **R-1B (Residential Care) Zone** cont'd

Setbacks

- (f) *Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:*
 - (i) *6 metres (20 ft) of a front parcel line;*
 - (ii) *1.5 metres (5 ft) of an interior side parcel line;*
 - (iii) *4.6 metres (15 ft) of an exterior side parcel line; or*
 - (iv) *6 metres (20 ft) of a rear parcel line.*

Accessory Buildings

- (g) *The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;*
- (h) *No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.*

Lot Area Coverage

- (i) *The maximum permitted lot area coverage shall be as follows:*
Principal building with all accessory buildings and structures
50%

Additional requirements

- (j) *See Sections 13 to 30A of this Bylaw.*

SECTION 35

R-2 (Residential – Small Lot) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-2 zone:
 - (a) dwelling units;
 - (b) religious centres;
 - (c) day care centres;
 - (d) bed and breakfast accommodations;
 - (e) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (f) any accessory building or structure for any of the above uses.

Regulations

2. On a parcel of land located in an R-2 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq.ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is 2,024 square metres **1,393.5 square meters (15,000sq ft)** when the parcel is either connected to a community sewage or water system, but not both;
- (c) The minimum parcel size is 485 square metres (5,220 sq.ft.) when the parcel is connected to both a community sewage and water system.

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) One of the following types of dwelling units is allowed on a parcel of land in an R-2 zone;
 - (i) One single-family dwelling, or
 - (ii) One two-family dwelling.

Height

- (e) No building or structure shall exceed 9.75 metres (32 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height.

SECTION 35

R-2 (Residential – Small Lot) Zone cont'd

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (i) The maximum permitted lot area coverage shall be as follows:
 - Principal building with all accessory buildings and structures 50%

Additional requirements

- (j) ***deleted by Bylaw 1679***
- (k) The minimum size for a single-family dwelling shall be 75 square metres (800 sq.ft.);
- (l) See Sections 13 to 30A of this Bylaw.

SECTION 36

R-3 (Multi-Family Residential) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-3 zone:
 - (a) dwelling units;
 - (b) religious centres;
 - (c) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (d) any accessory building or structures for the above uses.

Regulations

2. On a parcel of land located in an R-3 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 1,000 square metres (10,800 sq. ft.) and every parcel must be connected to a community sewage and water system.

Number and type of Dwelling Units allowed

- (b) One of the following types of dwelling units are allowed on a parcel of land in an R-3 zone:
 - (i) multi-family dwellings or;
 - (ii) apartment units.

Height

- (c) No dwelling shall exceed 15 metres (50 ft) in height.

Setbacks

- (d) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

SECTION 36

R-3 (Multi-Family Residential) Zone cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 20% of the principal structure;
- (f) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (g) The maximum permitted lot area coverage shall be as follows:
Principal building with all accessory buildings and structures 50%

Additional Requirements

- (h) Home occupations are only allowed in dwellings that are individually owned and have direct access to the City's roadway network;
- (i) The maximum size of any unit in a bare land strata complex shall be 140 square metres (1,500 sq.ft.). The minimum size of any unit in a bare land strata complex shall be 75 square metres (800 sq.ft.);
- (j) ***deleted by Bylaw 1679***
- (k) See Sections 13 to 30A of this bylaw.

Permitted Uses

1. *The following uses and no others are permitted in the R-3A zone:*

- (a) dwelling units;*
- (b) home occupation.*

Permitted accessory uses and buildings on any parcel includes the following:

- (c) any accessory building or structure for the above noted uses.*

Regulations

2. *On a parcel of land located in an R-3A zone:*

Minimum Parcel Size for Subdivision Purposes

- (a) The minimum parcel size is 800 square metres (8,611 sq ft) and every parcel must be connected to a community sewage and water system.*

Type of Dwelling Units Allowed

(b) The following dwelling unit types are allowed on a parcel of land in an R-3A zone:

- (i) single family dwellings;*
- (ii) two family dwellings; and*
- (iii) three family dwellings.*

Height

- (c) No dwelling shall exceed 9.75 metres (32 ft) in height;*
- (d) No accessory building or structure shall exceed 4.8 metres (16 ft) in height.*

Setbacks

(e) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- (i) 6 metres (20 ft) of a front parcel line;*
- (ii) 1.5 metres (5 ft) of an interior side parcel line;*
- (iii) 4.6 metres (15 ft) of an exterior side parcel line; or*
- (iv) 6 metres (20 ft) of a rear parcel line.*

Accessory Buildings

- (f) *No accessory building shall have a total floor area greater than 20% of the principal structure.*
- (g) *No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building to which it is accessory.*

Lot Area Coverage

- (h) *The maximum permitted lot area coverage shall be as follows:
principal building with all accessory buildings and structures shall be 50%*

Additional Requirements

- (i) *Home occupations are only allowed in dwellings that are individually owned and have direct access to the City's roadway network;*
- (j) *The maximum size of any unit in a strata complex shall be 140 square metres (1,500 sq ft);*
- (k) *The minimum size of any unit in a strata complex shall be 75 square metres (800 sq ft);*
- (l) *See Section 13 to 30A of this bylaw.*

SECTION 37

R-4 (Rural Residential) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-4 zone:

- (a) dwelling units;
- (b) farm operations (crops and/or animals);
- (c) bed and breakfast accommodations;
- (d) kennels;
- (e) home occupations;
- (f) home industries.

Permitted accessory uses and buildings on any parcel includes the following:

- (g) any accessory buildings or structures for any of the above uses.

Regulations

2. On a parcel of land located in a R-4 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq. ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is **1,393.5 square meters (15,000sq ft)** when the parcel is connected to either a community sewage or water system, but not both;
- (c) The minimum parcel size is 1,400 square metres (15,000 sq. ft.) when the parcel or parcels are connected to a community sewage and water system;

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) One of the following types of dwelling units are allowed on a parcel of land in an R-4 zone:
 - (i) One single family detached dwelling or;
 - (ii) One two-family dwelling;
 - (iii) ***One mobile home.**

Bylaw 1679

SECTION 37

R-4 (Rural Residential) Zone cont'd

Height

- (e) No building or structure shall exceed 10 metres (33 ft) in height. This height restriction does not apply to any farm buildings or structures.

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 3 metres (10 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure. This does not apply to farm buildings or structures;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (i) The maximum permitted lot area coverage shall be as follows (This does not include farm buildings or structures):

Principal building with all accessory buildings and structure 50%

Additional requirements

- (j) ****open fencing with no height or location restrictions is allowed in this zone;***
- (k) The minimum size for a single-family dwelling ***or mobile home*** shall be 75 square metres (800 sq. ft.);
- (l) See Sections 13 to 30A of this Bylaw.

Bylaw 1679

SECTION 38

R-4A (Rural Residential) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-4A zone:

- (a) dwelling units;
- (b) farm operations (crops);
- (c) bed and breakfast accommodations;
- (d) kennels;
- (e) home occupations;
- (f) home industries.

Permitted accessory uses and buildings on any parcel includes the following:

- (g) any accessory buildings or structures for any of the above uses.

Regulations

2. On a parcel of land located in a R-4A zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 10,120 square metres (108,913 sq. ft. or 2.5 acres) where there is no community sewage or water system;
- (b) The minimum parcel size is 2,024 square metres **1,393.5 square meters (15,000sq ft)** when the parcel is connected to either a community sewage or water system, but not both;
- (c) The minimum parcel size is 1,400 square metres (15,000 sq. ft.) when the parcel or parcels are connected to a community sewage and water system.

BYLAW 1800

Number and type of Dwelling Units allowed

- (d) One of the following types of dwelling units are allowed on a parcel of land in an R-4A zone:
 - (i) One single family detached dwelling or;
 - (ii) One two-family dwelling unit.

Height

- (e) No building or structure shall exceed 10 metres (33 ft) in height. This height restriction does not apply to any farm buildings or structures.

SECTION 38

R-4A (Rural Residential) Zone cont'd

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 3 metres (10 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 6 metres (20 ft) of a rear parcel line.

Accessory Buildings

- (g) The total of all the accessory buildings shall have a floor area not greater than 50% of the principal structure. This does not apply to farm buildings or structures;
- (h) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

Lot Area Coverage

- (i) The maximum permitted lot area coverage shall be as follows (This does not include farm buildings or structures):

Principal building with all accessory buildings and structures 50%

Additional requirements

Bylaw 1679

- (j) ****open fencing with no height or location restrictions is allowed in this zone.***
- (k) The minimum size for a single-family dwelling shall be 75 square metres (800 sq. ft.);
- (l) See Sections 13 to 30A of this Bylaw.

SECTION 39

R-5 (Mobile Home Park) Zone

Permitted Uses

1. The following uses and no others are permitted in an R-5 zone:

- (a) ***deleted by Bylaw 1679***
- (b) dwelling unit;
- (c) mobile home park;
- (d) recreation facilities;
- (e) laundry facilities;
- (f) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (g) any accessory buildings or structures for any of the above uses.

Regulations

2. On a parcel of land located in an R-5 zone:

Minimum Parcel Size for Subdivision purposes

- (a) The minimum parcel size is 0.40 hectares (1.0 acre);

Number and type of Dwelling Units allowed

Bylaw 1679

- (b) ***A maximum of one single-family dwelling, accessory to a mobile home park is permitted;***

Height

- (c) No principal building or structure shall exceed 7.5 metres (25 ft) in height;

Setbacks

- (b) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within 4.6 meters (15 ft) of any lot line;

Accessory Buildings

Bylaw 1802

- (e) ***on each mobile home space only 1 detached storage shed or accessory building, not exceeding 13 square meters (140 sq.ft.) in size, may be located, subject to the following regulations:***

SECTION 39

R-5 (Mobile Home Park) Zone cont'd

Bylaw 1802

- (i) that such storage shed or accessory building be constructed and finished so that the design, construction and finish will complement and blend in with the mobile home;***
- (ii) that the height of the storage shed or accessory building not exceed 2.5 meters (8 feet);***
- (iii) that such storage shed or accessory building be located to the side or rear of the mobile home and placed not closer than 1 meter (3 feet) to the mobile home.***

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:**

Principal building with all accessory buildings and structures 60%

Additional requirements

- (g) The minimum size for a single-family dwelling shall be 75 square meters (800 sq.ft.)**
- (h) See Sections 13 to 30A of this Bylaw and the City of Grand Forks Mobile Home Park Bylaw.**

SECTION 39A AUC (Adaptive Use Commercial) Zone

Bylaw 1712

Permitted Uses

1. *The following uses and no others are permitted in the AUC zone:*

- (a) Professional services;*
- (b) Personal service establishments;*
- (c) Retail establishments;*
- (d) Dwelling units;*
- (e) Religious centres;*
- (f) Bed and breakfast accommodations;*
- (g) Home occupations.*

Permitted accessory uses and buildings on any parcel includes the following:

- (h) restaurants;*
- (i) any accessory building or structure for the above-noted uses.*

Regulations

2. *On a parcel of land located in the AUC zone:*

Minimum Parcel Size for subdivision purposes

- (a) The minimum parcel size is 700 square metres (7,500 sq ft) and the parcel shall be connected to a community sewage and water system.*

Number and Type of Dwelling Units Allowed

- (b) The following dwelling unit types are allowed on a parcel of land in an AUC zone:*
 - (i) one single family dwelling;*
 - (ii) one two family dwelling;*
 - (iii) one multi-family dwelling; or*
 - (iv) apartment units in combination with a commercial or institutional use.*

Height

- (c) No principal building or structure shall exceed 10.5 metres (34.5 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height.*

Setbacks

- (d) *Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 metres (20 ft) of a front parcel line;
 - (ii) 1.5 metres (5 ft) of an interior side parcel line;
 - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
 - (iv) 7.6 metres (25 ft) of a rear parcel line.*

Accessory Buildings

- (e) *The total of all the accessory building shall have a floor area not greater than 50% of the principal structure.*
- (f) *No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building to which it is accessory.*

Lot Coverage

- (g) *The maximum permitted lot area coverage for all building and structures shall be 50%.*

Additional Requirements

- (h) *The minimum parcel size that is to be used for a two-family dwelling or a multi-family dwelling shall be 930 square metres (10,000 sq ft).*
- (i) *A residential use shall be the only use in each storey so used.*
- (j) *The minimum size for a single family dwelling shall be 75 square metres (800 sq ft).*
- (k) *The maximum floor space dedicated to retail sales, excluding storage, for the use permitted under Subsection 1(c) shall be 100 square metres (1,076 sq ft).*
- (l) *Operation of a commercial use is not permitted between the hours of 10:00 P.M. and 8:00 A.M.*
- (m) *Accessory off-street parking and accessory off-street loading shall be located entirely to the rear of that wall of the principal building that is located closest to and facing the front parcel line.*
- (n) *See Sections 13 to 30A of this bylaw.*

SECTION 40

NC (Neighbourhood Commercial) Zone

Permitted Uses

1. The following uses and no others are permitted in a NC zone:

- (a) convenience stores;
- (b) restaurants and liquor licensed premises;
- (c) personal service establishments;
- (d) dwelling units in conjunction with the commercial operation.
- (e) ***post office**

Bylaw 1679

Permitted accessory uses and buildings on any parcel includes the following:

- (f) any accessory building or structure for the above noted uses.

Regulations

2. On a parcel of land located within an NC zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size and the parcel must be connected to a community sewage and water system;

Number and type of Dwelling Units allowed

- (b) Apartment units contained within the above-mentioned commercial activities are permitted. Not more than 30% of the principal building shall be used for apartments.

Height

- (c) No principal building or structure shall exceed 12 metres (40 ft) in height. No accessory building or structure shall exceed 4.8 metres (16 ft) in height;

Setbacks

Bylaw 1679

- (d) ****Except as otherwise specifically permitted in this bylaw, no building, structure or illuminated sign shall be located within 4.6 meters (15 ft) of a lot in a Residential zone.***

SECTION 40

NC (Neighbourhood Commercial) Zone cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 25% of the principal structure;
- (f) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line.

Lot Area Coverage

- (g) The maximum permitted lot area coverage shall be as follows:
Principal building with all accessory buildings and structures 60%

Additional Requirements

- (h) ***deleted by Bylaw 1679***
- (i) If a fence is erected it shall not exceed a height of 2.4 metres (8 ft);
- (j) See Sections 13 to 30A of this Bylaw.

SECTION 41

HC (Highway Commercial) Zone

Permitted Uses

1. The following uses and no others are permitted in a HC zone:

- (a) hotels or motels;
- (b) restaurants;
- (c) automobile sales and parts supply, service stations;
- (d) convenience stores including gas bars;
- (e) car wash establishments;
- (f) retail sales establishments;
- (g) personal service establishments;
- (h) liquor licensed premises;
- (i) animal hospitals;
- (j) building supply establishments;
- (k) offices;
- (l) tool and equipment rental establishments.

Permitted accessory uses and buildings on any parcel includes the following:

- (m) a dwelling unit contained within the above noted permitted uses;
- (n) any accessory building or structure for the above noted uses.

Regulations

2. On a parcel located in a HC zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size and the parcel shall be connected to a community sewage and water system;

Number and type of Dwelling Units allowed

- (b) Apartment units contained within the above-mentioned commercial activities are permitted. Not more than 30% of the principal building shall be used for apartments.

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

Setbacks

Bylaw 1679

- (d) Except as otherwise specifically permitted in this bylaw, ***no building, structure or illuminated sign shall be located within 4.6 meters (15 ft) of a lot in a Residential zone;***

SECTION 41 **HC (Highway Commercial) Zone** cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 25% of the principal structure;
- (f) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line.

Lot Area Coverage

- (g) The maximum permitted lot area coverage shall be as follows:
Principal building with all accessory buildings and structure 60%

Additional Requirements

- (h) ***deleted by Bylaw 1679***
- (i) If a fence is erected it shall not exceed a height of 2.4 metres (8 ft);
- (j) See Sections 13 to 30A of this Bylaw.

SECTION 42

CC (Core Commercial) Zone

Permitted Uses

1. The following uses and no others are permitted in a CC zone:

Bylaw 1633

- (a) wholesale establishments;
- (b) retail establishments;
- (c) restaurants ***and/or liquor licenced premises;***
- (d) professional offices and offices;
- (e) medical and dental clinics;
- (f) personal service establishments;
- (g) clubs, lodges and similar fraternal organizations;
- (h) indoor entertainment facilities;
- (i) bus depots;
- (j) taxi stands;
- (k) financial institutions;
- (l) hotels and motels;
- (m) post office;
- (n) theatres;
- (o) animal hospitals with no outside runs or enclosures.

Permitted accessory uses and buildings on any parcel includes the following:

- (p) dwelling units contained within the above permitted uses;
- (q) any accessory building or structure for the above noted uses.

Regulations

2. On a parcel located in a CC zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size and the parcel must be connected to a community sewage and water system.

Number and type of Dwelling Units allowed

- (b) Private apartments contained within the above-mentioned commercial activities are permitted. Not more than 30% of the principal building shall be used for apartments.

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

SECTION 42

CC (Core Commercial) Zone cont'd

Accessory Buildings

- (d) No accessory building shall have a floor area greater than 10% of the principal structure.

Lot Area Coverage

- (e) The maximum permitted lot area coverage shall be as follows:
- Principal building with all accessory buildings and structures, with approved fire retardant walls 100%
 - Principal building with all accessory buildings and structures, without approved fire retardant walls 80%

Additional requirements

- (f) The buildings or structures used for the commercial operation must be a minimum of 4.6 metres (15 ft) from any parcel lot line that is adjacent to a residential parcel of land;
- (g) If a fence is erected it shall not exceed a height of 2.4 metres (8 ft);
- (h) See Sections 13 to 30A of this Bylaw.

SECTION 43 TC (Tourist Commercial) Zone

Permitted Uses

1. The following uses and no others are permitted in a TC zone:

- | | |
|------------|--|
| Bylaw 1679 | (a) hotels or <i>inns</i> ; |
| | (b) recreational businesses and campgrounds; |
| | (c) tourist facilities and related amenities; |
| | (d) retail establishments; |
| Bylaw 1720 | (e) restaurants. |
| | (f)* <i>convenience stores including gas bars</i> |

Permitted accessory uses and buildings on any parcel includes the following:

- (g) dwelling unit in conjunction with any of the above uses, and
- (h) any accessory building or structure for the above noted uses.

Regulations

2. On a parcel located in a TC zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size and the parcel must be connected to a community sewage and water system;

Number and type of Dwelling Units allowed

- (b) Apartment units contained within the above mentioned commercial activities are permitted. Not more than 30% of the principal building shall be used for apartments.

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

Setbacks

- | | |
|------------|---|
| Bylaw 1679 | (d) Except as otherwise specifically permitted in this bylaw, <i>no building, structure or illuminated sign shall be located within 4.6 meters (15 ft) of a lot in a Residential zone.</i> |
|------------|---|

SECTION 43 **TC (Tourist Commercial) Zone** cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 25% of the principal structure.
- (f) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line.

Lot Area Coverage

- (g) The maximum permitted lot area coverage shall be as follows:
Principal building with all accessory buildings and structures 60%

Additional Requirements

Bylaw 1679

- (h) ****No designated recreational space shall be used as a permanent residence;***
- (i) If a fence is erected it shall not exceed a height of 2.4 metres (8 ft);
- (j) See Sections 13 to 30A of this Bylaw.

SECTION 44

I-1 (Light Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in an I-1 zone:

- (a) auction markets, excluding the sales of animals;
- (b) contractors shop and storage yard for trade, trucking and construction service;
- Bylaw 1679 (c) warehousing, cartage, express, freight facilities, **indoor storage**;
- (d) building supply establishments;
- (e) transportation depots, including taxi dispatch office;
- Bylaw 1717 (f) public utility offices, including works yard and substations;
- (g)* **bulk fuel sales**;
- (h) wholesale establishments;
- (i) machine shop, welding shop or a woodworking shop;
- (j) manufacturing facilities;
- (k) recycling depots;
- (l) tool and equipment rental establishments;
- (m) watchman's quarters;
- Bylaw 1869 (m2) **community events centre**.

Permitted accessory uses and buildings on any parcel includes the following:

- (n) any accessory building or structure for the above noted uses.
- Bylaw 1869 (o) **may include a manager's residence but only in conjunction with one of the uses listed in the definition of Community Events Centre.**

Regulations

2. On a parcel located in an I-1 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

- Bylaw 1679 (b) A maximum of one single-family detached dwelling, one mobile home or a **private apartment with it's own separate entrance**, is permitted, as a watchmen's quarters, but not all three;

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

SECTION 44

I-1 (Light Industrial) Zone cont'd

Setbacks

Bylaw 1679

- (d) Except as otherwise specifically permitted in this bylaw, ***no building, structure or illuminated sign, shall be located within 4.6 meters (15 ft) of a lot in a Residential zone;***

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 50% of the principal structure;
- (f) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line.

Lot Area Coverage

- (g) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory buildings and structures 60%

Additional Requirements

Bylaw 1679

- (h) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a highway shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence;
- (i) See Sections 13 to 30A of this Bylaw.

SECTION 45

I-2 (General Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in an I-2 zone:

- (a) manufacturing facilities and storage areas for raw materials;
- (b) auction market, including the sales of animals;
- (c) storage, warehousing, cartage, express and freight facilities;
- (d) salvage yards and recycling depots;
- (e) gravel extraction activities such as processing and screening;
- (f) machine, welding and woodworking shops, and the retail sale of these items;
- (g) kennels;
- (h) automotive repair shops;
- (i) watchman's quarters.
- (j)* *bulk fuel sales***

Bylaw 1717

Permitted accessory uses and buildings on any parcel includes the following:

- (k) accessory buildings for any of the above.

Regulations

2. On a parcel located in an I-2 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

Bylaw 1679

- (b)** A maximum of one single family detached dwelling or one mobile home is permitted, as a watchmen's quarters, but not all **two**;

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

Setbacks

Bylaw 1679

- (d)** Except as otherwise specifically permitted in this bylaw, ***no building, structure or illuminated sign, shall be located within 4.6 meters (15 ft) of a lot in a Residential zone;***

SECTION 45

I-2 (General Industrial) Zone cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 50% of the principal structure.

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory building and structures 70%

Additional requirements

Bylaw 1679

- (g) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a highway shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and
- (h) See Sections 13 to 30A of this Bylaw.

SECTION 46

I-3 (Value Added Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in an I-3 zone:

- (a) value added wood processing activities;
- (b) storage yards and warehouses;
- (c) building supply establishments;
- (d) manufacturing facilities and retail sales of the products produced on-site;
- (e) watchman's quarters
- (f) *repairs, maintenance and storage of heavy equipment.*

Bylaw 1835

Permitted accessory uses and buildings on any parcel includes the following:

- (g) accessory buildings for any of the above.

Regulations

2. On a parcel located in an I-3 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

- (b) A maximum of one single-family detached dwelling, one mobile home, or private apartment is permitted, as a watchmen's quarters, but not all **three**;

Bylaw 1679

Height

- (c) No building or structure shall exceed 15 metres (50 ft) in height;

Setbacks

- (d) Except as otherwise specifically permitted in this bylaw, no building, structure or illuminated sign shall be located within 4.6 metres (15 ft) of a lot in a Residential zone;

Accessory Buildings

- (e) No accessory building shall have a floor area greater than 50% of the principal structure.

SECTION 46 **I-3 (Value Added Industrial) Zone** cont'd

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory building and structures 60%

Additional requirements

Bylaw 1679

- (g) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a street shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and
- (h) See Sections 13 to 30A of this Bylaw.

SECTION 47

I-4 (Gravel/Mineral Processing) Zone

Permitted Uses

1. The following uses and no others are permitted in an I-4 zone:
 - (a) gravel/mineral crushing or processing;
 - (b) gravel and mineral storage piles;
 - (c) watchman's quarters;
 - (d) storage of raw materials and finished products;
 - (e) manufacturing, including processing facilities and the retail sales of the products produced on-site;
 - (f) construction business operations;
 - (g) heavy equipment repair and maintenance operations.

Permitted accessory uses and buildings on any parcel includes the following:

- (h) accessory buildings for any of the above.

Regulations

2. On a parcel located in an I-4 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

Bylaw 1679

- (b) A maximum of one single-family detached dwelling, one mobile home or private apartment is permitted, as a watchmen's quarters but not all **three**;

Height

- (c) No building or structure shall exceed 15 metres (50 ft) in height;

Setbacks

- (d) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within 4.6 metres (15 ft) of any lot line.

Accessory Buildings

- (e) No accessory building shall have a floor area greater than 50% of the principal structure;

SECTION 47 **I-4 (Gravel/Mineral Crushing) Zone** cont'd

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory building and structures 60%

Additional requirements

Bylaw 1679

- (g) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a street shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and

- (h) See Sections 13 to 30A of this Bylaw.

SECTION 48

LF (Landfill) Zone

Permitted Uses

1. The following uses and no others are permitted in a LF zone:
 - (a) landfill operations;
 - (b) commercial composting operations;
 - (c) recycling depot or containers;
 - (d) kennels.

Permitted accessory uses and buildings on any parcel includes the following:

- (e) accessory buildings for any of the above
- (f) watchman's quarters

Regulations

2. On a parcel located in an LF zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

- | | |
|------------|--|
| Bylaw 1679 | (b) A maximum of one single family detached dwelling or one mobile home is permitted, as a watchmen's quarters, but not all two ; |
|------------|--|

Setbacks

- (c) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within 4.6 metres (15 ft) of any lot line.

Accessory Buildings

- (d) No accessory building shall have a floor area greater than 60% of the principal structure;

Additional requirements

- | | |
|------------|--|
| Bylaw 1679 | (e) <i>All outdoor storage areas and/or manufacturing activities</i> that are adjacent to either a residential area or a street shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and |
|------------|--|
- (f) See Sections 13 to 30A of this Bylaw.

SECTION 49

AP (Airport Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in an AP zone:
 - (a) warehousing, cartage, express, and freight facilities;
 - (b) aircraft maintenance and repair facilities;
 - (c) bulk aviation gas operations;
 - (d) air terminal buildings, car rental agencies and aircraft runways;
 - (e) manufacturing facilities;
 - (f) machine shops;
 - (g) restaurants;
 - (h) watchman's quarters;
 - (i) **retail sales, secondary to the Airport use;**
 - (j) **fire suppression base.**

Bylaw 1679

Permitted accessory uses and buildings on any parcel includes the following:

- (k) accessory buildings for any of the above.

Regulations

2. On a parcel located in an AP zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

Bylaw 1679

- (b) A maximum of one single family detached dwelling, one mobile home or private apartment is permitted, as a watchman's quarters, but not all **three**;

Height

- (c) No building or structure shall exceed 10 metres (30 ft) in height;

Setbacks

Bylaw 1679

- (d) Except as otherwise specifically permitted in this bylaw, **no building or structure shall be located within 4.6 meters (15 ft) of any other zone;**

- (e) Setbacks from runways are subject to the Aeronautics Act of Canada.

SECTION 49 **AP (Airport Industrial) Zone** cont'd

Accessory Buildings

- (f) No accessory building shall have a floor area greater than 50% of the principal use.

Lot Area Coverage

- (g) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory buildings and structures 60%

Additional requirements

Bylaw 1679

- (h) ***Open fencing with no height or location restrictions is allowed in this zone;***

- (i) See Sections 13 to 30A of this Bylaw.

SECTION 50

CU (Community Use) Zone

Permitted Uses

1. The following uses and no others are permitted in a CU zone:

- (a) libraries;
- (b) museums;
- (c) cemeteries;
- (d) *deleted by Bylaw 1679***
- (e) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospitals;
- (f) post office;
- (g) *deleted by Bylaw 1679***
- (h) community centres/recreation facilities or community halls;
- (i) open space passive recreational areas;
- (j) *deleted by Bylaw 1679***
- (k) senior citizen complexes, senior activity centres and congregate care facilities;
- (l) any building or structure operating under a Private-Council partnership agreement.

Bylaw 1679

Permitted accessory uses and buildings on any parcel includes the following:

- (m) accessory buildings for any of the above.

Regulations

2. On a parcel located in a CU zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size and the parcel shall be connected to a community sewage and water system.

Height

- (b) No building or structure shall exceed 10 metres (40 ft) in height, except fire halls;

Setbacks

- (c) *Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:***

Bylaw 1679

- (i) *6 metres (20 ft) of a front parcel line;***
- (ii) *1.5 metres (5 ft) of an interior side parcel line;***

SECTION 50

CU (Community Use) Zone cont'd

Bylaw 1679

- (iii) 3 metres (10 ft) of an exterior side parcel line, or***
- (iv) 6 metres (20 ft) of a rear parcel line***

Accessory Buildings

- (d) No accessory building shall have a floor area greater than 50% of the principal structure.

Additional requirements

- (e) See Sections 13 to 30A of this bylaw.

SECTION 51 **INCORPORATION**

1. Schedule 'A' and the Land Use Zoning Map attached hereto are hereby made part of this bylaw.

Read a **FIRST** time this 17th day of September, 2001.

Read a **SECOND** time this 17th day of September, 2001.

NOTICE OF PUBLIC HEARING advertised this 26th day of September, 2001.

AND
this 03rd day of October, 2001.

PUBLIC HEARING HELD this 09th day of October, 2001.

Read a **THIRD** time this 15th day of October.

APPROVED by the Ministry of Transportation and Highways this 23rd day of October, 2001.

Approving Officer

FINALLY ADOPTED this 05th day of November, 2001.

Mayor Lori Lum

City Clerk – J. Lynne Burch

CERTIFICATE

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1679, as passed by the Municipal Council of the City of Grand Forks on the 05th day of November, 2001.

Clerk of the Municipal Council of the
City of Grand Forks