

Municipality of Bristol

- Construction By-law -

No. 266



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Planning Consultant

TABLE OF CONTENTS

CHAPTER 1	DECLARATORY AND INTERPRETATIVE DISPOSITIONS	1
1.1	<i>TITLE OF THE BY-LAW</i>	1
1.2	<i>OBJECTIVES</i>	1
1.3	<i>SUBJECTED TERRITORY</i>	1
1.4	<i>REPLACED BY-LAW</i>	1
1.5	<i>MODALITY OF AMENDMENT</i>	1
CHAPTER 2	ADMINISTRATIVE DISPOSITIONS	2
2.1	<i>FIELD OF APPLICATION</i>	2
2.2	<i>RESPONSIBILITIES OF THE OWNER</i>	2
CHAPTER 3	ARCHITECTURE	3
3.1	<i>EXTERIOR COVERING MATERIALS PROHIBITED ON A MAIN BUILDING</i>	3
3.2	<i>EXTERIOR SURFACE MEASURES</i>	3
3.3	<i>BUILDING IN THE FORM OF A HALF-CYLINDER</i>	3
3.4	<i>BUILDINGS WITH COMBINED USES</i>	4
3.5	<i>TEMPORARY CONSTRUCTION OR INSTALLATION ON A CONSTRUCTION SITE</i>	4
3.6	<i>ACCESS TO THE HOUSING UNIT</i>	4
CHAPTER 4	SPECIAL DISPOSITIONS	5
4.1	<i>GARBAGE STORAGE AREA FOR RESTAURANTS</i>	5
4.2	<i>OBSTRUCTION OF SIDEWALK OR OF THE PUBLIC ROADWAY</i>	5
4.3	<i>RETAINING WALL</i>	5
4.4	<i>SNOW AND ICE</i>	5
4.5	<i>DANGEROUS OR DETERIORATED CONSTRUCTION</i>	6
4.6	<i>DANGEROUS EXCAVATION</i>	6
4.7	<i>UNOCCUPIED, INCOMPLETE OR ABANDONED CONSTRUCTION</i>	6
4.8	<i>MAINTENANCE OF THE BUILDINGS</i>	6
4.9	<i>PROHIBITED CONSTRUCTION OR INSTALLATION</i>	6
CHAPTER 5	ABROGATIVE DISPOSITIONS	7

CHAPTER 1 DECLARATORY AND INTERPRETATIVE DISPOSITIONS

1.1 TITLE OF THE BY-LAW

The present By-law is the Construction By-law No. 266. The interpretation and administrative rules of the Planning By-laws regulating the present By-law are found in By-law No. 263.

1.2 OBJECTIVES

This By-law specifies the construction standards that are applicable and regulated by the Municipality within the boundaries of its territory.

1.3 SUBJECTED TERRITORY

The present By-law, of which the provisions are imposed to individuals as well as to legal persons of public right or of private right, applies to the entire territory under the jurisdiction of the Municipality of Bristol.

1.4 REPLACED BY-LAW

The By-law stated hereafter and including its amendments are abrogated and replaced by the present Construction By-law:

Construction By-law of the Municipality of Bristol number 206 and its amendments;

Are also abrogated, all other regulatory provisions incompatible with the present By-law;

Such replacements do not however affect procedures instituted under the authority of the By-laws hereby replaced, of which will proceed under the authority of the said replaced By-laws until final judgment and execution. Also, they do not affect the permits delivered under the authority of the By-laws hereby replaced.

1.5 MODALITY OF AMENDMENT

The provisions of this Construction By-law cannot be adopted, modified or abrogated but by an approved By-law, in accordance with the applicable provisions of the Provincial Planning Act.

CHAPTER 2 ADMINISTRATIVE DISPOSITIONS

2.1 FIELD OF APPLICATION

The present By-law is applicable:

- For every construction, to every building and part of building.
- For every building damaged by fire, by an earthquake or any other factor for which work is required and to the reconstruction of the damaged areas of the building;
- For every building for which a dangerous condition exists within or in proximity and for which work is required to suppress this dangerous condition;
- In the case of seasonal dwellings, requirements of the present By-law concerning permanent residences must be respected, including a full foundation in certain zones indicated in the grid of specifications, and excluding elements indicated above.

In terms of construction standards, the present By-law is **not** applicable, although a building permit is still required:

- For public work performed in a roadway;
- For poles and pylons owned by the Public Utility Service, to self-supporting structures or television transmission antennas, radio or other means of public utility telecommunication;
- For dams and hydroelectric constructions or flow regulators including mechanical equipment or others not mentioned specifically in this present By-law;
- Thermal insulation standards in the case of seasonal dwellings;
- When a property is not included zones indicated such as in the grid of specifications, pillars supporting the seasonal dwellings and buildings on the condition that these pillars are constructed in a manner as to withstand the effects of frost.

2.2 RESPONSIBILITIES OF THE OWNER

The owner is fully responsible to perform or to have performed all of the construction work in accordance with the Laws, standards or By-laws Federal, Provincial and Municipal.

CHAPTER 3 ARCHITECTURE

3.1 EXTERIOR COVERING MATERIALS PROHIBITED ON A MAIN BUILDING

The following exterior covering materials are prohibited on main buildings and on every building in zones specifically identified in the grid of specifications:

- Tar or mineralized paper or other similar papers;
- Asphalt shingles as a wall covering;
- Paper imitating or attempting to imitate stone, brick or other natural materials, in bundles, rolls, cardboard sheets or others;
- Rigid or thermal insulation materials or others;
- Non architectural plywood and sheets of pressed wood;
- Non architectural and/or non rolled formed galvanized tin.

3.2 EXTERIOR SURFACE MEASURES

The exterior covering of every proposed building as shown on the construction plan submitted for approval, must be installed before the building permit expires or its renewal expires, if applicable.

3.3 BUILDING IN THE FORM OF A HALF-CYLINDER

Is prohibited in all of the Municipality, having the general form of a horizontal half cylinder, defined as the walls and the roof forming a whole and of which the transversal cut is a continuous line, more or less circular or elliptic.

Farm buildings constructed on exploited agricultural land are excluded from this rule, but they must be built in accordance with trade practices. Green houses are also excluded from this rule, although for those located outside an agricultural zone the size of a green house must respect the set back and the size dispositions of a secondary building as indicated in the Zoning By-Law No.264.

3.4 BUILDINGS WITH COMBINED USES

In a building where we find a residential use combined to a use in the commercial category, each of the two uses must have a separate entrance (door).

However, this rule is not applicable to a complementary residential use where the access to the housing unit and that of the commercial use, can be the same.

3.5 TEMPORARY CONSTRUCTION OR INSTALLATION ON A CONSTRUCTION SITE

On a construction work site for which a building permit to build a main building was issued and is valid, it is permitted to install, for the period of validity of the construction permit, only trailers and motorized commercial vehicles and manufactured for housing persons, including camper trailers are permitted.

3.6 ACCESS TO THE HOUSING UNIT

Each of the housing units must be accessible without having to go through another housing unit.

CHAPTER 4 SPECIAL DISPOSITIONS

4.1 GARBAGE STORAGE AREA FOR RESTAURANTS

Each restaurant operator must build and maintain an enclosed storage area to hold all garbage. This area must be constructed in such a way as to prevent all access to animals and insects.

4.2 OBSTRUCTION OF SHOULDER OF THE PUBLIC ROADWAY

No door or gate, by opening, will obstruct in any manner the shoulder of the public roadway.

The Municipality can have removed at the owner's expense, steps, stairs, porches, balustrades, decks, buildings or other constructions that encroach on the alignment of the road or obstructs the public roadway.

4.3 RETAINING WALL

In all cases deemed necessary by the designated officer, during the construction of a retaining wall having a height of one (1) meter or more at any given point, a plan prepared by an engineer or an architect can be requested. This plan must show, in a non restrictive manner, the topography of the existing ground, the modified ground, the elevation, the plan and a section of the proposed wall.

The use of inappropriate materials, such as tires is prohibited in the construction of retaining walls.

A safety fence must be installed at the summit of any part of a retaining wall giving onto a public roadway and exceeding a continuous height of two (2) meters, measured on the opposite side of the ground being retained.

When the designated officer deems that a retaining wall presents risks to public safety, he has the right to request, from the proponent, an engineer's certificate attesting to the stability of the retaining wall or request its demolition.

4.4 SNOW AND ICE

Every owner or occupant will be obligated to remove snow and ice from the roof of houses or other buildings constructed bordering a public road if this snow and this ice constitute a danger to the public.

4.5 DANGEROUS OR DETERIORATED CONSTRUCTION

When a construction is in a state such as to endanger the safety of persons, the required work to ensure the safety of the persons must be performed or the construction rendered inaccessible, upon observation of the dangerous state. All measures to protect public safety must be taken by the owner, at his costs; such measures can include the installation of barricades, intermittent lights, supports or guards.

Notwithstanding the application of temporary measures provided for in the first paragraph, a dangerous or deteriorated construction must be returned to its original state or demolished no later than ninety (90) days following the observation of the dangerous state.

4.6 DANGEROUS EXCAVATION

A fence of at least two (2) meters in height must be erected around the dangerous excavations or dangerous construction sites, for the duration of the repair of the situation.

4.7 UNOCCUPIED, INCOMPLETE OR ABANDONED CONSTRUCTION

All unoccupied, incomplete or abandoned construction constituting a public danger must be appropriately closed or barricaded as to prevent any accidents or constitute a public danger. In the case where work would be stopped for a thirty (30) days period, all incomplete construction must be appropriately closed or barricaded within the next thirty (30) days following this work stoppage.

4.8 MAINTENANCE OF THE BUILDINGS

Buildings including their annexes must be kept in good order, repaired and painted.

4.9 PROHIBITED CONSTRUCTION OR INSTALLATION

The use of railway cars, trams, busses, planes, boats or any other vehicle or part of vehicle and of the same nature is prohibited for all purposes other than its natural use.

The transformation of a road vehicle into a building, including camper trailers, is not permitted on all of the territory of the Municipality. This also includes transportation vehicles of which certain parts have been removed, such as wheels, motor or others.

All vehicles in a state of disrepair must be removed from the premises within 30 days of being notified by the municipal inspector.

CHAPTER 5 ABROGATIVE DISPOSITIONS

The present Construction By-law abrogates all regulatory provisions of same nature and more specifically By-law No. 206 and its amendments.

CHAPTER 6 EFFECTIVE DATE

The present Construction By-law will come into force following the accomplishment of all of formalities provided by the Law.

GIVEN AT BRISTOL, QUÉBEC this 14th day of September, 2004.

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Jack Graham,
Mayor

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Keith Emmerson,
Secretary-Treasurer

Adoption date of the Draft By-Law : March 1, 2004
Adoption date of the By-law : September 14, 2004
Reception date of conformity certificate : February 9, 2005