



**PEACE RIVER REGIONAL DISTRICT**

## PEACE RIVER REGIONAL DISTRICT ZONING BY-LAW NO. 1000, 1996

### **Text amendments:**

As amended by By-law:

By-law No. 1144, 1998;  
By-law No. 1177, 1998;  
By-law No. 1201, 1999;  
By-law No. 1385, 2002; and  
By-law No. 1414, 2002.

### **Map amendments:**

As amended by By-law:

By-law No. 1061, 1996 [replaced by By-law 1385, 2002];  
By-law No. 1112, 1997;  
By-law No. 1195, 1999;  
By-law No. 1232, 1999;  
By-law No. 1288, 2000;  
By-law No. 1298, 2000;  
By-law No. 1339, 2001;  
By-law No. 1385, 2002;  
By-law No. 1431, 2003; and  
By-law No. 1435, 2003.

**Consolidated May 2003,  
FOR CONVENIENCE ONLY**

**PEACE RIVER REGIONAL DISTRICT  
ZONING BY-LAW**

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# PEACE RIVER REGIONAL DISTRICT

## Zoning By-law No. 1000, 1996

AND WHEREAS the Regional Board may, by by-law, pursuant to Sections 963, 964, 968, and 989 of the Municipal Act, establish zoning and offstreet parking regulations;

AND WHEREAS the Board now wishes to replace the existing zoning bylaw cited as "Fort St. John Rural Area Zoning By-law No. 431, 1984";

AND WHEREAS the Board has consulted with the Electoral Area Representatives of the Regional District;

AND WHEREAS the Board has given the public adequate opportunity to examine and comment on the proposed "Peace River Regional District Zoning By-law";

AND WHEREAS the By-law has been referred to the District of Taylor, the City of Fort St. John, the District of Hudson's Hope and the Charlie Lake Local Community Commission for comment;

AND WHEREAS the By-law has been referred to the Treaty 8 Tribal Association, the Halfway River Band, the Blueberry River Band and the Doig River Band for comment;

NOW THEREFORE the Regional Board of the Peace River Regional District in open meeting assembled hereby enacts as follows:

### PART I - TITLE AND REPEAL

#### **SECTION 1 TITLE**

This By-law may be cited for all purposes as the "Peace River Regional District Zoning By-law No. 1000, 1996."

#### **SECTION 2 REPEAL**

"Peace River-Liard Regional District Zoning By-law No. 431, 1984" and all amendment by-laws thereto are hereby repealed.

### PART II - DEFINITIONS

#### **SECTION 3 DEFINITIONS**

In this By-law, unless the context otherwise requires:

##### **ABATTOIR**

means a building or structure specifically designed to accommodate the penning and slaughtering of animals and the preliminary processing of animal carcasses and may include the packing, treating, storing and sale of the product on the premises;

##### **ACCESSORY or ACCESSORY USE**

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

**Section 3 Definitions** continued

**AGRICULTURE**

means the growing, rearing, producing or harvesting of agricultural crops, poultry, fowl, livestock or game farm animals for commercial purposes, which requires large tracts of land. Without restricting the generality of the above, this includes but is not limited to the following:

- (a) the storage and processing of primary agricultural products which are harvested, reared, or produced by the farming operation;
- (b) the storage and repair of those farm machinery, implements, and supplies which are used by the individual farming operation; and
- (c) accessory retail sales of agricultural products.

This does not include the following:

- (d) intensive agriculture; and
- (e) limited agriculture;
- (f) intensive livestock operations.

**AISLE**

means an area used by registered motor vehicles for access to and from off-street parking spaces.

**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 during period of treatment and recovery;

**AQUIFER**

means a geological unit in which porous and pervable conditions exist and thus are capable of yielding usable amounts of potable water. Without restricting the generality of the above, this includes but is not limited to the following:

- (a) Canyon Spring
- (b) Vieau Spring
- (c) Watson Spring
- (d) Silver Spring
- (e) Fey Spring
- (f) Dana Spring
- (g) Lone Prairie Spring
- (h) East Pine Spring

**Section 3 Definitions** continued

**BED AND BREAKFAST**

means a home occupation that offers a maximum of three (3) bedrooms either daily, weekly or monthly, for rent to the travelling public, by the registered owner or owners of the dwelling. Subject to any agreement between the owner or owners of the dwelling and the user or users this may or may not include meals. The primary use of the dwelling is for the principal residence of the owner or owners;

**BOARD**

means the Peace River Regional District Board;

**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. Ownership of the campground may be either a public or private organization;

**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 and is operated by a public or private corporation;

**COMMUNITY SEWAGE SYSTEM**

means a system of sewage collection and disposal serving two or more parcels, which is owned, operated and maintained by the Peace River Regional District, an agency of government, or an Improvement District;

**CONVENIENCE STORE**

means a commercial building located within or outside of a settlement area or an urban area, where merchandise and foodstuffs are offered for retail sale.

**DERELICT VEHICLE**

means any vehicle pursuant to the Motor Vehicle Act and amendments thereto which is not licensed and which is not housed in a garage or carport.

**DISABLED or DISABLED PERSON**

means an individual with a severe and prolonged mental or physical impairment, that restricts activities of daily living and can reasonably be expected to last for a continuous period of at least 12 months, and that has been certified as such in prescribed form by a medical doctor, optometrist, or the provincial agency having authority;

**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 and occupied by one family;
- (b) Duplex dwelling, a building divided horizontally into two (2) separate dwelling units;
- (c) Semi-detached dwelling, generally attached by a common wall;
- (d) Multi-family dwelling, commonly referred to as row or townhouses;
- (e) Apartments, for rent to the public or for private uses.

**FARM BUILDING** [By-law No. 1177, 1998]

*means a building or part thereof which does not contain a residential occupancy and which is associated with and located on land devoted to the practice of farming, and used essentially for the housing of equipment or livestock, or the production, storage or processing of agricultural and horticultural produce or feeds.*

**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;

**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 which abuts a highway. Please see Parcel Definition Diagram No. 1 on Page 13 and Setback Definition Diagram No. 2 on page 14;

**FEED LOT**

means an enclosed area of land wherein livestock are maintained in close quarters, for the sole purposes of feeding such livestock;

**FLOODPLAIN**

means any lowland area which is susceptible to flooding from an adjacent watercourse. The floodplain consists of the floodway area and the flood fringe area. The floodway area is the area closest to the watercourse where floodwaters are or could be, the swiftest, deepest and may or could rise frequently or infrequently. Please see Floodplain Diagram No. 3, on page 15;

**Section 3 Definitions** continued

**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 which abuts a highway, and in respect of a corner parcel is the shortest parcel boundary abutting a highway. Please see Parcel Definition Diagram No. 1 on Page 13 and Setback Definition Diagram No. 2 on Page 14;

**GAS PROCESSING PLANT** [By-law No. 1385, 2002]

*means an industrial facility for the extraction from gas of hydrogen sulphide, carbon dioxide, helium, ethane, natural gas liquids or other substances, but does not include a Production Facility.*

**GRADE**

means the average level of ground adjoining the exterior walls of a building or structure, excluding localized depressions designed for vehicle or pedestrian entrances, calculated by averaging the level of ground at the mid point of each of the walls of the building;

**GUEST RANCH**

means living quarters, whether detached or attached to a main building, which may or may not contain cooking facilities, which are located on the same parcel of land as the Guest Lodge. These living quarters may be rented to the travelling public on a daily, weekly, or monthly basis.

**HEIGHT**

means the vertical distance from the grade to the highest point of a building or structure;

**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 OCCUPATION**

means an occupation or profession which may include 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 INDUSTRY**

means an occupation or profession, which 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;

**Section 3 Definitions** continued

**INTENSIVE AGRICULTURE**

means a commercial agricultural operation, other than an intensive livestock operation, which due to the nature of the operation requires smaller tracts of land. Without restricting the generality of the above, this includes but is not limited to the following:

- (a) nurseries;
- (b) greenhouse;
- (c) market gardens;
- (d) kennels;
- (e) sod farms;
- (f) tree farms; and
- (g) the keeping of bees.

**INTENSIVE LIVESTOCK OPERATION**

means the commercial rearing and feeding of livestock on a continuous basis, which due to the nature of the operation requires smaller tracts of land. Without restricting the generality of the above, this includes but is not limited to the following:

- (a) feed lots;
- (b) poultry and fowl raising;
- (c) fur farms;
- (d) dairies; and
- (e) swine raising.

**INTERIOR SIDE PARCEL LINE**

means a side parcel line which is not common to a highway other than a lane or walkway. Please see Parcel Definition Diagram No. 1 on Page 13 and Setback Definition Diagram No. 2 on Page 14;

**KENNEL**

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

**LAND TREATMENT FACILITY, COMMERCIAL** [By-law No. 1201, 1999]

means a facility *on a site greater than or equal to 4 hectares*, at which petroleum products, hydrocarbons or industrial by-products that contaminate soil, are either stored on site or are decomposed of by being spread onto the ground. (This area may or may not be enclosed by a berm, and it may include buildings and structures that are wholly incidental and subordinate to such an activity);

**LAND TREATMENT FACILITY, NON-COMMERCIAL** [By-law No. 1201, 1999]

*means an area less than 2 hectares at which soil or other materials contaminated with petroleum products or hydrocarbons are decomposed of by being composted or by similar disposal techniques.*

**Section 3 Definitions** continued

**LIMITED AGRICULTURE**

means a use providing for the growing, rearing, producing and harvesting of agricultural products for the personal use of the owner only. Without restricting the generality of the above, this includes but is not limited to the following:

- (a) nurseries;
- (b) greenhouses;
- (c) the keeping of pigeons;
- (d) the keeping of rabbits;
- (e) the keeping of poultry;
- (f) the keeping of doves;
- (g) the keeping of bees; and
- (h) other animals or birds of like kind.

**LIQUOR AGENCY STORE**

means a store licensed under the Liquor Control and Licensing Act, to sell alcohol and spirits to anyone over the age of nineteen (19);

**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;

**LIVESTOCK**

means horses, cattle, sheep, goats, reindeer, bison, swine, other hoofed animals commonly associated with farming activities or other type of game farm animals;

**MANUFACTURED HOME**

means any structure containing one single family dwelling, whether ordinarily equipped with wheels or not, that is designed, constructed, or manufactured to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, or other vehicles which are exempt from the provisions of the Manufactured Home Act;

**MANUFACTURED HOME PARK**

means three or more manufactured homes on a parcel of land, but does not include the storage of unoccupied manufactured homes on the parcel;

**NATURAL BOUNDARY**

means the visible high watermark of any river, stream, or other body of water, where the presence and action of the water are so common, usual, and long continued, in all ordinary years, as to mark upon the soil of the bed of the river, stream, or body of water a character distinct from that of the banks thereof with respect to vegetation and nature of the soil;

**Section 3 Definitions** continued

**NOXIOUS USE**

means the manufacturing, processing, storage, or any other commercial, industrial or public use activity which is known to emit smoke, dust, odour, contaminated surface runoff, or noise, that would be offensive to neighbouring residents;

**OIL AND GAS ACTIVITIES**

means any activity that assists in the production, storage, transmission, processing and exploration of either oil and gas. Without restricting the generality of the above this may include the following:

- (a) batteries;
- (b) oil treaters;
- (c) pumping stations;
- (d) compressor stations;
- (e) dehydrators;
- (f) gas inspection stations;
- (g) sulphur processing;
- (h) pipe lines; and
- (i) flow lines.
- (j) *land treatment sites, non-commercial* [BL# 1201, 1999]

**PARCEL**

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 professional or personal services are provided for gain 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;
- (c) tailor shops;
- (d) laundry;
- (e) dry-cleaning establishments; and
- (f) shoe repair shops.

**PIPELINE (OIL and GAS)** [By-law No. 1385, 2002]

*means a continuous conduit between two locations through which oil, gas, solids or water is transported under pressure, and includes all gathering and flow lines used in oil and gas fields to transmit oil and gas, all water injection pipes or other pipelines used to transmit water, all transmission lines used to transmit gas, from a company pipeline to the distribution system of a public utility or gas utility;*

**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.

**Section 3 Definitions** continued

**PRODUCTION FACILITIES (OIL and GAS)** [By-law No. 1385, 2002]

*includes a battery, oil treater, pumping station, compressor station, dehydrator, gas injection station, line heater, waste processing facility, water disposal facility, water injection station, or upon designation of an authorized BC Oil and Gas Commission employee, any other system of vessels and equipment designed to accommodate production or disposal of both production and disposal of well effluent products and by-products, but does not include a Gas Processing Plant.*

**PUBLIC USE**

means the use of land or lands, a building or buildings or facilities for the following purposes;

- (a) passive or active recreational activities;
- (b) educational activities;
- (c) health activities;
- (d) socio-welfare activities;
- (e) safety or emergency response activities;
- (f) or any public utilities; and
- (g) or any combination of the above.

**REAR PARCEL LINE**

means the boundary of a parcel which lies the most opposite to and is not connected to the front parcel line. Please see Parcel Definition Diagram No. 1 on Page 13 and Setback Definition Diagram No. 2 on Page 14;

**RECREATION VEHICLE**

means a vehicular, portable unit designed for travel, camping or recreational use;

**RELIGIOUS CENTRE**

means a building or structure dedicated to religious worship and may include such accessory uses as a daycare centre, a school of religious education, an assembly hall, a religious 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 may be eaten within or outside of 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;

**SECONDARY SUITE**

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

**Section 3 Definitions** continued

**SENIOR CITIZENS COMPLEX**

means any building or structure, which contains more than three (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 by-law between a building or structure and a specified parcel line. Please see Setback Diagram No. 2 on page 14;

**SERVICES**

means the provision of water, sewerage and utilities to a parcel of land;

**SIDE PARCEL LINE**

means a parcel line other than a front or rear parcel line. Please see Parcel Definition Diagram No. 1 on page 13 and Setback Definition Diagram No. 2 on Page 14;

**TEMPORARY ADDITIONAL DWELLING**

means a single family dwelling which is accessory to a single family dwelling on the same parcel, used solely as a residence for an owner's disabled family member or an owner's family member over sixty years of age;

**UTILITY**

means a system, work, building, plant, equipment or resource owned by a Municipality, Regional District, Improvement District, the Province of British Columbia, a public/private corporation or a registered Society or Association which provides services and facilities at regulated rates, including but not limited to natural gas distribution, electricity, sewerage, community waterworks, and telephone services;

**WATERBODY**

means any of the following:

- (a) the bed and shore of a lake, lagoon, swamp, marsh or any other natural body of water; or
- (b) a reservoir or other man-made surface feature, whether it contains water continuously or intermittently;

**WATERCOURSE**

means any of the following:

- (a) The bed and shore of a river, stream, creek or other natural body of water; or
- (b) a canal, ditch or other man-made surface feature whether or not it contains water continuously or intermittently.

Diagram No. 2  
Setback Definitions

Diagram No. 3  
Floodplain

## PART III - ADMINISTRATION

### **SECTION 4 APPLICATION**

This by-law applies to all of the land, surface of water, buildings and structures within the boundaries of Electoral Areas 'B' and 'C' within the Peace River Regional District.

### **SECTION 5 CONFORMITY**

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 by-law.

### **SECTION 6 NON-CONFORMING USES**

1. Non-conforming uses of land, buildings and structures, as well as siting, size or dimensions of buildings, structures, and off-street parking and loading spaces is governed by Section 970 of the Municipal Act.

### **SECTION 7 ADMINISTRATION**

1. The Administrator or such other persons appointed by the Board shall administer this by-law.
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 by-law 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 by-law or otherwise to contravene or fail to comply with this by-law.
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 by-law.

### **SECTION 9 PENALTY**

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

### **SECTION 10 SEVERABILITY**

If any section, subsection, sentence, clause, phrase or map of this by-law 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 by-law.

## **SECTION 11 BY-LAW AMENDMENT PROCESS**

1. An application for rezoning shall be treated as an application to amend this by-law.
2. Any person applying to have this by-law amended shall apply in writing to the Peace River Regional District, describing the proposed change and providing reasons in support of the application. In addition, if the application is for any amendment to an Official Zoning Map, it 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.
3. Every application for rezoning shall be accompanied by a fee as prescribed in Schedule 'E' of By-law 579, 1988.
4. No application for amendment to this by-law shall be considered again by the Board when the requested change has been denied within the past six (6) months.

## **SECTION 12 METRIC UNITS**

Metric Units are used for all measurements in this by-law. 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 by-law.

## **PART IV GENERAL REGULATIONS**

### **SECTION 13 APPLICATION OF GENERAL REGULATIONS**

1. Except as otherwise stated in this by-law, Sections 13 to 32 apply to all zones established under this by-law.
2. Notwithstanding Section 13(1) nothing shall be permitted which is an annoyance or nuisance to any person who contends that their interest in their property is affected. This includes the following:
  - (a) surrounding residents; and
  - (b) the general public.

by the reason of unsightliness, the emission of odours, dust, noise, smoke or electrical interference excluding agriculture uses.

### **SECTION 14 ACCESSORY BUILDINGS - PROXIMITY TO PRINCIPAL USE**

1. No accessory building or accessory structure shall be located within three (3) metres of any principal building on the same parcel.
2. A Development Variance Permit may be issued upon application by the Owner, or their Agent.
3. Notwithstanding the minimum setback requirements of Sections 35 through 50 of this By-law, if the Ministry of Transportation and Highways requirements exceed the Peace River Regional District requirements then the Ministry's requirements will apply.

**SECTION 14A      ACCESSORY BUILDINGS FLOOR AREA** [By-law No. 1177, 1998]

1. This Section shall apply only to the following zones of this By-law:
  - a) Section 38                      R-1    (Residential 1 Zone)
  - b) Section 39                      R-2    (Residential 2 Zone)
  - c) Section 40                      R-3    (Residential 3 Zone)
  - d) Section 41                      R-4    (Residential 4 Zone)
  
2. The combined floor area of all accessory buildings shall not have a floor area greater than that established in the following Table in which Column I sets out *parcel size* and Column II sets out the *maximum accessory building floor area*:

Column I	Column II
Parcel Size	Maximum Accessory Building Floor Area
less than or equal to <b>0.2 ha</b> (½ acre)	<b>100 sq. meters</b> (± 1076 sq. ft)
greater than <b>0.2 ha</b> (½ acres) but less than or equal to <b>2 ha</b> (5 acres)	<b>177 sq. meters</b> (± 1900 sq. ft)
greater than <b>2 ha</b> (5 acres) but less than or equal to <b>4 ha</b> (10 acres)	<b>225 sq. meters</b> (± 2400 sq. ft)
greater than <b>4 ha</b> (10 acres)	<b>300 sq. meters</b> (± 3200 sq. ft)

3. Notwithstanding subsection 2. the following are excluded from the combined floor area of all accessory buildings:
  - (a) farm buildings on land designated in the *Agricultural Land Reserve*;
  - (b) undersized buildings which are exempt from the BC Building Code."

**SECTION 15 AGRICULTURAL LAND RESERVE**

1. Notwithstanding any regulations contained in this by-law, land located within the provincial "Agricultural Land Reserve", pursuant to the Agricultural Land Commission Act or regulations made thereunder, shall be subject to the orders of the Provincial Agricultural Land Commission.
  
2. For land located within the Agricultural Land Reserve, this by-law is binding only insofar as it is not contrary to the Agricultural Land Commission Act, regulations made thereunder, and orders of the Provincial Agricultural Land Commission.

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

1. Refer to Section 734(2) through 734(7) of the B.C. Municipal Act.

**SECTION 17 GARAGES ATTACHED TO A PRINCIPAL BUILDING**

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

## **SECTION 18 HEIGHT EXCEPTIONS**

No building, structure or structural feature shall exceed the height limitations set out in Part VI of this by-law except:

- (a) flag poles;
- (b) monuments;
- (c) chimneys;
- (d) communication towers, antennas or masts for the reception of communication signals;
- (e) silos; and
- (f) windmills.

## **SECTION 19 HOME OCCUPATIONS**

Home occupations shall comply with all of the following regulations:

- (a) No home occupation shall involve noxious uses or utilize material or products that produce inflammable or explosive vapours or gases; and
- (b) There shall be no external display or advertisement other than a sign which shall not exceed one (1) square metre in area;
- (c) A maximum of two persons may be employed in a home occupation who are not residents on the parcel upon which the home occupation is taking place; and
- (d) A home occupation shall be conducted entirely within a dwelling or within a building accessory to a dwelling; and
- (e) No outdoor storage of materials, containers, or finished products shall be permitted.

## **SECTION 20 HOME INDUSTRIES**

Home industries shall comply with all of the following regulations:

- (a) No home industry shall involve noxious uses or utilize material or products that produce inflammable or explosive vapours or gases; and
- (b) There shall be no external display or advertisement other than a sign which shall not exceed one (1) square metre 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; and
- (d) No home industry shall have an outdoor storage yard greater than ten percent (10%) of the area of the parcel or greater than 1 hectare, whichever is less.

## **SECTION 21 MANUFACTURED HOME PARKS**

Manufactured home parks shall be subject to "Peace River Regional District Manufactured Home Park By-law No. 816, 1992".

## **SECTION 22 MINIMUM PARCEL SIZE EXCEPTIONS**

1. Subject to the Local Services Act, there shall be no minimum parcel size requirements for any of the following uses:
  - (a) public uses and utilities;
  - (b) ecological reserves;
  - (c) fish and wildlife habitat areas;
  - (d) watershed protection and erosion control areas;
  - (e) solid waste transfer stations;
  - (f) archaeological and heritage sites;
  - (g) a parcel used for oil and gas activities;
  - (h) parcels divided by a railway right-of-way, highway right-of-way, or watercourse, provided that the parcel is subdivided along any such railway right-of-way, highway right-of-way or watercourse.

## **SECTION 23 OFFSTREET LOADING**

1. Each offstreet loading space shall **not** be smaller than three point seven (3.7) metres in width by nine (9) metres in length with three point seven (3.7) metres of vertical clearance.
2. Each offstreet loading space shall have at all times access to an aisle which intersects with a highway.
3. Required offstreet loading spaces shall be located on the same parcel as the use, building or structure they serve.
4. Offstreet loading areas, as required by this by-law, shall not be credited against the requirement for offstreet parking.

## **SECTION 24 OFFSTREET PARKING**

1. Offstreet parking spaces shall be provided in accordance with the provisions of Section 24 of this By-law. Notwithstanding this provision, wherever the Ministry of Transportation and Highways standards are more stringent, the Ministry's standards will apply.
2. Each offstreet parking space shall be not less than three (3) metres wide and six (6) metres long, and have a vertical clearance of not less than two point two (2.2) metres.
3. Where the calculation of the number of offstreet parking spaces in Section 24(9) results in a fraction, one parking space shall be provided in respect of the fraction.

4. Where seating accommodation is the basis for the calculation of the number of parking spaces under section 26(8) and the building or use consists of benches, pews, booths, or similar seating accommodation, each zero point five (0.5) metre of width of such seating shall be deemed to be one seat.
5. Each offstreet parking space shall have at all times access to an aisle which intersects with a highway.
6. Required offstreet parking areas to accommodate three (3) or more vehicles shall include a parking space for a disabled person. The number of additional spaces for disabled people will be negotiated between the developer and the Regional District.
7. Offstreet parking areas, as required by this by-law, shall not be credited against the requirement for offstreet loading.
8. All aisles are to be located adjacent to the rear parcel line.
9. Offstreet parking spaces for each building, structure and use permitted shall be provided in accordance with the following table:

**Table 1**

<b>Class of Building/Use</b>	<b>Required Number of Spaces</b>
Animal hospital:	1 space per 2 employees plus 3 spaces per veterinarian.
Auction market:	1 space per 10 square metres of auction floor area.
Automobile parts supply:	1 space per 15 square metres of floor area, including outdoor sales area.
Automobile sales, rentals, service and repair, outdoor including automobiles, recreational vehicles and boats:	1 space per 100 square metres of floor area, and sales and storage area.
Automobile service station:	1 space per two employees on duty plus 2 spaces per service bay.
Bed and breakfast accommodation:	1 space for each bedroom used for the Bed and Breakfast accommodation.
Building material supply:	1 space per 2 employees plus 1 space per 185 square metres of covered sales and storage area.
Bulk fuel sales:	1 space per 15 square metres of floor area.
Campground:	1 space per camping space plus 2 spaces.
Car wash:	1 space per bay.

**Table 1**  
- continued -

<b>Class of Building/Use</b>	<b>Required Number of Spaces</b>
Community centre, club, lodge:	1 space per 4 seats or 1 space per 35 square metres of floor area.
Contractors shop, yard:	1 space per 50 square metres of floor area.
Convenience store:	1 space per 15 square metres of retail sales portion of floor area.
Day care centre:	2 spaces per employee.
Dwelling:	2 spaces per dwelling.
Equestrian centre:	2 spaces per employee.
Farm machinery sales, service, repair:	1 space per 100 square metres of floor area, including covered sales and storage areas, plus 1 space per service bay.
Fire hall:	5 spaces.
Fuel sales: bulk or key lock installations:	1 space per 15 square metres of floor area
Golf course:	75 spaces per 9 holes.
Guest ranch:	1 space per guest cabin or unit.
Home occupation, home industry:	1 space per 40 square metres floor area.
Hospital:	1 space per 5 beds.
Hotel, motel:	1 space per room plus 1 space per 3 seats in a bar or restaurant.
Institutional camp:	1 space per picnic area.
Kennel:	1 space per five kennels.
Library:	1 space per 15 square metres floor area.
Machine, welding, woodworking shop:	1 space per 100 square metres of floor area.
Manufactured home park:	2 spaces per 1 manufactured home space or pad.
Manufacturing, fabricating, processing facility:	1 space per 2 employees.

**Table 1**  
- continued -

<b>Class of Building/Use</b>	<b>Required Number of Spaces</b>
Marina, resort:	1 space per 2 boat spaces or 1 space per picnic area.
Meat cutting and packing establishment:	1 space per 50 square metres of floor area.
Medical clinic, dental clinic:	5 spaces per doctor or dentist.
Museum:	1 space per 15 square metres floor area.
Nursery:	1 space per 15 square metres of retail sales portion of floor area.
Office:	1 space per 35 square metres of floor area.
Personal service establishment:	1 space per 20 square metres of floor area.
Post Office:	1 space per 2 employees.
Printing and publishing establishment:	1 space per employee plus three spaces.
Public house (liquor licensed premises):	1 space per 4 seats.
Recreation facility:	1 space per 10 square metres of ice, pool, or game area.
Religious centre, without any accessory uses:	1 space per 4 seats.
Restaurant (non-licensed):	1 space per 3 seats.
Retail store:	1 space per 15 square metres of floor area.
Salvage operation:	1 space per 50 square metres of area covered by the salvage operation.
School, elementary:	1 space per employee plus 1 space per ten students.
School, secondary, post secondary:	1 space per employee plus 1 space per 5 students.
Secondary suite:	1 space.
Shopping centre:	1 space per 20 square metres floor area.

**Table 1**  
- continued -

<b>Class of Building/Use</b>	<b>Required Number of Spaces</b>
------------------------------	----------------------------------

Storage, warehousing, freight facility:	1 space per 100 square metres of floor area, including outdoor sales and storage areas.
Transportation depot:	1 space per 20 square metres of waiting room area plus 1 space per 2 employees.
Wholesale establishment:	1 space per 2 employees.

## **SECTION 25 PARCEL LINE REALIGNMENTS**

Notwithstanding a minimum parcel size specified in this by-law, a subdivision for the purpose of re-aligning parcel boundaries may be permitted providing that the intent and land uses of the parcels have not changed and the number of parcels comprising the lands included in the subdivision application is not increased.

## **SECTION 26 PERMITTED USE EXCEPTIONS**

Notwithstanding Part VI of this by-law, the following uses are permitted in all zones, except for the Land Farm Treatment Zone:

- (a) public uses and utilities;
- (b) ecological reserves;
- (c) fish and wildlife habitat;
- (d) watershed protection and erosion control;
- (e) solid waste transfer stations;
- (f) archaeological and heritage sites; and
- (g) related accessory uses specified in clause (a) through (f).

## **SECTION 27 SECONDARY SUITES**

Notwithstanding the regulations set out in Part VI of this by-law, 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 by-law requirements, including approval from the Ministry of Health for the proposed means of sewage disposal;
- (b) the secondary suite shall not exceed seventy five (75) square metres or forty (40) percent of the area of the principal single family dwelling; and
- (c) No more than one secondary suite shall be located on a parcel.

## **SECTION 28 SETBACK AREA EXCEPTIONS**

Notwithstanding Section 35 through to Section 50 of this by-law 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 one (1) metre into the setback area;

- (b) signs;
- (c) open porches or canopies over entrances to buildings, provided such projections do not extend more than one point five (1.5) metres into the setback area;
- (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 (1) metre into the setback area;
- (f) a fire escape, provided that the fire escape does not extend more than one (1) metre into the setback area;
- (g) a display yard, storage yard, parking spaces or loading spaces, provided that the display yard, storage yard, parking space or loading space is not located within one (1) metre of any parcel boundary;
- (h) fences;
- (i) a fuel service pump or pump island; or
- (j) an arbour, trellis, fish pond, ornament, monument, silo, or flag pole.

### **SECTION 29 SMALL PARCEL SUBDIVISION**

Whereby a provision of this by-law permits the creation of a parcel below 1.8 hectares (4.5 acres), that subdivision shall be subject to the provisions of the Local Services Act Subdivision Regulations 262/70 and the Health Act Sewage Disposal Regulation 411/85, and which are hereby incorporated by reference as requirements under this by-law.

### **SECTION 30 STORAGE**

In all zones, except as provided for in the Industrial-1 (I-2) or Industrial-2 (I-2) 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 31 STRATA PARCELS SITING REQUIREMENTS**

1. Interior side parcel line setbacks required by this by-law shall not apply to a strata parcel under a registered 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 by-law applies to bare land strata parcels.

**SECTION 32 TEMPORARY ADDITIONAL DWELLING**

Notwithstanding the regulations set out in Part VI of this by-law, a temporary additional dwelling is permitted on every parcel where a single family dwelling is permitted, subject to the following conditions:

- (a) The occupant(s) of the temporary additional dwelling must be:
  - i) 60 years of age or more; or
  - ii) a disabled person.
- (b) A temporary additional dwelling shall be moveable and shall not be sited on a permanent foundation;
- (c) The floor area of the temporary additional dwelling shall not exceed the floor space of a single family dwelling on the parcel;
- (d) The temporary additional dwelling shall not be located on that portion of the parcel that lies between the principal single family dwelling and the front parcel line;
- (e) A temporary additional dwelling shall comply with all statutory and by-law requirements, including approval from the Ministry of Health for the proposed means of sewage disposal;
- (f) The owner of a parcel on which a temporary additional dwelling is located shall upon first use of the temporary additional dwelling, and prior to each anniversary of the date of first use of the temporary additional dwelling, submit his or her sworn affidavit to the Administrator, confirming that the use of the temporary additional dwelling is in full compliance with this section; and
- (g) No more than one temporary additional dwelling shall be located on a parcel.

## PART V CREATION OF ZONES

### **SECTION 33 DEFINITIONS OF ZONES**

The North Peace Rural Area as defined in Schedule "A" is divided into zones. The name of each zone created by this by-law is set out in Column 1, while the description found in Column 2 is for convenience only.

<u>Column 1</u>	<u>Column 2</u>
A-1	"Small Agricultural Holdings Zone"
A-2	"Large Agricultural Holdings Zone"
CF	"Communal Farm Zone"
R-1	"Residential-1 Zone"
R-2	"Residential-2 Zone"
R-3	"Residential-3 Zone"
R-4	"Residential-4 Zone"
MH	"Manufactured Home Park Zone"
NC	"Neighbourhood Commercial Zone"
HC	"Highway Commercial Zone"
RC	"Regional Commercial Zone"
I-1	"Light Industrial Zone"
I-2	"General Industrial Zone"
AP	"Airport Industrial Zone"
LF	"Landfarm Treatment Zone"
P	"Public Zone"

### **SECTION 34 LOCATIONS OF ZONES**

1. The location of each zone is defined on "Schedule A" entitled "Official Zoning Maps" of Zoning By-law No. 1000, 1996.
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 35 A-1 (Small Agricultural Holdings Zone)

#### Permitted Uses

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an A-1 zone:
  - (a) agriculture;
  - (b) oil and gas activities;
  - (c) wood harvesting and forestry;
  - (d) equestrian centre;
  - (e) gravel extraction and processing;
  - (f) kennel;
  - (g) dwelling units;
  - (h) limited agriculture; and
  - (i) intensive agriculture.

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

- (j) bed and breakfast accommodation;
- (k) home occupation or home industry;
- (l) guest ranches;
- (m) recreational uses;
- (n) private aircraft landing strips;

#### Regulations

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

##### Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).

##### Number and type of Dwelling Units

- (b) A maximum of one single family detached dwelling is permitted.

#### Regulations

##### Setbacks

- (c) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

##### Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 36      A-2 (Large Agricultural Holdings Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an A-2 zone:
  - (a) agriculture;
  - (b) oil and gas activities;
  - (c) temporary worker camps of not more than 30 people;
  - (d) wood harvesting and forestry;
  - (e) trapping, hunting, guiding, outfitting establishments;
  - (f) guest ranch;
  - (g) airstrip;
  - (h) equestrian centre
  - (i) gymkhana grounds;
  - (j) gravel extraction and processing;
  - (k) kennel;
  - (l) dwelling unit or dwelling units;
  - (m) limited agriculture;
  - (n) intensive agriculture;
  - (o) intensive livestock operations;

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

- (p) bed and breakfast accommodation;
- (q) home occupation or home industry; and
- (r) private aircraft landing strips.

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres).

#### Number and type of Dwelling Units

- (b) No more than two single detached family dwellings or a semi-detached dwelling shall be permitted, but not both.

### **Regulations**

#### Setbacks

- (c) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Additional requirements

See Sections 13 - 32 of this by-law.

#### Additional Uses [By-law No. 1414, 2002]

- (d) *the following additional uses are permitted on land legally described as:*
  - District Lot 2199, except Plan 31513, PRD*
  - (i) *campground; and*
  - (ii) *convenience store.*

## **SECTION 37      C-F (Communal Farm Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an C-F zone:

- (a) agriculture;

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

- (b) religious centres;
- (c) bed and breakfast accommodations;
- (d) home occupation and home industry;
- (e) wood harvesting and forestry;
- (f) limited agriculture;
- (g) intensive agriculture;
- (h) intensive livestock operations;
- (i) educational facilities; and
- (j) related accessory buildings for any of the above.

### **Regulations**

2. On a parcel located in an C-F zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres).

#### Setbacks

- (b) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 38 R-1 (Residential 1 Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an R-1 zone:
  - (a) dwelling unit;
  - (b) daycare centres;
  - (c) public parks, playgrounds and tot lots; and
  - (d) accessory buildings. [By-law No. 1177, 1998]

Permitted accessory uses on any parcel includes the following:

- (e) bed and breakfast accommodation;
- (f) home occupation; and
- (g) limited agriculture.

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 1000 sq. metres (0.25 acre) when the parcel is connected to a community sewage system.

#### Number and type of Dwelling Unit

- (c) A maximum of one single detached family dwelling is permitted.

#### Height

- (d) No building or structure shall exceed ten (10) metres in height.

#### Setbacks

- (e) Except as otherwise specifically permitted in this by-law, no building or structure other than an accessory building or accessory structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.
- (f) Except as otherwise specifically permitted in this by-law, no accessory building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 3 metres (10 ft) of a rear parcel line.

#### Accessory Buildings [By-law No. 1177, 1998]

See Section 14A of this by-law for **Accessory Building Floor Area**.

#### Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 39 R-2 (Residential 2 Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an R-2 zone:
  - (a) dwelling unit;
  - (b) day care centres;
  - (c) public parks, playgrounds and tot lots; and
  - (d) accessory buildings. [By-law No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (e) bed and breakfast accommodation;
- (f) home occupation or home industry; and
- (g) limited agriculture.

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 0.4 hectare (1 acre) when the parcel or parcels are connected to a community sewage system.

#### Number and type of Dwelling Units

- (c) A maximum of one single family detached dwelling is permitted.

#### Height

- (d) No building or structure shall exceed ten (10) metres in height.

#### Setbacks

- (e) Except as otherwise specifically permitted in this by-law, no building or structure other than an accessory building or accessory structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.
- (f) Except as otherwise specifically permitted in this by-law, no accessory building or accessory structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 3 metres (10 ft) of a rear parcel line.

#### Accessory Buildings [By-law No. 1177, 1998]

See Section 14A of this by-law for **Accessory Building Floor Area**.

#### Additional Requirements

See Sections 13 - 32 of this by-law.

## **SECTION 40      R-3 (Residential 3 Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an R-3 zone:

- (a) dwelling unit or dwelling units;
- (b) kennels;
- (c) equestrian centre;
- (d) public parks, playgrounds and tot lots;
- (e) religious centres;
- (f) community halls;
- (g) day care centres; and
- (h) accessory buildings. [By-law No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (i) bed and breakfast accommodation;
- (j) home occupation or home industry; and
- (k) limited agriculture.

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 4.0 hectare (10 acres).

#### Number and type of Dwelling Units

- (b) Any of the following:
  - i) one single family detached dwelling;
  - ii) one semi-detached dwelling;
  - iii) four multi-family dwellings;
  - iv) one duplex dwelling.

#### Height

- (c) No building or structure shall exceed ten (10) metres in height.

**SECTION 40      R-3 (Residential 3 Zone) continued**

Setbacks

- (d) Except as otherwise specifically permitted in this by-law, no building or structure other than an accessory building or accessory structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.
  
- (e) Except as otherwise specifically permitted in this by-law, no accessory building or accessory structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 3 metres (10 ft) of a rear parcel line.

Accessory Buildings [By-law No. 1177, 1998]

See Section 14A of this by-law for **Accessory Building Floor Area**.

Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 41 R-4 (Residential 4 Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in a R-4 zone:
  - (a) dwelling unit or units;
  - (b) kennels;
  - (c) equestrian centre;
  - (d) gymkhana grounds;
  - (e) intensive agriculture;
  - (f) limited agriculture; and
  - (g) accessory buildings. [By-law No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (h) bed and breakfast accommodation; and
- (i) home occupation or home industry.

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 8.0 hectares (20 acres).

#### Number and type of Dwelling Units

- (b) Any of the following:
  - i) one single family detached dwelling;
  - ii) one semi-detached dwelling;
  - iii) one apartment dwelling, containing up to 100 dwelling units;
  - iv) eight multi-family dwellings;
  - v) two duplex dwellings.

#### Height

- (c) Except for an apartment building, no building or structure shall exceed eight (8) metres in height.

#### Setbacks

- (d) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Accessory Buildings [By-law No. 1177, 1998]

See Section 14A of this by-law for **Accessory Building Floor Area**.

#### Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 42 MH (Manufactured Home Park Zone)**

## Permitted Uses

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an MH-1 zone:
  - (a) manufactured home park;
  - (b) campground;

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

- (c) recreation facilities;
- (d) laundry facilities;
- (e) dwelling unit; and
- (f) home occupation.

## Regulations

2. On a parcel located in an MH zone:

### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

### Number and type of Dwelling Unit

- (b) A maximum of one single family detached dwelling, accessory to a manufactured home park, is permitted.

### Height

- (c) No building or structure shall exceed ten (10) metres in height.

### Setbacks

- (d) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 5 metres (17 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 5 metres (17 ft) of a rear parcel line.

### Accessory Buildings

- (e) No accessory building shall have a floor area greater than 150 square metres (1614 sq.ft.).

### Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 43 NC (Neighbourhood Commercial Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in a NC zone:
  - (a) convenience store, including gas bar;
  - (b) restaurants;

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

- (c) dwelling unit in conjunction with a convenience store or restaurant; and
- (d) limited agriculture.

### **Regulations**

2. On a parcel located in a NC zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 1000 sq. metres (0.25 acres) when the parcel is connected to a community sewage system.

#### Number and type of Dwelling Unit

- (c) A maximum of one single family detached dwelling unit or one private apartment unit contained within the above mentioned commercial activities, is permitted, but not both.

#### Height

- (d) No building or structure shall exceed ten (10) metres in height.

#### Setbacks

- (e) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

**SECTION 43 NC (Neighbourhood Commercial Zone)** continued

**Regulations** continued

Accessory Buildings, except dwellings

- (g) No accessory building shall have a floor area greater than 75 square metres (807 sq.ft.).

Dwelling Unit Sizes

- (h) Notwithstanding any other regulation in this by-law no dwelling unit in this zone shall have a floor area greater than that described in the following table:

<u>Parcel Size</u>	<u>Maximum Floor Area</u>
less than 0.1 hectare:	100 square metres (1076 sq.ft.)
greater than 0.1 hectare:	300 square metres (3229 sq.ft.)

Additional requirements

See Sections 13 - 32 of this by-law.

**SECTION 44 HC (Highway Commercial Zone)** [By-law No. 1144, 1998]

**Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in a HC zone:
  - (a) hotel, motel;
  - (b) restaurant;
  - (c) automobile parts supply, service station;
  - (d) convenience store including gas bar;
  - (e) car wash establishment;
  - (f) commercial nursery;
  - (g) campground;
  - (h) religious centre;
  - (i) retail sales establishment;
  - (j) personal service establishment;
  - (k) kennels;
  - (l) liquor licensed premises;
  - (m) animal hospital;
  - (n) liquor agency store;
  - (o) a dwelling unit;
  - (p) bed and breakfast accommodations;
  - (q) home occupation; and
  - (r) *home industry*.

**Regulations**

2. On a parcel located in a HC zone:

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 1000 sq. metres (0.25 acres) when the parcel is connected to a community sewage system.

Number and type of Dwelling Unit

- (c) A maximum of one single family detached dwelling unit or one private apartment unit contained within the above mentioned commercial activities is permitted, but not both.

Height

- (d) No building or structure shall exceed ten (10) metres in height.

**SECTION 44 HC (Highway Commercial Zone)** continued

**Regulations** continued

Setbacks

- (e) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

Accessory Buildings except Dwelling Units

- (f) No accessory building shall have a floor area greater than 75 square metres (807 sq.ft.).

Dwelling Unit Sizes

- (g) Notwithstanding any other regulation in this by-law no dwelling unit in this zone shall have a floor area greater than that described in the following table:

<u>Parcel Size</u>	<u>Maximum Floor Area</u>
less than 0.1 hectare:	100 square metres (1076 sq.ft.)
greater than 0.1 hectare:	300 square metres (3229 sq.ft.)

Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 45 RC (Regional Commercial Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in a RC zone:
  - (a) wholesale establishments;
  - (b) commercial nursery;
  - (c) restaurant;
  - (d) service stations, fuel sales;
  - (e) retail sales of building materials;
  - (f) meat cutting and packing, excluding abattoirs;
  - (g) commercial recreation facilities;
  - (h) equestrian centre;
  - (i) campgrounds;
  - (j) golf courses;
  - (k) marina and float plane berths;
  - (l) resorts;
  - (m) private clubs and lodges;
  - (n) liquor licensed premises;
  - (o) liquor agency store;

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

- (p) a dwelling unit above or located near the permitted uses;
- (q) bed and breakfast accommodation; and
- (r) home occupation.

### **Regulations**

2. On a parcel located in a RC zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares. (4.5 acres).

#### Number and type of Dwelling Unit

- (b) One singly family detached dwelling unit or one private apartment contained within the above mentioned commercial activity is permitted, but not both.

#### Setbacks

- (c) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

**SECTION 45 RC (Regional Commercial Zone)** continued

Accessory Buildings except Dwelling Units

- (d) No accessory building shall have a floor area greater than 75 square metres (807 sq.ft.).

Dwelling Unit Sizes

- (e) Notwithstanding any other regulation in this by-law no dwelling unit in this zone shall have a floor area greater than that described in the following table:

<u>Parcel Size</u>	<u>Maximum Floor Area</u>
less than 0.1 hectare:	100 square metres (1076 sq.ft.)
greater than 0.1 hectare:	300 square metres (3229 sq.ft.)

Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 46 I-1 (Light Industrial Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an I-1 zone:
  - (a) restaurant
  - (b) car wash establishment
  - (c) automobile service station;
  - (d) sales, rentals, servicing, and repairs of automobiles, recreational vehicles, mobile homes, automotive parts, machinery, farm machinery, and boats;
  - (e) meat cutting and packing, excluding abattoirs;
  - (f) auction market, excluding the sales of animals;
  - (g) contractors shop and storage yard for trade, trucking, construction and oil field service.
  - (h) warehousing, cartage, express and freight facilities;
  - (i) building material supply;
  - (j) transportation depots, including taxi dispatch office;
  - (k) public utility offices, including works yard and substation;
  - (l) fuel sales;
  - (m) wholesale establishment;
  - (n) machine shop, welding shop, woodworking shop;
  - (o) personal service establishment;
  - (p) commercial nursery;
  - (q) oil and gas pumping station;
  - (r) gravel extraction and processing facilities, including screening and asphalt plants;
  - (s) printing and publishing establishment;
  - (t) animal hospital;
  - (u) agriculture;

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

- (v) a dwelling unit.

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

#### Number and type of Dwelling Unit

- (b) A maximum of one single family detached dwelling unit is permitted.

#### Height

- (c) No building or structure shall exceed ten (10) metres in height.

**SECTION 46 I-1 (Light Industrial Zone)** continued

Setbacks

- (d) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

Accessory Buildings

- (e) No accessory building shall have a floor area greater than 300 square metres (3229 sq.ft.).

Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 47      I-2 (General Industrial Zone)**

### Permitted Uses

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an I-2 zone:
  - (a) manufacturing, fabricating, and processing facility;
  - (b) auction market, including the sales of animals;
  - (c) storage, warehousing, cartage, express and freight facilities;
  - (d) abattoir;
  - (e) oil and gas activities;
  - (f) salvage yard;
  - (g) gravel extraction and processing facilities and screening and asphalt plants;
  - (h) machine shop, welding shop, woodworking shop;
  - (i) mining;

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

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

### **Regulations**

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

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

#### Setbacks

- (b) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Additional requirements

- (c) All outdoor storage yards shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres in height; and
- (d) See Sections 13 - 32 of this by-law.

**SECTION 47-2 I-4 (Oil and Gas Production Zone)** [By-law No. 1385, 2002]

**Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in an I-4 zone:

- (a) Oil and gas wells, pipelines, production facilities;
- (b) Land Treatment Facility, non-commercial;

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

- (c) Accessory buildings and accessory structures .

**Regulations**

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

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 ha (4.5 acres).

Setbacks

- (b) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 7 metres (23 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line;
  - (iv) 7 metres (23 ft) of a rear parcel line.

Additional Uses

- (c) The following additional uses are permitted on lands legally described as: Block B, Lot 7 and Block A, Lot 8, Township 88, Range 20, W6M
  - i) Agriculture
  - ii) Solid waste disposal site

Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 48 AP (Airport Industrial Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, 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 and aircraft runways;
  - (e) manufacturing, fabricating and processing facilities;
  - (f) machine shop;
  - (g) automotive race tracks;

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 AP zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

#### Setbacks

- (b) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.
- (c) Setbacks from runways are subject to the Aeronautics Act of Canada.

#### Additional requirements

See Sections 13 - 32 of this by-law.

## **SECTION 49 LF (Land Farm Treatment Zone)**

### **Permitted Uses**

1. The following use and no other is permitted in an LF zone:
  - (a) land treatment facility, commercial; [By-law No. 1201, 1999]

Permitted accessory uses on any parcel include the following:

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

### **Regulations**

2. On a parcel located in an LF zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 4 hectares (10 acres).

#### Setbacks

- (b) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Storage

- (c) There shall be no storage of junk, scrap or salvage;

#### Additional requirements

- (d) All outdoor storage yards shall be screened by a solid fence or a landscaped berm that shall be not less than 2.4 metres in height; and
- (e) See Sections 13 - 32 of this by-law.

## **SECTION 50 P (Public Use Zone)**

### **Permitted Uses**

1. Subject to Section 26 of this by-law, the following uses and no others are permitted in a P zone:
  - (a) library;
  - (b) museum;
  - (c) cemetery;
  - (d) fire hall;
  - (e) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
  - (f) police station;
  - (g) post office;
  - (h) religious centre;
  - (i) communications equipment and installations;
  - (j) community centre or community halls;
  - (k) institutional camp;
  - (l) recreation facilities;
  - (m) public uses;
  - (n) open space passive recreational areas;
  - (o) open green spaces;
  - (p) municipal or local government buildings;
  - (q) educational facilities;
  - (r) senior citizen complexes;
  - (s) liquor licensed premises;
  - (t) model forests;

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

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

### **Regulations**

2. On a parcel located in a P zone:

#### Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no community sewage system;
- (b) The minimum parcel size is 1000 sq. metres (0.25 acre) when the parcel or parcels are connected to a community sewage system.

#### Height

- (c) No building or structure shall exceed twenty (20) metres in height, except firehalls.

#### Setbacks

- (d) Except as otherwise specifically permitted in this by-law, no building or structure shall be located within:
  - (i) 7 metres (23 ft) of a front parcel line;
  - (ii) 3 metres (10 ft) of an interior side parcel line;
  - (iii) 5 metres (17 ft) of an exterior side parcel line; or
  - (iv) 7 metres (23 ft) of a rear parcel line.

#### Additional requirements

See Sections 13 - 32 of this by-law.

