



PEACE RIVER REGIONAL DISTRICT

PEACE RIVER REGIONAL DISTRICT Zoning By-Law No. 1343, 2001

Text amendments:
As amended by:

By-law No. 1377, 2001;
By-law No. 1436, 2003;
By-law No. 1456, 2003;
By-law No. 1470, 2003;
By-law No. 1502, 2004;
By-law No. 1503, 2005;
By-law No. 1567, 2005;
By-law No. 1595, 2005;
By-law No. 1713, 2007;
By-law No. 1734, 2007;
By-law No. 1739, 2007;
By-law No. 1786, 2008;
By-law No. 1805, 2008;
By-law No. 1829, 2008;
By-law No. 1839, 2009; and
By-law No. 1869, 2009.

Consolidated November 2009,
FOR CONVENIENCE ONLY



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Map amendments:

As amended by:

By-law No. 1297, 2000;	By-law No. 1548, 2005;	By-law No. 1690, 2006;
By-law No. 1982, 2000;	By-law No. 1557, 2005;	By-law No. 1692, 2006;
By-law No. 1313, 2000;	By-law No. 1560, 2005;	By-law No. 1696, 2007;
By-law No. 1348, 2001;	By-law No. 1561, 2005;	By-law No. 1699, 2007;
By-law No. 1355, 2001;	By-law No. 1569, 2005;	By-law No. 1703, 2007;
By-law No. 1365, 2001;	By-law No. 1575, 2005;	By-law No. 1714, 2007;
By-law No. 1377, 2001;	By-law No. 1578, 2005;	By-law No. 1715, 2007;
By-law No. 1384, 2001;	By-law No. 1580, 2005;	By-law No. 1717, 2007;
By-law No. 1387, 2001;	By-law No. 1582, 2005;	By-law No. 1719, 2007;
By-law No. 1388, 2001;	By-law No. 1584, 2005;	By-law No. 1722, 2007;
By-law No. 1390, 2001;	By-law No. 1586, 2005;	By-law No. 1726, 2007;
By-law No. 1395, 2002;	By-law No. 1589, 2005;	By-law No. 1727, 2007;
By-law No. 1398, 2002;	By-law No. 1591, 2005;	By-law No. 1728, 2007;
By-law No. 1400, 2002;	By-law No. 1593, 2005;	By-law No. 1731, 2007;
By-law No. 1416, 2002;	By-law No. 1604, 2005;	By-law No. 1734, 2007;
By-law No. 1419, 2002;	By-law No. 1606, 2005;	By-law No. 1736, 2007;
By-law No. 1424, 2002;	By-law No. 1608, 2005;	By-law No. 1738, 2007;
By-law No. 1432, 2003;	By-law No. 1615, 2006;	By-law No. 1741, 2007;
By-law No. 1440, 2003;	By-law No. 1621, 2006;	By-law No. 1743, 2007;
By-law No. 1444, 2003;	By-law No. 1626, 2006;	By-law No. 1749, 2007;
By-law No. 1450, 2003;	By-law No. 1629, 2006;	By-law No. 1759, 2007;
By-law No. 1452, 2003;	By-law No. 1630, 2006;	By-law No. 1767, 2007;
By-law No. 1455, 2003;	By-law No. 1637, 2006;	By-law No. 1786, 2008;
By-law No. 1457, 2003;	By-law No. 1641, 2006;	By-law No. 1803, 2008;
By-law No. 1462, 2003;	By-law No. 1643, 2006;	By-law No. 1805, 2008;
By-law No. 1468, 2003;	By-law No. 1645, 2006;	By-law No. 1807, 2008;
By-law No. 1470, 2003;	By-law No. 1647, 2006;	By-law No. 1818, 2008;
By-law No. 1471, 2003;	By-law No. 1651, 2006;	By-law No. 1829, 2008;
By-law No. 1473, 2003;	By-law No. 1652, 2006;	By-law No. 1832, 2008;
By-law No. 1485, 2004;	By-law No. 1654, 2006;	By-law No. 1833, 2008;
By-law No. 1497, 2004;	By-law No. 1656, 2006;	By-law No. 1834, 2008;
By-law No. 1503, 2004;	By-law No. 1657, 2006;	By-law No. 1835, 2008;
By-law No. 1509, 2004;	By-law No. 1659, 2006;	By-law No. 1836, 2008;
By-law No. 1511, 2004;	By-law No. 1661, 2006;	By-law No. 1837, 2009; and
By-law No. 1512, 2004;	By-law No. 1663, 2006;	By-law No. 1865, 2009.
By-law No. 1514, 2004;	By-law No. 1664, 2006;	
By-law No. 1516, 2004;	By-law No. 1665, 2006;	
By-law No. 1519, 2004;	By-law No. 1667, 2006;	
By-law No. 1521, 2004;	By-law No. 1669, 2006;	
By-law No. 1523, 2004;	By-law No. 1680, 2006;	
By-law No. 1529, 2004;	By-law No. 1686, 2006;	
By-law No. 1525, 2005;	By-law No. 1687, 2006;	



PEACE RIVER
REGIONAL DISTRICT
ZONING
BY-LAW NO. 1343, 2001

PEACE RIVER REGIONAL DISTRICT
Zoning By-law No. 1343, 2001

Table of Contents

INTRODUCTION

PART I	TITLE AND REPEAL	
Section 1	Title	1
Section 2	Repeal and Amendment	1
PART II	DEFINITIONS	
Section 3	Definitions	2
PART III	BASIC PROVISIONS	
Section 4	Application	9
Section 5	Administration	9
Section 6	General Prohibition	9
Section 7	Inspection	9
Section 8	Violation	10
Section 9	Penalty	10
Section 10	Severability	10
Section 11	Metric Units and Foot Notes	10
PART IV	GENERAL REGULATIONS	
Section 12	Application of General Regulations	11
Section 13	Accessory Building Floor Area	11
Section 14	Agricultural Land Reserve	11
Section 15	Agriculture Development	12
Section 16	Bed and Breakfast Accommodations	12
Section 17	Garages attached to a principal building	12
Section 18	Height Exemptions	12
Section 19	Home Based Businesses	13
Section 20	Minimum Parcel Size Exemptions	15
Section 21	Minimum Parcel Size for subdivision, for a Relative on Non-ALR Lands	15
Section 22	Offstreet Parking and Loading Spaces	15
Section 23	Parcel Line Realignment	19
Section 24	Permitted Use Exemptions	19
Section 25	Secondary Suites	19

PEACE RIVER REGIONAL DISTRICT
Zoning By-law No. 1343, 2001

Table of Contents

PART IV	GENERAL REGULATIONS continued		
Section 26	Setback Area Exemptions		20
Section 27	Storage		20
Section 28	Strata Parcels Siting Requirements		20
Section 29	Temporary Additional Dwellings		20
PART V	CREATION OF ZONES		
Section 30	Definition of Zones		24
Section 31	Locations of Zones		24
PART VI	ZONES		
Section 32	A-1	"Small Agricultural Holdings Zone"	25
Section 33	A-2	"Large Agricultural Holdings Zone"	26
Section 34	R-1	"Residential 1 Zone"	29
Section 35	R-2	"Residential 2 Zone"	31
Section 36	R-3	"Residential 3 Zone"	33
Section 37	R-4	"Residential 4 Zone"	35
Section 38	R-5	"Residential 5 Zone"	37
Section 39	R-6	"Residential 6 Zone"	39
Section 40	MHP	"Manufactured Home Park Zone"	40
Section 41	C-1	"Local Commercial Zone"	42
Section 42	C-2	"General Commercial Zone"	44
Section 43	C-3	"Neighbourhood Pub Commercial Zone"	45
Section 44	C-4	"Recreational Commercial Zone"	47
Section 45	I-1	"Light Industrial Zone"	49
Section 46	I-2	"General Industrial Zone"	50
Section 47	I-3	"Agricultural Industrial Zone"	51
Section 48	I-4	"Oil/Gas Production Zone"	52
Section 49	AP	"Airport Industrial Zone - Fort St. John"	53
Section 50	LF	"Land farm Treatment Zone"	54
Section 51	P-1	"Park and Open Space Zone"	55
Section 52	P-2	"Civic, Assembly and Institutional Zone"	56
PART VII	ADOPTION		57

PEACE RIVER REGIONAL DISTRICT

ZONING BY-LAW NO. 1343, 2001

WHEREAS the Regional Board may, by by-law, pursuant to the Local Government Act, establish zoning and other regulations;

AND WHEREAS the Board now wishes to amend "Peace River Regional District Zoning By-law No. 1000, 1996"; "Peace River-Liard Regional District Zoning By-law No. 479, 1986" and "Peace River-Liard Regional District By-law No. 506, 1986" collectively called the "Three By-laws" so that the Three By-laws will no longer apply to the areas of the Regional District delineated on Schedules "A", "B" and "C" ;

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 City of Fort St. John, the District of Taylor, the District of Hudson's Hope, the District of Chetwynd, the City of Dawson Creek and the Village of Pouce Coupe for comment;

AND WHEREAS agricultural uses of land lying within the Agricultural Land Reserve, take precedence over this Zoning By-law, pursuant to the Agricultural Land Reserve Act and the Farm Practices Protection (Right to Farm) Act;

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. 1343, 2001."

SECTION 2 REPEAL AND AMENDMENT

The "Peace River Regional District Zoning By-law No. 1000, 1996"; "Peace River-Liard Regional District Zoning By-law No. 479, 1986", "Peace River-Liard Regional District Zoning By-law No. 506, 1986" are repealed in so far as they apply to those areas of the Regional District delineated on Schedules "A", "B" and "C" and are consequently amended so that their operation and application is excluded from the three areas delineated on Schedules "A", "B" and "C" hereto.



PART II - DEFINITIONS

SECTION 3 DEFINITIONS

In this By-law, words and phrases (except headings) which are capitalised are defined as follows;

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

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

AGRICULTURE

means the use of land, buildings, or structures, involved in carrying on a farm business involving:

- (a) the growing, producing, raising or keeping animals or plants, including without limitation the following:
 - i) Apiculture,
 - ii) Greenhouse, nursery, specialty wood and turf crops,
 - iii) LIVESTOCK, poultry, FARMED GAME, fur bearing animals and EXOTIC ANIMALS,
 - iv) Mushrooms,
 - v) Tree, field and forage crops;
- (b) the processing of primary agricultural products harvested, reared or produced by the farming operation but does not include an ABATTOIR;
- (c) the retail sales of farm products.

AGRICULTURE-DOMESTIC

means the use of land, buildings or structures for the purpose of conducting household domestic farm activities for the products of which are for personal use only, and is not a farm business. AGRICULTURE-DOMESTIC does not include:

- (a) AGRICULTURE, or
- (b) AGRICULTURE-INTENSIVE;

AGRICULTURE-INTENSIVE

means the use of land, buildings or structures by a commercial enterprise or an institution for:

- (a) the confinement of poultry, LIVESTOCK or FUR BEARING ANIMALS or
- (b) the growing of mushrooms;

AGRI-OUTLET



means a use for the wholesale sale of agricultural goods, materials and services including without limitation, sale and storage of seed, feed, fertilizer and chemical products;

AGRI-TOURISM

means tourist activities ACCESSORY to an agricultural use having farm assessment classification and without limitation may include farm tours, special events with an agricultural theme, promotional events for farm products and on farm TOURIST ACCOMMODATIONS, GUEST RANCHES, farm inns, BED AND BREAKFAST and campsites.

ANIMAL HOSPITAL

means a use providing for the prevention, cure and treatment of diseased and injured animals which may include a temporary shelter within a building for animals during period of treatment and recovery;

AUTOMOTIVE SERVICE STATION

means a use providing for the retail sales of motor fuels and lubricating oils, the servicing and repair of motor vehicles and the retail sales of vehicle parts and accessories;

BED AND BREAKFAST

means a use to provide accommodation for the travelling public, where such a use may only occur ACCESSORY to a SINGLE FAMILY DWELLING;

CAMPGROUND;

(BL#1470, 2003)

means a use providing for short term, tent camping and recreational vehicle sites for a maximum continuous term, not exceeding 21 days, in any 30 day period; and ACCESSORY facilities including without limitation administration office and laundry facilities;

CAMPGROUND, EXTENDED TERM

(BL#1470, 2003)

means a use providing for extended term, tent camping and recreational vehicle sites for a continuous term exceeding 21 days and not more than 90 days, in any 180 day period; and ACCESSORY facilities including without limitation administration office and laundry facilities;

COMMERCIAL RECREATION FACILITY

means a use providing for commercial recreational activities including but is not limited to ski resort, yacht club, marina, bowling, or golf courses;

COMMUNITY SEWAGE SYSTEM

means a common system of sewerage and sewage disposal, which serves two (2) or more parcels;

CONFINED LIVESTOCK AREA

means an outdoor, non-grazing area where livestock, poultry or farmed game are confined and includes feedlots, paddocks, corrals, exercise yards, and holding areas;

CONVENIENCE STORE



means a retail sales outlet including, but not limited to the sale of, food stuffs, periodicals, crafts, household necessities, sundries, video sales and rentals, liquor sales, hardware, dry goods, clothing and other similar household items;



DAY CARE

means a licenced establishment where care is provided to children, including opportunities for their social, emotional, physical and intellectual growth, pursuant to the Community Care Facility Act;

DERELICT VEHICLE

means any vehicle which is not licensed pursuant to the Motor Vehicle Act or which is incapable of locomotion;

DWELLING UNIT

means a self contained set of rooms designed or intended for use as a permanent place of abode;

SINGLE FAMILY DWELLING means a building containing one (1) DWELLING UNIT;

TWO FAMILY DWELLING means a building containing two (2) DWELLING UNITS;

MULTIPLE FAMILY DWELLING means a building containing three (3) or more DWELLING UNITS;

TEMPORARY ADDITIONAL DWELLING means a building used or intended to be used as one DWELLING UNIT, is moveable and shall not be sited on a permanent foundation and may include a manufactured home;

EQUESTRIAN FACILITY

means the use of land, buildings or structures including an indoor or outdoor riding ring, to house, show, exercise, train or board horses;

EXOTIC ANIMALS

includes the following animals but not limited to; alpaca & llama; musk ox; emu, ostrich and rhea; partridge species, pheasant species, quail silkie and squab, as described in BC Reg. 53/99 from the Farm Practices Protection (Right to Farm) Act;

FARM BUILDING

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;

FARMED GAME

means any animal held under the authority of a license under the Game Farm Act and includes, but is not limited to fallow deer, bison and reindeer;

FLOOR AREA

means the total floor area of all floors, measured to the outside surface of the exterior walls of the building(s);



FUNERAL PARLOUR, LIMITED (BL No. 1713, 2007)

means a building designed for the purpose of furnishing supplies, viewing and related services to the public and includes facilities intended for the preparation of the dead human body. The funeral parlour establishment shall not include:

- i) cremation facilities;
- ii) funeral services or a chapel facility; and
- iii) a viewing area that is more than 75 square metres (800 sq. ft.) or accommodating more than 30 people.

GARDEN CENTRE

means the use of land, building or structures for the commercial purpose of selling landscaping and garden equipment, furnishings and supplies and may also include a greenhouse and nursery operation;

GAS BAR

means a premise used for the retail sales of motor fuels and lubricating oils only and may include facilities for card-lock sales;

GAS PROCESSING PLANT¹

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;

GRADE²

means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances shall be considered in the determination of average levels of finished ground;

HEIGHT

means the vertical distance from the GRADE to:

- (a) the highest point of a building or structure without a roof;
- (b) the highest point of the roof surface of a flat roof;
- (c) the deck line of a mansard roof;
- (d) the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof;

HOME BASED BUSINESS

means an occupation or profession which is carried out entirely within a DWELLING or ACCESSORY BUILDING or both, by the residents of the DWELLING;

INSPECTOR

includes the Administrator, Deputy Administrator, Manager of Development Services, Building Inspector and any other employee of the Board as designated by the Board to administer and enforce this by-law;

¹ Source of definition for GAS PROCESSING PLANT, derived from Oil and Gas Handbook, Vol.2, Activity Sections (4-9), Ministry of Employment and Investment

² Source of definition for GRADE, derived from BC Building Code 1998





KENNEL

means an establishment for the temporary keeping or boarding of dogs and other domesticated pets and includes the commercial breeding, training and sale of such animals;

LAND TREATMENT FACILITY, COMMERCIAL

means a facility 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, subject to Provincial Regulations;

LAND TREATMENT FACILITY, NON-COMMERCIAL

means an area of land on which soil or other materials contaminated with petroleum products or hydrocarbons are decomposed by being composted;

LIVESTOCK

means cattle, horses, sheep, goats, swine, rabbits and fish;

LOT AREA

means the area within the lot lines of a parcel, except in the case of a panhandle lot, the access strip shall not be included in the calculations of the lot area;

LOT COVERAGE

means the aggregate lot area covered by all buildings and structures on the parcel, expressed as a percentage;

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 PARK³

means a parcel on which are installed or intended to be installed three (3) or more MANUFACTURED HOMES for use as DWELLINGS;

NEIGHBOURHOOD PUB [BL#1502, 2004]

means an establishment where the primary purpose of the business on the premises is for the service of alcoholic beverages pursuant to the Liquor Control and Licensing Act; and where the accessory use of providing food and non-alcoholic beverages and patron entertainment may also occur.

³ Refer to Peace River Regional District - Manufactured Home Parks By-law No. 816, 1992



PARCEL LINES, means a legal line that defines the boundary of a parcel.

EXTERIOR SIDE PARCEL LINE means a SIDE PARCEL LINE which abuts a highway;

FRONT PARCEL LINE means a PARCEL LINE which abuts a highway, and in respect of a corner parcel it is the shortest PARCEL LINE abutting a highway;

INTERIOR SIDE PARCEL LINE means a SIDE PARCEL LINE which is common between two parcels;

REAR PARCEL LINE means a PARCEL LINE opposite to the FRONT PARCEL LINE and where a rear portion of a parcel is bound by intersecting SIDE PARCEL LINES, the REAR PARCEL LINE is the point of their intersection;

SIDE PARCEL LINE means a PARCEL LINE other than a FRONT or REAR PARCEL LINE;

PERSONAL SERVICE ESTABLISHMENT

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

- | | |
|------------------------------|---------------------------------|
| barber shop; | accounting/book keeping office; |
| beauty shop; | medical practice; |
| tailor shop; | architect/engineer office; |
| reflex-ology; | financial/insurance services; |
| laundry; | legal services; |
| shoe repair; | consultant office; |
| dry-cleaning establishments; | tutoring, education or music |

PIPELINE ⁴ (Oil and Gas)

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 PIPELINES 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 the predominant and primary use of land, building or structure;

PRODUCTION FACILITIES⁵, (Oil and Gas)

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

4 and 5 Source of definition PIPELINE derived from Oil and Gas Handbook, Vol.2, Activity Sections (4-9), Ministry of Employment and Investment



production or disposal or both production and disposal of well effluent products and byproducts, but does not include a GAS PROCESSING PLANT;

PUBLIC RECREATION FACILITY

means land, buildings or structures used by the public and operated by a government or agency of government, or a registered not-for-profit society, for non-commercial recreational activities that may include, but are not limited to picnic or playground areas, outdoor courts or sports fields, hockey arenas, swimming pools, campgrounds, curling arenas, exhibition grounds, firearms or archery ranges;

PUBLIC PARK

means the use of land, owned by a government or agency of government, used by the public for non-commercial outdoor recreational activities;

PUBLIC UTILITY USE

means the use of land, buildings or structures providing for the servicing of community water, COMMUNITY SEWER, drainage, electrical, radio and/or television receiving or broadcasting, telephone exchange, telecommunication relay, natural gas utility distribution, air navigational aid, solid waste disposal transfer stations, transportation, and similar services where such use is established by a municipality, the Regional District, an Improvement District or a utility company regulated by government legislation;

RECYCLE CENTRE

means a building or structure in which recyclable materials are separated and packaged indoors, prior to shipment elsewhere to be processed into new products;

RELIGIOUS CENTRE

means a building or structure dedicated to religious worship and may include such ACCESSORY uses as a DAYCARE centre, an education facility, an assembly hall, a library, arts and craft sales, flea-market, and a DWELLING for a caretaker;

RESTAURANT

means an eating establishment where food and drinks are consumed, on the premises either inside or outside the building and may include the serving of alcohol to patrons pursuant to the Liquor Control and Licensing Act;

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, furniture, rope, iron, copper or other scrap or discarded materials;

SLEEPING UNIT

means a room or suite of rooms used for temporary accommodation for the travelling public;

SECONDARY SUITE

means a second DWELLING UNIT located within the structure of a SINGLE FAMILY DWELLING and which is ACCESSORY to the PRINCIPAL USE of the structure as a SINGLE FAMILY DWELLING;



SETBACK

means the minimum distance required under this by-law between a building or structure and a specified PARCEL LINE or from the natural boundary as defined in the Land Act, of a specified WATERCOURSE, which ever is applicable;

TEA AND CRAFT SHOPPE

means an eating establishment where food and drinks are consumed, on the premises either inside or outside the building, and where the sale of craft items and catering are permitted ACCESSORY uses;

TOURIST ACCOMMODATION

means an establishment which provides accommodation for the travelling public, which may include such services as a restaurant, liquor license premises pursuant to the Liquor Control and Licensing Act, or indoor recreation facility, but does not include a NEIGHBOURHOOD PUB; and

WATERCOURSE

means a naturally formed or man-made body of water that perennially or intermittently contains surface water, including a lake, pond, reservoir, river, stream, creek, spring, ravine, swamp, but does not include a constructed ditch or surface drain.

PART III - BASIC PROVISIONS

SECTION 4 APPLICATION

This by-law applies to all of the land, surface of water, buildings and structures within those areas of the Peace River Regional District delineated on Schedules "A", "B" and "C" attached to this by-law.

SECTION 5 ADMINISTRATION

- (a) The administration and enforcement of this by-law is to be the responsibility of the Administrator, Deputy Administrator, Manager of Development Services or other personnel as appointed by the Board.
- (b) This by-law may be amended according to the procedures established from time to time, by by-law, as adopted by the Regional District.

SECTION 6 GENERAL PROHIBITION

No person shall:

- (a) use or occupy any land, building or structure; or
- (b) construct, or site, or alter any building or structure; or
- (c) create a parcel by subdivision;
- (d)

other than specifically permitted by this By-law;



SECTION 7 INSPECTION

An INSPECTOR may enter upon any land to which this By-law applies at any time between the hours of 7:00 am and 7:00 pm, on any day, in order to ascertain whether the regulations contained in this by-law are being met.

- a) Prior to inspection a notice shall be mailed or otherwise delivered at least 10 days before the inspection is to be conducted to the owners or any tenants in occupation, as at the date of the registered mailing or delivery of the notice.
- b) The obligation to give notice as noted in Section 7 a) must be considered satisfied if the local government made a reasonable effort to mail or otherwise deliver the notice.

SECTION 8 VIOLATION

Every person who:

- (a) violates any of the provisions of this by-law;
- (b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this by-law;
- (c) neglects or omits to do anything required under this by-law;
- (d) carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this by-law;
- (e) fails to comply with an order, direction or notice given under this by-law; or
- (f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an Inspector;

shall be deemed to have committed an offence under this by-law and each day an offence continues it shall be a separate offence.

SECTION 9 PENALTY

Any person who commits an offence under this by-law is liable on summary conviction to the maximum penalty and costs pursuant to the Offence Act.

SECTION 10 SEVERABILITY

If any section, subsection, sentence, clause, phrase or map of this by-law is for any reason declared invalid by a Court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this by-law.

SECTION 11 METRIC UNITS AND FOOTNOTES

- (a) 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.
- (b) Foot Notes are used in this by-law for information and convenience purposes only and do not form part of this by-law.



PART IV GENERAL REGULATIONS

SECTION 12 APPLICATION OF GENERAL REGULATIONS

1. Except as otherwise provided, Sections 12 to 29 apply to all zones established under this by-law.

SECTION 13 ACCESSORY BUILDING FLOOR AREA

1. This section shall apply only to the following zones of this by-law:
 - (a) Section 32 A-1 "Small Holding zone", when parcels are 8 ha or less
 - (b) Section 33 A-2 "Large Holding zone", when parcels are 8 ha or less
 - (c) Section 34 R-1 "Residential 1 zone"
 - (d) Section 35 R-2 "Residential 2 zone"
 - (e) Section 36 R-3 "Residential 3 zone"
 - (f) Section 37 R-4 "Residential 4 zone"
 - (g) Section 38 R-5 "Residential 5 zone"
 - (h) Section 39 R-6 "Residential 6 zone"

2. The aggregate FLOOR AREA of all ACCESSORY buildings must not exceed the FLOOR AREA set out in the following table in which Column I sets out Parcel Size and Column II sets out the Maximum ACCESSORY building FLOOR AREA:

[By-law No. 1739, 2007]

Column I	Column II
Parcel Size	Maximum Accessory Building Floor Area
less than or equal to 0.2 ha (½ acre)	100 sq. meters (±1076 sq. ft)
greater than 0.2 ha (½ acres) but ≤ to 1.8 ha (4.5 acres)	187 sq. meters (± 2016 sq. ft)
greater than 1.8 ha (4.5 acres) but ≤ to 4 ha (10 acres)	232 sq. meters (± 2496 sq. ft)
greater than 4 ha (10 acres)	300 sq. meters (± 3200 sq. ft)

3. Despite Section 13.2 the following are excluded from the calculation of aggregate FLOOR AREA of all ACCESSORY buildings;
 - (a) FARM BUILDINGS on land within the Agricultural Land Reserve;
 - (c) Buildings less than 11 sq. metres (118 sq. ft) in FLOOR AREA;
 - (d) One garden shed, tool shed or greenhouse having a FLOOR AREA not exceeding 20 sq. metres (215 sq. ft);

SECTION 14 AGRICULTURAL LAND RESERVE

Notwithstanding the provisions of this by-law with regards to the permitted uses, number of permitted dwellings and minimum parcel sizes, lands within the provincial "Agricultural Land Reserve", remain subject to provisions of the Agricultural Land Reserve Act, regulations thereto, and Orders of the Commission.



SECTION 15 AGRICULTURE DEVELOPMENT

When AGRICULTURE or INTENSIVE AGRICULTURE are not permitted uses within a zone established by this by-law and the land is located within the Agricultural Land Reserve, then AGRICULTURE or INTENSIVE AGRICULTURE uses are permitted.

SECTION 16 BED AND BREAKFAST ACCOMMODATION

BED AND BREAKFAST accommodations, where permitted shall be clearly subordinate to the PRINCIPAL USE of a SINGLE FAMILY DWELLING subject to the following requirements:

- (a) shall be permitted in no more than a total of three (3) bedrooms which may be contained within a DWELLING or an ACCESSORY building or both,
- (b) the aggregate FLOOR AREA of bedrooms used must not exceed 100 sq. metres (1076 sq. ft),
- (c) meals may only be served to registered overnight guests,
- (d) no alterations may be made to the external appearance of the land, buildings or structures which would indicate a BED AND BREAKFAST accommodation is being conducted on the premises,
- (e) no external display or advertisement other than a sign which shall not exceed 1 sq. metre (11 sq. ft) in area may be displayed on the land,
- (f) shall be restricted to one establishment per legal parcel;

SECTION 17 GARAGES ATTACHED TO A PRINCIPAL BUILDING

A garage or carport attached to a principal building is considered part of the principal building.

SECTION 18 HEIGHT EXEMPTIONS

No building or structure 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) windmills; and
- (f) farm buildings.



SECTION 19 HOME BASED BUSINESS

1. Permitted Uses:

- a) For parcel sizes less than 1.8 hectares (4.5 acres) any one of the following HOME BASED BUSINESS and no other is permitted provided that it complies with Sub-Section 2 of this Section 19:
- artists studio,
 - music studio,
 - artesian or craft work shop,
 - printing or graphics design studio,
 - retailing, including direct marketing catalogue sales and telemarketing,
 - assembly or repair of computers, clocks appliances, musical instruments, alarm systems and electronic equipment,
 - barber or beauty shop,
 - tailor shop,
 - shoe repair shop,
 - daycare with a maximum of 8 children,
 - home teaching or tutoring service with a maximum of 5 students at one time,
 - business offices such as; medical, accounting, insurance or consulting,
 - locksmith,
 - gunsmith,
 - taxidermy,
 - greenhouse or nursery,
 - repair and servicing of motorized garden equipment, (BL#1436, 2003)
ATV's, inboard / outboard water crafts, snowmobiles, and motorbikes,
 - repair and servicing of cars, trucks, farm equipment and (BL#1436, 2003)
heavy machinery, where work shall be performed indoors, and not more than 2 vehicles or pieces of equipment associated with the Home Based Business may be stored outside, excluding body work and sandblasting,
 - food and beverage preparation and catering away from the premises,
 - meat cutting and packing facility, excluding abattoirs,
 - taxi or courier service, not exceeding two business related vehicles,
 - first aid field contractor, not exceeding two business related vehicles,
 - construction trades contractor, not exceeding two business related vehicles
 - mobile oil field service contractor, not exceeding two business related vehicles,
 - mobile mechanic, not exceeding two business related vehicles.
- b) For parcel sizes equal to or greater than 1.8 hectares (4.5 acres) any one of the following uses and no others are permitted, provided that they meet Sub-Section 2 of this Section 19:
- trucking contractor, logging contractor, construction trades contractor, oil field service contractor, including repair and maintenance of heavy trucks and equipment owned by the resident,
 - repair and servicing of light trucks, automobiles, motor bikes, farm equipment and machinery, excluding body work and sandblasting,
 - repair and servicing of household appliances,
 - manufacture, repair and sale of furniture or other wood products, excluding pre-fabricated houses,
 - metal fabricating ,
 - processing and sale of food products grown or raised on the parcel,
 - any uses listed for parcels less than 1.8 hectares (4.5 acres);



2. Regulations:

HOME BASED BUSINESS shall comply to the following regulations:

- (a) the HOME BASED BUSINESS must be clearly incidental and subordinate to the PRINCIPAL USE of the property,
- (b) can only be operated by persons residing on the parcel upon which the HOME BASED BUSINESS is taking place,
- (c) the following table displays the number of employees that are permitted for a HOME BASED BUSINESS, but who are not resident on the property:

Parcel Size (By-law #1436, 2003)	Permitted Number of Employees
less than 1.8 ha (4.5 acres)	2
equal to or greater than 1.8 ha (4.5 acres)	4

- (d) except as provided by Section 19.2 (k) a HOME BASED BUSINESS shall be conducted entirely within a DWELLING or within an ACCESSORY building,
- (e) the maximum area permitted to be utilized for a HOME BASED BUSINESS within a DWELLING shall not exceed the lesser of 40% of the total FLOOR AREA of the DWELLING or 50 sq. metres (538 sq. ft),
- (f) there shall be no external display or advertisement other than a sign which shall not exceed 1 sq. metre (11 sq. ft) in area,
- (g) other than the permitted sign, the character of the external appearance of the land, building or structure shall not be changed to mark the presence of a HOME BASED BUSINESS,
- (h) shall not produce excessive noise or traffic congestion to constitute a nuisance,
- (i) shall not produce excessive odours, noxious uses, or utilize materials or products that produce inflammable or explosive vapours or gases,
- (j) the total number of off-street parking spaces required for employees and customers of a HOME BASED BUSINESS are as follows:

Parcel Size (By-law #1739, 2007)	Minimum No. of Spaces	Maximum No. of Spaces
less than or equal to 0.2 ha (½ acre)	1	4
greater than 0.2 ha (½ acre) but ≤ 1.8 ha (4.5 acres)	2	4
greater than 1.8 ha (4.5 acres) but ≤ 4 ha (10 acres)	3	5
greater than 4 ha (10 acres)	3	6



- (k) outdoor storage and work area may be permitted in association with a HOME BASED BUSINESS on property zoned A-1, A-2, R-2, R-3, R-4, R-5, R-6 and C-1 subject to , the maximum outdoor storage area indicated in the following table:

Parcel Size (By-law #1739, 2007)	Maximum Outdoor Storage Area
less than or equal to 0.2 ha (½ acre)	NO outside storage permitted
greater than 0.2 ha (½ acre) but ≤ 1.8 ha (4.5 acres)	10% of parcel area to a maximum of 1000 sq. metres (¼ acre)
greater than 1.8 ha (4.5 acres) but ≤ 4 ha (10 acres)	5% of parcel area
greater than 4 ha (10 acres)	5% of parcel area to a maximum of 2000 sq. metres (½ acre)

- (l) shall be restricted to one HOME BASED BUSINESS per legal parcel.

SECTION 20 MINIMUM PARCEL SIZE EXEMPTIONS

Subject to the Local Services Act there shall be no minimum parcel size requirements for any of the following:

- (a) for ecological reserves;
- (b) for fish and wildlife habitat areas,
- (c) for oil and gas wells, PIPELINES and PRODUCTION FACILITIES,
- (d) PUBLIC UTILITY USE, other than an office building or works yard,
- (e) PUBLIC PARK;

SECTION 21 MINIMUM PARCEL SIZE FOR SUBDIVISION, FOR A RELATIVE ON NON-ALR LANDS

For purposes of Section 946(4) of the Local Government Act, the minimum parcel size for a parcel that may be subdivided to provide a residence for a relative on non-ALR lands is 1.8 hectares (4.5 acres).

SECTION 22 OFFSTREET PARKING AND LOADING SPACES

1. GENERAL

- (a) Required offstreet parking and loading spaces shall be located on the same parcel as the use, building or structure they serve,
- (b) Where the calculations of the number of offstreet parking and loading spaces in this section results in a fraction, one parking or loading space shall be provided in respect of the fraction,
- (c) Each offstreet parking and loading space shall have at all times access to an aisle which intersects with a Highway.
- (d) Offstreet loading areas, as required by this by-law, shall not be credited against the requirement for offstreet parking.
- (e) Offstreet parking areas, as required by this by-law, shall not be credited against the requirement for offstreet loading.



2. OFFSTREET LOADING SPACES

- (a) Each offstreet loading space shall not be less than 3.7 metres (12 ft) in width by 9 metres (30 ft) in length with a minimum of 3.7 metres (12 ft) of vertical clearance.
- (b) Offstreet loading spaces for parcels used for Retail store, Manufacturing, Fabricating, Processing, Warehouse and Wholesale establishments, shall be in accordance with the following table:

Size of Building	No. of Required Loading Spaces
less than 500 sq. metres (5382 sq.ft)	1
500 sq. metres and 2000 sq. metres (21,529 sq. ft.)	2
greater than 2000 sq. metres (21,529 sq. ft.)	3

3. OFFSTREET PARKING SPACES

- (a) Each offstreet parking space shall not be less than 3 metres (10 ft) in width by 6 metres (20 ft) in length with a minimum of 2.2 metres (7 ft) of vertical clearance.
- (b) Where more than 50 parking spaces are provided, parking spaces for disabled persons shall be provided in the ratio of 1 for every 100 or part thereof. Each space for disabled persons shall be 4 metres (13 ft) in width, by 6 metres (20 ft) in length within a minimum of 2.2 metres (7 ft) of vertical clearance and shall be properly identified.
- (c) Where seating accommodation is the basis for the calculation of the number of parking spaces in this section and the building or use consists of benches, pews, booths, or similar seating accommodation, each 0.5 metre (1.6 ft) of width of such seating shall be deemed to be one seat.
- (d) Offstreet parking spaces for each building, structure and use permitted shall be provided in accordance with the following table:



3. OFFSTREET PARKING SPACES continued

USE	Number of Required Parking Spaces
Residential Use DWELLING UNIT SECONDARY SUITE BED and BREAKFAST accommodation HOME BASED BUSINESS	2 spaces per DWELLING UNIT 1 additional space for a SECONDARY SUITE 1 space for each bedroom used for Bed and Breakfast Refer to Section 19 of this by-law
Manufactured Home Park	Refer to Manufactured Home Park By-law No. 816, 1992
Commercial Use CONVENIENCE STORE or retail sales / PERSONAL SERVICE ESTABLISHMENT / GARDEN CENTRE / greenhouse or nursery Office, including a Post Office AUTOMOTIVE SERVICE STATION, GAS BAR Sales, rentals, servicing and repair facilities of automobiles, recreational vehicles, automotive parts and machinery / car wash RESTAURANT / NEIGHBOURHOOD PUB / TEA and CRAFT SHOPPE TOURIST ACCOMMODATION CAMPGROUND, Institutional camp Marina and Float Plane berths PUBLIC OR COMMERCIAL, RECREATION FACILITY ANIMAL HOSPITAL, KENNEL EQUESTRIAN FACILITY Golf course, inclusive of RESTAURANT area FUNERAL PARLOUR LIMITED	1 space per 15 sq. metres (160 sq. ft.) of retail FLOOR AREA open to the public 1 space per 35 sq. metres (377 sq. ft.) of FLOOR AREA 1 space per 15 sq. metres (160 sq. ft.) of retail FLOOR AREA 1 space per 100 sq. metres (1076 sq. ft.) of FLOOR AREA plus 1 space per service bay 1 space per 3 seats 1 space per SLEEPING UNIT 1 space per campsite or recreational vehicle site 1 space per 2 boats, planes or berths 1 space per 10 sq. metres (107 sq. ft.) of ice, pool or game playing area 3 spaces per office of the named facility 1 space per 150 sq. metres (1614 sq. ft.) of arena FLOOR AREA 75 spaces per 9 holes 1 per 4 seats in viewing area (BL#1713, 2007)



3. OFFSTREET PARKING SPACES continued

USE	Number of Required Parking Spaces
<p>Industrial</p> <p>Aircraft terminal, fuel operation or maintenance and repair facility / Farm machinery or equipment sales, rental, service and repair</p> <p>Auction market</p> <p>Agri-outlet</p> <p>Trucking contractor, logging contractor, construction trade contractor, or Oil Field Service Contractor / Machine, welding, sandblasting or woodworking Shops / Meat cutting and packing establishment, excluding ABATTOIR</p> <p>Manufacturing, fabricating and processing facilities / Wholesale establishments / Building material supplies / Warehousing, Cartage, Express and Freight facilities / Printing and publishing establishment /ABATTOIR / Bulk fuel sales / SALVAGE YARD/ RECYCLE CENTRE</p> <p>Transportation depots.</p>	<p>1 space per 100 sq. metres (1076 sq. ft) of FLOOR AREA, plus 1 space per service bay</p> <p>1 space per 4 seats</p> <p>1 space per 50 sq. metres (538 sq. ft) of retail sales FLOOR AREA open to the public</p> <p>1 space per 50 sq. metres (538 sq. ft) of FLOOR AREA</p> <p>1 space per 100 sq. metres (1076 sq. ft) of FLOOR AREA</p> <p>1 space per 20 sq. metres (215 sq. ft) of waiting room area</p>
<p>Civic, Assembly and Institutional Uses Hospital, or other Care Facilities</p> <p>Medical or Dental clinics</p> <p>Community Hall / RELIGIOUS CENTRES / Library / Museum / Art gallery</p> <p>Education Facility/ Daycare with more than 8 children</p> <p>Fire Hall, Ambulance</p> <p>Police station, Government office</p>	<p>1 space per 5 beds</p> <p>3 spaces per doctor or dentist office</p> <p>1 space per 4 persons based on capacity of building, as set forth by the BC Building Code</p> <p>1 per classroom</p> <p>3 vehicles per service bay</p> <p>1 space per 75 sq. metres (807 sq. ft.) FLOOR AREA</p>



SECTION 23 PARCEL LINE REALIGNMENTS

PARCEL LINE realignments are permitted in cases where:

- (a) an existing parcel which is equal or greater than the minimum parcel size provided in this By-law is not reduced to less than the minimum parcel size requirement of the applicable zone; or
- (b) an existing parcel which is currently less than the required minimum parcel size of this By-law is not further reduced in size; and

provided that in either case the aggregate number of land registry parcels is not increased.

SECTION 24 PERMITTED USE EXEMPTIONS

The following uses are permitted in all zones:

- (a) PUBLIC UTILITY USE, other than an office building or works yard,
- (b) Post office,
- (c) PUBLIC PARK,
- (d) Ecological reserves,
- (e) Fish and wildlife habitat areas;

SECTION 25 SECONDARY SUITES

Notwithstanding the regulations set out in Part VI of this by-law, a SECONDARY SUITE is permitted within the structure of a SINGLE FAMILY DWELLING 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) A SECONDARY SUITE shall have a minimum floor area of 37 sq. metres (400 sq. ft) and shall not exceed the lesser of 75 sq. metres (807 sq. ft) or 40% of the area of the SINGLE FAMILY DWELLING;
- (c) shall be restricted to one SECONDARY SUITE per legal parcel;



SECTION 26 SETBACK AREA EXEMPTIONS

Despite sections 32 to Section 52 inclusive of this by-law no building or structure, shall be located in a SETBACK area except:

- (a) eaves, cornices, balconies, sills, bay windows, steps, stairs, chimneys and other similar features, provided such constructions do not extend more than 1 metre (3.2 ft) into the SETBACK area;
- (b) signs;
- (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;
- (d) a patio or terrace without a roof;
- (e) a fire escape, provided that the fire escape does not extend more than 1 metre (3.2 ft) into the SETBACK area;
- (f) 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 1 metre (3.2 ft) of any PARCEL LINE;
- (g) fences;
- (h) an arbour, trellis, fish pond, ornament, monument, or flag pole;
- (i) roofless sundecks, provided such projections do not extend more than 1.5 metres (5 ft) into the SETBACK area.

SECTION 27 STORAGE

In all zones, except as provided for in the Industrial-1 (I-1) or Industrial-2 (I-2) zone:

- (a) no parcel of land shall be used for a junkyard or SALVAGE YARD,

SECTION 28 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 shall apply to bare land strata parcels.

SECTION 29 TEMPORARY ADDITIONAL DWELLING

One TEMPORARY ADDITIONAL DWELLING, where permitted, is subject to the following regulations:

- (a) the occupant(s) of either the principal or TEMPORARY ADDITIONAL DWELLING must be:
 - i) relative and
 - ii) 60 years of age or more; or
 - iii) a disabled person.



SECTION 29 TEMPORARY ADDITIONAL DWELLING continued

- (b) for the purpose of this Section 29, relative may include father, mother, father-in-law, mother-in-law, son, daughter, son-in-law, daughter-in-law, sister, brother, grandchildren, grandparents or great-grandparents;
- (c) a TEMPORARY ADDITIONAL DWELLING shall be moveable and shall not be sited on a permanent foundation;
- (d) the FLOOR AREA of the TEMPORARY ADDITIONAL DWELLING shall not exceed the floor area of the principal DWELLING on the parcel;
- (e) the TEMPORARY ADDITIONAL DWELLING shall not be located on that portion of the parcel that lies between the principal DWELLING and the FRONT PARCEL LINE;
- (f) 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;
- (g) the owner of the parcel on which a TEMPORARY ADDITIONAL DWELLING is located shall upon first use of this DWELLING, and prior to each anniversary of the date of first use of this 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;
- (h) One TEMPORARY ADDITIONAL DWELLING is permitted on a parcel.



PART V CREATION OF ZONES

SECTION 30 DEFINITION OF 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"
R-1	"Residential-1 Zone"
R-2	"Residential-2 Zone"
R-3	"Residential-3 Zone"
R-4	"Residential-4 Zone"
R-5	"Residential-5 Zone"
R-6	"Residential-6 Zone"
MHP	"Manufactured Home Park Zone"
C-1	"Local Commercial Zone"
C-2	"General Commercial Zone"
C-3	"Neighbourhood Pub Commercial Zone"
C-4	"Recreational Commercial Zone"
I-1	"Light Industrial Zone"
I-2	"General Industrial Zone"
I-3	"Agriculture Industrial Zone"
I-4	"Oil/Gas Production Zone"
AP	"Airport Industrial Zone - Fort St. John"
LF	"Land farm Treatment Zone"
P-1	"Park and Open Space Zone"
P-2	"Civic, Assembly and Institutional Zone"

SECTION 31 LOCATION OF ZONES

1. The location of each zone is defined on "Schedules A, B and C" entitled "Official Zoning Maps" of Zoning By-law No. 1343, 2001 as attached to and forming part of this by-law
2. Where a zone boundary is shown on "Schedules A, B and C" 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.



PART VI ZONES

SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an A-1 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 32;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-1 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 32:

- (m) ACCESSORY building and ACCESSORY structure;
- (n) BED AND BREAKFAST accommodation;
- (o) HOME BASED BUSINESS;
- (p) SECONDARY SUITE;
- (q) TEMPORARY ADDITIONAL DWELLING;
- (r) AGRI-TOURISM activity.

2. Regulations

Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).
- (b) Exception to the minimum parcel size is as follows:
 - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse provided the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 12 hectares (30 acres)

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;





SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha) continued

Setbacks

- (e) Except as otherwise 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.

Agriculture

- (f) AGRICULTURE INTENSIVE, use is permitted on parcels 15 hectares (37 acres) and larger;

Asphalt Plant

- (g) Asphalt plants may operate on land zoned A-1 "Small Agriculture Holding" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production facilities

- (h) The following PRODUCTION FACILITIES are not permitted in the A-1 zone;
 - i) Battery sites and compressor stations with an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft)
 - ii) Oil field waste management facility that requires a permit under the Waste Management Act or which covers an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft)

Land Treatment Facility

- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.



SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an A-2 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 33;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) Work camps occupied for less than six months, with less than 30 people;
- (m) Trapping, hunting, guiding, outfitting establishments;
- (n) Airstrip;
- (o) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-2 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 33:

- (p) ACCESSORY buildings and ACCESSORY structure;
- (q) BED AND BREAKFAST accommodation;
- (r) HOME BASED BUSINESS;
- (s) SECONDARY SUITE;
- (t) TEMPORARY ADDITIONAL DWELLING;
- (u) AGRI-TOURISM activity.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 63 hectares (155 acres) except as noted below.
- (b) Exceptions to the required minimum parcel size area as follows:
 - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse, provide the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 50 hectares (124 acres) ;
 - ii) for subdivision along a quarter section boundary for an incomplete quarter the minimum parcel size shall be not less than 50 hectares (124 acres);



SECTION 33 A-2 (Large Agricultural Holdings Zone - 63 ha) continued

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) Except as otherwise 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.

Asphalt Plant

- (f) Asphalt plants may operate on land zoned A-2 "Large Agricultural Holding Zone" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production Facilities

- (g) The following PRODUCTION FACILITIES are not permitted in the A-2 zone:
 - i) Battery sites and compressor stations which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft)
 - ii) Oil field waste management facility that requires a permit under the Waste Management Act or which covers an aggregate building and/or structure floor area of greater than 450 sq. metres (4850 sq. ft)

Land Treatment Facility

- (h) One LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.

Community Care Facility (BL No. 1734, 2007)

- XX (i) the following additional use is permitted as a Principle Use on lands legally described as:
 - i. Lot 1, Plan 28134, Section 2, Township 84, Range 18, W6M, PRD



SECTION 34 R-1 (Residential 1 Zone - 1000 sq. metres/1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-1 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 34;

- (a) DWELLING UNIT;
- (b) Market garden;
- (c) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-1 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 34:

- (d) ACCESSORY buildings and ACCESSORY structure;
- (e) AGRICULTURE-DOMESTIC;
- (f) BED AND BREAKFAST accommodation;
- (g) HOME BASED BUSINESS;
- (h) SECONDARY SUITE;
- (i) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

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.

except for:

- i) District Lot 418, except Plan 18222, for which the minimum parcel size is 1,000 sq. metres (0.25 acres) where the parcel is connected to a COMMUNITY SEWAGE SYSTEM or where the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal in the area covered by this by-law. {BL#1829, 2008}

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger where there is no COMMUNITY SEWAGE SYSTEM;
- (e) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.4 hectares (1 acre) and larger when the parcel is connected to a COMMUNITY SEWAGE SYSTEM.

Height

- (f) No building or structure shall exceed 10 metres (32.8 ft) HEIGHT.



SECTION 34 R-1 (Residential 1 Zone - 1000 sq. metres/1.8 ha) continued

Setbacks

- (g) Except as otherwise permitted in this by-law, no PRINCIPAL 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) 5 metres (17 ft) of a REAR PARCEL LINE.

- (h) 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) 1.5 metres (5 ft) of an INTERIOR SIDE PARCEL LINE;
 - (iii) 5 metres (17 f t) of an EXTERIOR SIDE PARCEL LINE; or
 - (iv) 3 metres (10 ft) of a REAR PARCEL LINE.

Agriculture

- (i) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (j) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for the shading, frost and wind protection of plants and animals.



SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-2 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 35;

- (a) DWELLING UNIT;
- (b) Market garden;
- (c) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-2 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 35:

- (d) ACCESSORY buildings and ACCESSORY structure;
- (e) AGRICULTURE-DOMESTIC;
- (f) BED AND BREAKFAST accommodation;
- (g) HOME BASED BUSINESS;
- (h) SECONDARY SUITE;
- (i) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

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 UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger where there is no COMMUNITY SEWAGE SYSTEM;
- (e) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.4 hectares (1 acre) and larger when the parcel is connected to a COMMUNITY SEWAGE SYSTEM.

Height

- (f) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.



SECTION 35 R-2 (Residential 2 Zone - 0.4ha / 1.8 ha) continued

Setbacks

- (g) Except as otherwise permitted in this by-law, no PRINCIPAL 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) 5 metres (17 ft) of a REAR PARCEL LINE.

- (h) 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) 1.5 metres (5 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.

Agriculture

- (i) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (j) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (k) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS, are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



SECTION 36 R-3 (Residential 3 Zone - 0.9 ha / 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-3 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 36;

- (a) DWELLING UNIT;
- (b) Market garden;
- (c) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-3 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 36:

- (d) ACCESSORY building and ACCESSORY structure;
- (e) AGRICULTURE-DOMESTIC;
- (f) BED AND BREAKFAST accommodation;
- (g) HOME BASED BUSINESS;
- (h) SECONDARY SUITE;
- (i) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 0.9 hectares (2.2 acres) in the area covered by West Peace Official Community Plan By-law No. 1086, 1997;
- (b) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a COMMUNITY SEWAGE SYSTEM in the area covered by North Peace Official Community Plan By-law No. 820, 1993;
- (c) The minimum parcel size is 1.8 hectares (4.5 acres) where there is no COMMUNITY SEWAGE SYSTEM in the area covered by North Peace Official Community Plan By-law No. 820, 1993;

except for:

- i) a 1.46 ha. (3.61 acre) portion lying on the west side of Section 25 within Lot1, Plan 24633, Sections 24 and 25, Township 84, Range 20, W6M, PRD, except Plan 28096, for which the minimum parcel size may be 0.9 ha (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal." [BL#1805, 2008]

except for:

- ii) a 1.4 ha. (3.46 acre) portion lying on the northeast side of Lot 2, Plan PGP41173, Section 12, Township 84, Range 19, W6M, PRD, except part in Plan BCP19612, for which the minimum parcel size may be 0.9 ha (2.2 acres) when the parcel has a sewage system approved by the agency having jurisdiction regarding sewage disposal." [BL#1869, 2009]



SECTION 36 R-3 (Residential 3 Zone - 0.9 ha / 1.8 ha) continued

Number and type of DWELLING UNIT(S)

- (d) One SINGLE FAMILY DWELLING is permitted on a parcel.
- (e) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (f) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (g) Except as otherwise permitted in this by-law, no PRINCIPAL 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) 5 metres (17 ft) of a REAR PARCEL LINE.
- (h) Except as otherwise 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) 1.5 metres (5 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.

Agriculture

- (i) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (j) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (k) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds



- support structures used for shading, frost and wind protection of plants and animals.



SECTION 36 R-3 (Residential 3 Zone - 0.9 ha / 1.8 ha) continued

Additional Uses

- (l) The following additional uses are permitted on lands legally described as: [BL#1456, 2003]

Lot D, Plan PGP46346, Section 5, Township 84, Range 18, PRD

- i) Equestrian facility, limited to a maximum of 18 stalls.



SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 37:

- (e) ACCESSORY building and ACCESSORY structure;
- (f) AGRICULTURE-DOMESTIC;
- (g) BED and BREAKFAST accommodation;
- (h) HOME BASED BUSINESS;
- (i) SECONDARY SUITE;
- (j) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (f) Except as otherwise 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) 5 metres (17 ft) of a REAR PARCEL LINE.



SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

Additional Uses

- (j) The following additional ACCESSORY use is permitted on lands legally described as: [BL#1595, 2005]

Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD

- i) Community Care Facility to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff.



SECTION 38 R-5 (Residential 5 Zone - 4 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-5 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 38;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-5 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 38:

- (f) ACCESSORY buildings and ACCESSORY structure;
- (g) AGRICULTURE-DOMESTIC;
- (h) BED AND BREAKFAST accommodation;
- (i) HOME BASED BUSINESS; and
- (j) SECONDARY SUITE;
- (k) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (f) Except as otherwise 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) 5 metres (17 ft) of a REAR PARCEL LINE.



SECTION 38 R-5 (Residential 5 Zone - 4 ha) continued

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE, or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

* CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



SECTION 39 R-6 (Residential 6 Zone - 8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-6 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 39;

- (a) DWELLING UNIT(S);
- (b) Market garden;
- (c) AGRICULTURE;
- (d) KENNEL;
- (e) EQUESTRIAN FACILITY;

The following ACCESSORY uses and no others are permitted in a R-6 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 39:

- (g) ACCESSORY buildings and ACCESSORY structure;
- (h) AGRICULTURE-DOMESTIC;
- (i) BED AND BREAKFAST accommodation;
- (j) HOME BASED BUSINESS;
- (k) SECONDARY SUITE;
- (l) TEMPORARY ADDITIONAL DWELLING.

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger.

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (f) Except as otherwise 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) 5 metres (17 ft) of a REAR PARCEL LINE.



SECTION 39 R-6 (Residential 6 Zone - 8 ha)

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE-DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE, or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.



SECTION 40 MHP (Manufactured Home Park Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a MHP zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 40;

- (a) MANUFACTURED HOME⁶;
- (b) MANUFACTURED HOME PARK;

The following ACCESSORY uses and no others are permitted in a MHP zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 40:

- (c) One DWELLING UNIT only used by the operator of the MANUFACTURED HOME PARK;
- (d) ACCESSORY buildings and ACCESSORY structure;
- (e) Recreation facilities, for use by residents of the MANUFACTURED HOME PARK;
- (f) Laundry facilities, for use by residents of the MANUFACTURED HOME PARK;
- (g) HOME BASED BUSINESS;

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) Gross Density:
The maximum gross density shall be 20 MANUFACTURED HOMES per hectare (8 MANUFACTURED HOMES per acre);

Height

- (c) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Accessory Buildings

- (d) Within a manufactured home space the aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed a FLOOR AREA greater than 11 square metres (118 sq.ft.).

⁶ Refer to Peace River Regional District - Manufactured Home Parks By-law No. 816, 1992



SECTION 41 C-1 (Local Commercial Zone - 1.8 ha)

2. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a C-1 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 41;

- (a) CONVENIENCE STORE;
- (b) GAS BAR;
- (c) RESTAURANT;
- (d) TEA AND CRAFT SHOPPE;
- (e) DWELLING UNIT(S);

The following ACCESSORY uses and no others are permitted in a C-1 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 41:

- (f) ACCESSORY building and ACCESSORY structure;
- (g) BED AND BREAKFAST accommodation;
- (h) HOME BASED BUSINESS;
- (i) SECONDARY SUITE;

3. Regulations

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 is connected to a COMMUNITY SEWAGE SYSTEM.

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING on a parcel.

Height

- (d) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (e) Except as otherwise 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) 5 metres (17 ft) of a REAR PARCEL LINE.



SECTION 41 C-1 (Local Commercial Zone - 1.8 ha) continued

Accessory Buildings

- (f) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed a FLOOR AREA greater than 200 square metres (2153 sq.ft.).

Convenience Store

- (g) The FLOOR AREA of a CONVENIENCE STORE in this zone shall not exceed 225 sq. metres (2400 sq. ft).

Tea and Craft Shoppe

- (h) The FLOOR AREA of a TEA AND CRAFT SHOPPE in this zone shall not exceed 100 sq. metres (1076 sq. ft).



SECTION 42 C-2 (General Commercial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a C-2 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 42;

- (a) TOURIST ACCOMMODATION;
- (b) RESTAURANT;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) CONVENIENCE STORE;
- (e) GAS BAR;
- (f) Car wash;
- (g) Liquor Store;
- (h) GARDEN CENTRE;
- (i) CAMPGROUND;
- (j) Retail sales establishment;
- (k) Sales, rentals, servicing and repairs of automobiles, recreation vehicles and boats;
- (l) Building material supply facility;
- (m) Meat cutting and packing, excluding ABATTOIRS;
- (n) Business office;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) ANIMAL HOSPITAL;
- (q) Taxi dispatch office;
- (r) RECYCLE CENTRE;
- (s) FUNERAL PARLOUR LIMITED; (BL No. 1713, 2007)
- (t) instrumentation, small equipment sales, rentals and service. (BL No. 1839, 2009)

The following ACCESSORY uses and no others are permitted in a C-2 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 42:

- (u) ACCESSORY building and ACCESSORY structure;
- (v) DWELLING UNIT(S);

2. Regulations

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 is connected to a COMMUNITY SEWAGE SYSTEM.

Number and type of Dwelling

- (c) Not more than one SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Height

- (d) No building or structure shall exceed 12metres (40 ft) in HEIGHT.





SECTION 42 C-2 (General Commercial Zone - 1.8 ha) continued

Setbacks

- (e) Except as otherwise 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) 5 metres (17 ft) of a REAR PARCEL LINE.

ACCESSORY Buildings, except DWELLING UNIT(S)

- (f) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 200 square metres (2153 sq.ft.).

Additional Uses

- (g) The following additional uses are permitted on lands legally described as:

Parcel A(PM36569) SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

Parcel A, Plan 33374, SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

- i) sales, rental, servicing and repairs of automobile, recreational vehicles, manufactured homes, automotive parts, machinery, farm machinery and boats; and
- ii) contractors, shop and storage yard for trade, trucking, construction and oil field service.

Parcel A, Plan 33374, SW¼ Sec. 5, Twp. 84, Rge. 18, W6M.

- iii) warehousing, cartage, express and freight facilities.

Lot 8, Block 2, Plan 9723, Section 2, Township 84, Range 19, W6M

(BL#1502,

2004)

Parcel A(Plan B5074) of the Northwest ¼, Section 9, Township 84, Range 19, W6M

- iv) NEIGHBOURHOOD PUB



SECTION 43 C-3 (Neighbourhood Pub Commercial Zone - 0.4 ha / 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a C-3 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 43;

- (a) NEIGHBOURHOOD PUB
- (b) RESTAURANT;

The following ACCESSORY uses and no others are permitted in a C-3 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 43:

- (c) ACCESSORY building and ACCESSORY structure;
- (d) Beer and/or wine store;
- (e) DWELLING UNIT(S);

2. Regulations

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) where the parcel is connected to a COMMUNITY SEWAGE SYSTEM.

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel.

Height

- (d) No building or structure shall exceed 10 metres (32.8 ft) in HEIGHT.

Setbacks

- (e) Except as otherwise 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 UNIT(S)

- (f) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 200 square metres (2153 sq.ft.).



SECTION 44 C-4 (Recreational Commercial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a C-4 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 44;

- (a) TOURIST ACCOMMODATION;
- (b) RESTAURANT;
- (c) CONVENIENCE STORE;
- (d) GAS BAR;
- (e) CAMPGROUND;
- (f) Sales, rentals, servicing and repairs of recreation vehicles and boats;
- (g) Community hall;
- (h) COMMERCIAL RECREATION FACILITY;
- (i) EQUESTRIAN FACILITIES;
- (j) PERSONAL SERVICE ESTABLISHMENT;
- (k) Car wash;

The following ACCESSORY uses and no others are permitted in a C-4 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 44:

- (l) ACCESSORY building and ACCESSORY structure;
- (m) Retail sales;
- (n) BED AND BREAKFAST accommodation;
- (o) DWELLING UNIT(S);

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Height

- (c) No building or structure shall exceed 20 metres (65.6 ft) in HEIGHT.

Setbacks

- (d) Except as otherwise 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 44 C-4 (Recreational Commercial Zone - 1.8 ha) continued

ACCESSORY Buildings, except DWELLING UNIT(S)

- (e) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 200 square metres (2153 sq.ft.).

Convenience Store

- (f) The FLOOR AREA of a CONVENIENCE STORE in this zone shall not exceed 225 sq. metres (2400 sq. ft)

Additional Uses

- (g) the following additional principle use is permitted on lands legally described as:

Lots 1 and 2, Plan BCP06573, Part Southwest 1/4, Section 36, Township 78,
Range 15, W6M; (BL#1523,
2004)

- i) GARDEN CENTRE

Northern 10.5 ha (26 acres) of District Lot 246, W6M (BL#1470, 2003)

- i) CAMPGROUND, EXTENDED TERM

Density

- (h) the maximum gross density for CAMPGROUND, EXTENDED TERM use shall not exceed 30 camping spaces/ha. (12 spaces per acre). (BL#1470, 2003)



SECTION 45 I-1 (Light Industrial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an I-1 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 45;

- (a) RESTAURANT;
- (b) Car wash;
- (c) AUTOMOTIVE SERVICE STATION;
- (d) Sales, rentals, servicing, and repairs of automobiles, recreational vehicles, automotive parts, manufactured homes, machinery, farm machinery, and boats; (By-law #1436, 2003)
- (e) Meat cutting and packing, excluding ABATTOIRS;
- (f) Auction market, excluding the sales of animals;
- (g) Trucking contractor, logging contractor, construction trade contractor, oil field service contractor, including repair and maintenance of heavy trucks and equipment;
- (h) Machine shop, welding shop, woodworking shop or sandblasting shop;
- (i) Warehousing, cartage, express and freight facilities;
- (j) Building material supply;
- (k) Transportation depots, including taxi dispatch office;
- (l) PUBLIC UTILITY USE, including an office building or works yard;
- (m) Bulk fuel sales;
- (n) Wholesale establishment;
- (o) PERSONAL SERVICE ESTABLISHMENT;
- (p) GARDEN CENTRE;
- (q) Mining, including gravel extraction and processing facilities;
- (r) Asphalt plants;
- (s) Printing and publishing establishment;
- (t) ANIMAL HOSPITAL;
- (u) RECYCLE CENTRE;
- (v) Mini-Storage; (BL#1566, 2005)

The following ACCESSORY uses and no others are permitted in an I-1 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 45:

- (u) DWELLING UNIT(S);
- (v) ACCESSORY buildings or ACCESSORY structure;
- (w) Retail sales.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).
- (b) The minimum parcel size is 0.9 hectares (2.2 acres) when the parcel is connected to a Community Sewage System, OR a system approved by the Northern Health Authority as the agency having jurisdiction regarding sewage disposal, in the area covered by the North Peace Official Community Plan By-law No. 820, 1993. (BL#1567, 2005)

Number and type of DWELLING UNIT(S)



- (c) One SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

SECTION 45 I-1 (Light Industrial Zone - 1.8 ha) continued

2. Regulations (continued)

Height

- (d) No building or structure shall exceed 20 metres (65.6 ft) in HEIGHT.

Setbacks

- (e) Except as otherwise 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.
- (f) No setbacks are required from the REAR or INTERIOR SIDE PARCEL LINE of the I-1 zoned lands that adjoin other industrial zoned land.

ACCESSORY Buildings, except DWELLING UNIT(S)

- (g) The aggregate FLOOR AREA of all ACCESSORY buildings shall not exceed 300 square metres (3200 sq.ft.).

Recycle Centre

- (h) A RECYCLE CENTRE does not include any outside storage and is not a SALVAGE YARD.
- (i) The following additional use is permitted as a Principle Use on lands legally described as:

Lot 2, Plan 7680, Section 28, Township 78, Range 15, W6M; and
Lot 2, Plan 9915, Section 28, Township 78, Range 15, W6M.
 - i) the storage of vehicles associated with a towing business where no salvage, wrecking, parts or vehicle sales are to occur from the properties.

(BL#1786, 2008)



SECTION 46 I-2 (General Industrial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an I-2 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 46;

- (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) SALVAGE YARD;
- (f) Bulk fuel sales;
- (g) RECYCLE CENTRE;
- (h) Trucking contractor, logging contractor, construction trade contractor, oil field service contractor, including repair and maintenance of heavy trucks and equipment;
- (i) Machine, welding or sandblasting shop;
- (j) Mining, including gravel extraction and processing facilities;
- (k) Asphalt plants;
- (l) Oil and gas wells, PIPELINES, PRODUCTION FACILITIES;
- (m) GAS PROCESSING PLANTS;

The following ACCESSORY uses and no others are permitted in an I-2 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 46:

- (n) ACCESSORY buildings and ACCESSORY structure.

2. Regulations

Minimum Parcel Size

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

Setbacks

- (b) Except as otherwise 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; or
 - (iv) 7 metres (23 ft) of a REAR PARCEL LINE.
- (c) No setbacks are required from the REAR or INTERIOR SIDE PARCEL LINE of the I-2 zoned lands that adjoin other industrial zoned land.

Recycle Centre

- (d) A RECYCLE CENTRE does not include any outside storage and is not a SALVAGE YARD.





SECTION 47 I-3 (Agricultural Industrial Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an I-3 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 47;

- (a) Agri-outlet;
- (b) Processing facility of agricultural products;
- (c) Farm machinery or equipment sales, rentals, servicing and repair;
- (d) Auction market, including the sales of animals;
- (e) ABATTOIR including stockyards;
- (f) Bulk fuel sales;

The following ACCESSORY uses and no others are permitted in an I-3 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 47:

- (g) ACCESSORY buildings and ACCESSORY structure;
- (h) Retail sales;
- (i) DWELLING UNIT(S).

2. Regulations

Minimum Parcel Size

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

Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING on a parcel, either detached or contained within one of the PRINCIPAL USES listed above.

Setbacks

- (c) Except as otherwise 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; or
 - (iv) 7 metres (23 ft) of a REAR PARCEL LINE.



SECTION 48 I-4 (Oil / Gas Production Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USE and no other is permitted in an I-4 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 48;

- (a) Oil and gas wells, PIPELINES, PRODUCTION FACILITIES;
- (b) LAND TREATMENT FACILITY, NON-COMMERCIAL;

The following ACCESSORY uses and no others are permitted in an I-4 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 48:

- (c) ACCESSORY buildings and ACCESSORY structure.

2. Regulations

Minimum Parcel Size

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

Setbacks

- (b) Except as otherwise 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; or
 - (iv) 7 metres (23 ft) of a REAR PARCEL LINE.



SECTION 49 AP (Airport Industrial Zone - Fort St. John - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in an AP zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 49;

- (a) Warehousing, cartage, express, and freight facilities;
- (b) Aircraft maintenance and repair facilities;
- (c) Bulk fuel for aviation operations;
- (d) Airport, terminal buildings, and aircraft runways;
- (e) Manufacturing, fabricating and processing facilities;
- (f) Machine shop;
- (g) Automotive race tracks;
- (h) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in an AP zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 49:

- (i) ACCESSORY buildings and ACCESSORY structure.

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres)
- (b) The minimum parcel size is 0.4 ha (1 acre) when the parcel or parcels are connected to a COMMUNITY SEWAGE SYSTEM. (By-law #1377, 2002)

Height⁷

Setbacks

- (b) Except as otherwise permitted in this by-law, no building or structure shall be located within:
 - (i) 7 metres (23 ft) of a FRONT PARCEL LINE;
 - (ii) 7metres (23 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.

⁷ Refer to "Federal Zoning Regulations Respecting Fort St. John Airport", Transport Canada, April 1982



SECTION 50 LF (Land farm Treatment Zone - 4 ha)

1. Permitted Uses

The following PRINCIPAL USE and no other is permitted in a LF zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 50;

- (a) LAND TREATMENT FACILITY, COMMERCIAL;

The following ACCESSORY uses and no others are permitted in a LF zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 50:

- (b) ACCESSORY buildings and ACCESSORY structure.

2. Regulations

Minimum Parcel Size

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

Setbacks

- (b) Except as otherwise 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; or
 - (iv) 7 metres (23 ft) of a REAR PARCEL LINE.



SECTION 51 P-1 (Park and Open Space Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a P-1 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 51;

- (a) PUBLIC PARK;
- (b) Cemetery;
- (c) Solid waste disposal site;
- (d) Heritage site;
- (e) CAMPGROUND;
- (f) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a P-1 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 51:

- (g) ACCESSORY building and ACCESSORY structure.

2. Regulations

Minimum Parcel Size

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

Height

- (b) No building or structure shall exceed 15 metres (50 ft) in HEIGHT.

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 Uses

- (d) The following additional ACCESSORY uses are permitted on lands legally described as:

Part of Block 1, Plan 3342, Part Southeast 1/4, Section 17, Township 84, Range 19, W6M.

- i) Recreation Equipment Rentals; and
- ii) Mobile Food and Beverage Vendor.



SECTION 52 P-2 (Civic, Assembly and Institutional Zone - 1.8 ha)

2. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a P-2 zone subject to Part IV of this by-law and subject to Sub-Section 2 of this Section 52;

- (a) Community hall;
- (b) Library;
- (c) Museum;
- (d) Art gallery;
- (e) Fire hall;
- (f) Police station;
- (g) RELIGIOUS CENTRE;
- (h) Cemetery;
- (i) Crematorium;
- (j) PUBLIC RECREATION FACILITY;
- (k) Federal, provincial or municipal government office;
- (l) PUBLIC UTILITIES offices, including works yard;
- (m) Educational facility;
- (n) Institutional camp;
- (o) Hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospital;
- (p) Community care facility;
- (q) Daycare facilities with more than 8 children;
- (r) AGRICULTURE;
- (s) Market garden;

The following ACCESSORY uses and no others are permitted in a P-2 zone, subject to Part IV of this by-law and Sub-Section 2 of this Section 52:

- (t) DWELLING UNIT(S);
- (u) ACCESSORY building and ACCESSORY structure.

2. Regulations

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 a parcel is connected to a COMMUNITY SEWAGE SYSTEM.

Number and type of Dwelling

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel.
- (d) Four SINGLE FAMILY DWELLINGS accessory to a RELIGIOUS CENTRE, PUBLIC RECREATIONAL FACILITY or educational facility are permitted.



SECTION 52 P-2 (Civic, Assembly and Institutional Zone - 1.8 ha) continued

Height

- (e) No building or structure shall exceed 20 metres (65.6 ft) in HEIGHT.

Setbacks

- (f) Except as otherwise 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.

Agriculture

- (g) AGRICULTURE use is permitted on parcels 4 hectares (10 acres) and larger;



PART VII - ADOPTION

READ A FIRST TIME THIS 10th day of May, 2001.

READ A SECOND TIME THIS 10th day of May, 2001.

PUBLIC HEARING HELD THIS _____ DAY OF _____, 2001.

APPROVED pursuant to the Highway Act, R.S.B.C. 1996 this ____ day of _____, 2001.

District Highways Manager

READ A THIRD TIME THIS _____ DAY OF _____, 2001.

ADOPTED THIS _____ DAY OF _____, 2001.

CERTIFIED a true and correct copy of
"Peace River Regional District Zoning
By-law No. 1343, 2001."

THE CORPORATE SEAL of the Peace River
Regional District was hereto affixed in the
presence of:

Moray Stewart, Administrator

Karen Goodings, Chair

Moray Stewart, Administrator

I HEREBY CERTIFY the foregoing to be a true and correct copy of the "Peace River Regional District Zoning By-law No. 1343, 2001", as read a second time by the Regional Board of the Peace River Regional District at a meeting held on the 10th day of May, 2001.

Dated at Dawson Creek this 22nd day of May, 2001.

Moray Stewart, Administrator