



PEACE RIVER REGIONAL DISTRICT

PEACE RIVER REGIONAL DISTRICT

Zoning Bylaw No. 85, 1976



RESIDENTIAL



FARM USE



INDUSTRY

diverse. vast. abundant.

Please note that zoning maps are listed separately on the PRRD website bylaw page

PEACE RIVER REGIONAL DISTRICT

Zoning Bylaw No. 85

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidated bylaw. The amending bylaws have been combined with the original bylaw for convenience only and is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

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Zoning Bylaw No. 85

A bylaw to regulate the location and use of buildings and structures and the use of land, of the Peace River-Liard Regional District and for that purpose to divide into zones pursuant to the provisions of the Municipal Act, having due regard to the promotion of health, safety, convenience, and overcrowding of land, and preservation of the amenities peculiar to any zone; the securing of adequate light, air, and access; the value of the land and the nature of its present and prospective use and occupancy; the character of the buildings already erected, and the peculiar suitability of the zone for particular uses; and the conservation of property values.

The Regional Board of the Regional District of Peace River-Liard in open meeting assembled enacts as follows:

INTERPRETATION AND ADMINISTRATION

TITLE

1.1.0 This bylaw may be cited as “Peace River-Liard Regional District Zoning Bylaw No. 85.”

DEFINITIONS

1.2.0 In this bylaw, unless the context otherwise requires:

Accessory Building

shall mean a building other than a principal building used by the occupant of the principal building on the site for a use customarily incidental to the permitted use of the principal building.

Applicant

shall mean a person who has applied for a land use contract.

Billboard

shall mean and include a board, plate, panel, post or tablet used for display of signs or on which signs are displayed.

Boarding House

shall mean a building in which accommodation and meals are offered for consideration to persons who are not members of a family, but shall not include a hotel or motel.

Building

by walls, columns, or posts.

Cannabis

means cannabis as defined in the federal Cannabis Act. [Bylaw 2377, 2020]

Cannabis Processing Facility

means cultivating, growing, processing, testing, producing, packaging, storing, distributing/ or dispensing of cannabis or any products containing or derived from cannabis as lawfully permitted and authorized under the federal Cannabis Act. [Bylaw 2377, 2020]



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Cannabis Retail Store

means the retail sale of cannabis, cannabis products, cannabis accessories, or any product containing or derived from cannabis as lawfully permitted and authorized under the provincial Cannabis Control and Licensing Act. [Bylaw 2377, 2020]

Commercial Piggeries

shall mean a non-farm based feeding operation for the purpose of raising pigs.

Community Sewer System

shall mean a common sewer, or a system of sewage or sewage disposal which serves two or more parcels.

Dwelling Unit

shall mean the lot line, or lines, not being the rear or front lot line, common to the lot and street.

Exterior Side Lot Line

shall mean the lot line, or lines, not being the rear or front lot line, common to the lot and a street.

Family

shall mean a household consisting of two or more persons.

Floor Area

shall mean the portion of the floor of the building contained within the outside walls of the building which is suitable for living or work space. Such an area shall not be considered suitable for use as living or working space if the distance between the floor and the ceiling is less than two metres (6'6").

Frontage

shall mean the length of a parcel boundary which immediately adjoins a highway other than a land or a walkway.

Front Lot Line

shall mean the lot line or lines common to the lot and a fronting street, or where there is more than one fronting street, the lot line or lines common to the lot and fronting street towards which the majority of the buildings or adjacent lots are faced.

Height

shall mean the greatest vertical distance from the finished ground elevation at the base of a structure to the highest point on such structure directly above.

Interior Side Lot Line

shall mean the lot line or lines, not being the front or rear lot lines, common to more than one lot or to the lot and a lane.

Lane

shall mean a public way which affords only a secondary means of access to a site or lot at the side or rear.

Medical Health Officer

shall mean the Medical Health Officer appointed pursuant to the Health Act and includes any officer, official or employee acting for him in his place.



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Mobile Home

shall mean a single family dwelling manufactured as a unit or in units, intended to be occupied in a place other than that of its manufacture, and designed so that it may be drawn or moved from place to place.

Motel

shall include "Hotel" and shall mean a building or buildings which contain accommodation for the transient public in individual dwelling units or sleeping units.

Parcel

shall mean any lot, block or other area in which land is held or into which land is subdivided or any remaining portion of the land being subdivided.

Portable Water

shall means water which is used for drinking, culinary and food processing and is approved by the Medical Health Officer.

Principle Building

shall mean the building which contains or services, or will contain or service, the primary use which will or does occur on the site.

Public Water System

shall mean a system of waterworks which is owned, operated and maintained by an Improvement District under the Water Act or the Municipal Act, or a Regional District, or which is regulated under the Water Utilities Act.

Rear Lot Line

shall mean a lot line or lot lines opposite to and most distant from the front lot line, or where the rear portion of the lot is bounded by intersecting side lot lines, shall be deemed to be the point of such intersection.

Regional Board

shall mean the Board of Directors of the Peace River-Liard Regional District.

Resource Extraction

shall mean the harvesting of forest products and the extraction from the earth of mineral, coal, and petroleum resources, including such processing as may be necessary prior to transportation from the site of extraction, but shall not include processing for the market which involved the employment of more than ten employees nor shall it include residential uses.

Rooming Houses

shall mean a building in which accommodation is offered for consideration to persons who are not members of a family, but shall not include a motel or hotel.

Sign

shall mean any device, object or thing intended for the purpose of advertising or calling attention to any person, matter, thing or event.

Single Family Dwelling

shall mean a building containing one dwelling unit.

Street

shall mean all highways, road, squares, thoroughfares and any other public way, but not lanes, trails and bridges.



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Structure

shall mean any construction fixed to, support by or sunk into land or water.

Use

shall mean the purpose or function to which land, buildings or structure are put.

Zone

shall mean a zone established under the Zoning Division of the Municipal Act.

ADMINISTRATION

1.3.0

1. The Director of Environmental Services or such other person appointed by the Regional Board shall administer this bylaw.
2. Persons appointed under subsection (1) may enter any building or premises at any reasonable time for the purpose of enforcing this bylaw.

PROHIBITION

Subject to the provisions of the *Local Government Act* and the *Community Charter*, as amended from time to time, respecting non-conforming use, no person shall erect, construct, locate, alter, reconstruct or maintain any building or locate or carry on any industry, business, trade or calling, or use any land or building or structure or surface of water or air space contrary to the provisions of this bylaw."

FLOOD DAMAGE PREVENTION

1.4.0

1. For the purpose of this Section, the following definitions shall apply:
 - (a) **NATURAL BOUNDARY** means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.
 - (b) **WATERCOURSE** is any natural or [human]-made depression with well-defined banks and a bed two feet or more below the surrounding land serving to give direction to a current of water at least six months a year or having a drainage area of one square mile or more or as required by a designated Water Resource Official of the Province of British Columbia.
2. "Notwithstanding any other provisions of this bylaw, no building or part thereof shall be constructed, altered, moved or extended, nor shall any mobile unit, modular home or structure be located:



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- (a) within 15m (49.2125 ft.) of the natural boundary of Williston Lake and within 7.5m (24.6063 ft.) of the natural boundary of any other lake;
 - (b) within 60m (196.8503 ft.) of the natural boundary of the Liard River, and within 45m (147.6377 ft.) of the natural boundary of the Peace River and the Fort Nelson River, and within 30m (98.4252 ft.) of the natural boundary of any other watercourse or source of water supply, excluding wells:
 - (c) with the underside of the floor system of any area used for habitation, business, or storage of foods damageable by floodwaters, or in the case of a mobile home the ground on which it is located, lower than .75m (2.4606 ft.) above the two hundred (200) –year flood level where it can be determined, or if not 6m (19.6850 ft.) above the natural boundary of the Liard River and 5m (16.4041 ft.) above the natural boundary of the Peace River and the Fort Nelson River and 3m (9.8424 ft.) above the natural boundary of any other watercourse and 1.5m (4.9213 ft.) above the natural boundary of all lakes except Wilson Lake where the minimum elevation shall be 2225 feet Geodetic Survey of Canada datum.
3. Where landfill is used to achieve the required elevations stated in Clause 2(c) above, no portion of the fill slop shall be closer than the distance stated in Clauses 2(a) and 2(b) from the natural boundary, and the face of the fill slop must be adequately protected against erosion from floodwaters.

Provided, that with the approval of the Deputy Minister of Environment, or [their] designate, these requirements may be reduced.”

NON-CONFORMING USES

1.5.0

- 1. A lawful use of premises existing or lawfully under construction at the time of the adoption of the Zoning regulations, although such use does not conform to the provisions of these regulations, may be continued, subject to the provisions of Division 3, Part XXI of the Municipal Act respecting non-conforming uses. However, if a non-conforming use is discontinued for a period of 30 days or for a longer period subject to northern climatic conditions any future use of those premises shall, subject to the provisions of this section, be in conformity with the provisions of this zoning bylaw.
- 2. A building existing prior to the date of these regulations which fails to comply with the siting requirements herein shall not by reason thereof be deemed to be non-conforming. However, any subsequent alterations or additions to such building shall be permitted only in accordance with the siting requirements of these regulations.



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VIOLATION

1.6.0

1. It shall be unlawful for any person to cause, suffer or permit any building or structure to be constructed, reconstructed, altered, moved, extended or used, or land to be used, in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.
2. It shall be unlawful for any person to prevent or obstruct any official appointed under Subsection (1) of Section 1.3.0 from the carrying out of their duties under this bylaw.

PENALTY

1.7.0

1. Any person who violates the provisions of this bylaw is liable on summary conviction to a penalty not exceeding five hundred dollars (\$500.00), and also the cost of the prosecution.
2. Each day during which such violation is continued shall be deemed to constitute a new and separate offence.
3. Upon conviction, the magistrate may direct that no prosecution under Subsection (2) may be made, with respect to the continuance of the violation, for such period of time as he directs.

SEVERABILITY

- 1.8.0 If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by such decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this bylaw.



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ZONES

DESIGNATION

2.1.0

1. For the purpose of these regulations, specified areas of the Peace River-Liard Regional District are classified and divided into the following Zones:
Rural and Small Holding I Ru I
Rural and Small Holding II Ru II
Recreational-Residential RR
Tourist-Commercial C I
Industrial-Commercial C II

The Extent of each zone is described or shown on Schedule “A”, Zoning Maps which is attached to and forms part of this bylaw and which bears the words “Schedule “A” – These are the Zoning Maps referred to in Section 2.1.0 of the Regional District of Peace River-Liard Zoning Bylaw No. 85” and is signed and dated by the Chairman and the Secretary Treasurer.

1. Any part of a parcel of land which at the time these regulations come into force and effect, is actually in use for:
 - (a) multiple-family dwelling or mobile home park is zoned residential;
 - (b) commercial uses is zoned commercial;
 - (c) industrial uses in zoned industrial;

provided such use is limited to that part of the parcel of land actually in use for the use concerned at that time and provided that such use complies with the provisions of the Health Act, the Pollution Control Act, the Environmental Land Use Act, the Highways (Scenic Improvement) Act, and all other relevant Acts and Regulations.

2. When the zone boundary is designated as following a road allowance or creek, the centre line of such road allowance or creek shall be the zone boundary.
3. Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Maps referred to in Subsection (2).
4. All crownlands are exempted from the provisions of this bylaw.
5. All lands with the Agricultural Land Reserve are exempted from the provisions of this bylaw.

DEVELOPMENT AREAS

2.1.1

All areas zoned under this bylaw are designated as Development Areas pursuant to Section 702 A of the Municipal Act.



METRIC MEASUREMENT

2.1.2

Metric units are used for all measurements in this bylaw. The approximate equivalent of those units in currently used units of Canada measure (feet, acres, etc.) are shown in brackets following each metric measurement and such bracketed figures are included for convenience only and do not form part of this bylaw.



RURAL AND SMALL HOLDING ZONE I

PERMITTED USES

2.2.0

In a Rural and Small Holding Zone the use of land, buildings, and structures is restricted to:

- (a) Single family dwellings and mobile homes when such mobile homes are located on individual parcels.
- (b) One additional mobile home for immediate family only.
- (c) Two family dwellings.
- (d) Boarding Houses.
- (e) Agriculture, including horticulture, silviculture, bee-keeping, limited poultry raising, limited animal and stock raising, veterinary clinics, kennels, greenhouses, excluding mink farms, and commercial piggeries and commercial feed lots. Where livestock of any type is kept, animals must have adequate shelter when necessary.
- (f) Resource extraction, including the preliminary grading, cutting or crushing of materials provided that no further processing is permitted on the site except where the product is regulated by the Mines Regulation Act.
- (g) Professional practice, home craft or home occupations, subject to the provisions of Section 2.2.9.
- (h) Public utility buildings, structures or storage areas necessary for public service.
- (i) Schools, places of worship, day-care centres, handicapped centres, senior citizens homes and receiving homes.
- (j) Community halls, lodges, fraternal orders and service clubs.
- (k) Public or private parks and playgrounds, public or non-commercial campgrounds.
- (l) Storage of trucks, farm equipment, recreation equipment, contractors' equipment, etc.
- (m) Neighbourhood pubs.
- (n) Commercial enterprises associated with the use of agricultural land, and without limiting the generality of the foregoing, including enterprises such as riding academies, market gardens, growing and distribution of nursery stock, production and distribution of dairy and poultry products, provided that such enterprise does not create a nuisance by reason of sound, odor, smoke, sight or effluent and provided that not more than ten permanent employees are engaged in the enterprise.
- (o) Golf courses.
- (p) Airports and air strips.
- (q) Buildings and structures accessory to the uses permitted in clauses a) to p) inclusive.



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STANDARDS

- 2.2.1 Every use of land, every building or structure permitted in a Rural and Small Holding Zone shall conform to the provisions of Section 2.2.2 to 2.2.16 inclusive.

SITE AREA

2.2.2

1. The minimum site area is 1.8219 hectares (4.5 acres) unless otherwise indicated below.
2. On parcels in the Rural and Small Holding Zone that are shown on a plan duly filed in the Land Registry Office prior to the adoption of this bylaw which have less than the minimum area required in Subsection (l), the uses permitted in clauses a), e), g), h), j), k), and m) of Section 2.2.0 are permitted if the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer and that there is a source of potable water including trucked in water approved by the Medical Health Officer.

BUILDINGS PER PARCEL

2.2.3

1. Not more than one building containing a dwelling unit or dwelling units shall be located on a parcel having less than 4.0486 hectares (10 acres) except as indicated in 2.2.0 b) above.
2. Not more than two buildings containing a dwelling unit or dwelling units shall be located on a parcel having 4.0486 or more hectares (10 acres) except as indicated in 2.2.0 b) above.

SET BACK

2.2.4

1. No principal building or structure shall be closer than 7.5 metres (24.6063 ft.) to a front lot line, rear lot line, or exterior side lot line.
2. No principal or structure shall be closer than 4.5 metres (14.7638 ft.) to an interior side lot line.

HEIGHT

2.2.5

1. No building or structure shall exceed 12 metres (39.33696 ft.) in height.
2. The provisions of subsection 1) shall not apply to:
 - a) industrial cranes
 - b) grain elevators
 - c) towers, tanks and bunkers
 - d) retaining walls



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- e) radio and television antennae
- f) church spires, belfries, and domes
- g) monuments
- h) chimney and smoke stacks
- i) flag poles
- j) barns
- k) stadium bleachers
- l) lighting poles
- m) elevator shafts
- n) stair towers
- o) oil drilling rigs

GENERAL REQUIREMENTS

2.2.6

1. There shall be no obstruction to the line of vision by buildings, structures or hedges between the heights of 1 metre (3.2808 ft.) and 3 metres (9.8424 ft.) above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets, and a line joining a point on each of the centre lines 24.5 m (80.3796 ft.) from their intersection, except that utility poles, traffic signs and highway signs shall not be considered as obstructions for this purpose.
2. No buildings or structure shall be constructed, reconstructed, altered, moved, or extended so as to cause any existing building or structure on the same lot to violate the provisions of this bylaw.
3. The keeping of animals and fowls on small acreages shall not cause a nuisance to neighbours by sound, smell, sight, or by any other means, nor shall they be allowed to create a health hazard to owners or neighbours. Animals and fowl shall be properly disposed of in a manner acceptable to the Departments of Health and Agriculture.
4. In the case of housing, keeping and production of animals, livestock, birds and bees, no drinking or feeding trough, no manure pile and no enclosure for housing animals or for the storage of feed, bedding and such materials shall be closer than 15m (49.2125 ft.) to any property line or dwelling.
5. All structures, pens, runs, enclosures and manure piles shall in addition to the requirements of subsections (3) and (4), be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams and springs, or other bodies of water which in [their] opinion could suffer contamination therefrom.
6. Subsections (2) and (4) shall not apply to fences located at or near the lot lines which are used to enclose the parcel as a whole, or which are used for enclosures for grazing of animals



Buffer Areas

2.2.7

1. Buffer areas are required for the following uses:
 - a) the extraction of raw materials from the land, in which case the depth of the buffer area required shall be 30 metres (98.4252 ft.) from the lot lines, provided that no buffer zone will be required for the harvesting of merchantable timber.
 - b) garbage dumps, in which case the depth of the buffer area required shall be 60 metres (196.8503 ft.) from the lot lines.
2. Within the buffer area:
 - a) No building or structure may be erected or placed except a fence, a wall or in the case of that part of the buffer area contiguous to the street, identification signs;
 - b) No garbage disposal area and no vehicle parking areas shall be located;
 - c) No plant material may be removed, nor may any substance be deposited or removed except as part of a road construction or improvement scheme;
 - d) The only roads permitted are those which come as close as practicable to the right angles with the lot line and connect directly with the road system contained within the remainder of the parcel.
3. Radio and television transmission facilities and community antennae shall be entirely enclosed within a building or surrounded on all sides by a buffer area of not less than 30 metres (98.4252 ft.) in depth. No exterior storage of any kind shall be permitted.

HOME OCCUPATION

2.2.8

1. A professional practice, home craft or occupation, shall be conducted primarily by the residents of the premises and shall be confined to the interior of a dwelling, or accessory building and shall not:
 - a) create a nuisance by reason of sound, sight or smell and shall not discharge or emit:
 - b) odorous, toxic or noxious matter or vapours
 - c) heat, glare, noise or radiation
 - d) recurrently generated ground vibrations
2. involve storage exterior to the dwelling of any material used directly or indirectly in the product of such craft or occupation closer than 60 metres (196.8503 ft.) to any highway or public road;
3. involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures;



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4. be of such a nature as to create traffic or parking problems.
 - a) This section shall not apply to agricultural or resource extraction uses.

SIGNS

- 2.2.9 No signs or advertising displays shall be permitted other than those provided for in Sections 2.2.10 to 2.2.11 inclusive.

PERMITTED SIGNS

2.2.10

1. The following signs are permitted:
 - a) Those denoting a home occupation, provided that:
 - i) not more than one sign shall be erected on any one parcel;
 - ii) no sign shall exceed 2.4 metres (25.8334 sq. ft.) in area;
 - iii) no sign shall be placed within 1.5 metres (4.9214 ft.) of any lot line.
 - b) Those denoting the name of the resident or the name or address of the property, provided that:
 - i) not more than two signs shall be erected on any parcel;
 - ii) the combined area of such signs shall not exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - c) Those advertising the sale or rental of property, provided that:
 - i) the number of signs permitted shall be limited to one for each street upon which the property abuts;
 - ii) no sign shall exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - d) Those required by statute, provided that such signs shall not exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - e) Those denoting the uses permitted in clauses f), h), i), j), k), l), m), n), o) and p) of section 2.20 provided that:
 - i. the total area of any one sign shall not exceed 3 square metres (32.2917 sq. ft.) in area;
 - ii. the total area of all signs on any one parcel shall not exceed 6 square metres (64.5835 sq. ft.) in area;
 - iii. the number of signs permitted on any one parcel shall be limited to two for each street upon which the property abuts.
 - f) Those prohibiting shooting or trespassing.
 - g) Those signs permitted in clauses a), c), e) and f) of subsection (1) may be erected only on the parcel which is the site of the use being advertised or referred to.
 - h) All signs shall be constructed and maintained in a safe and proper manner.



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BILLBOARDS, ROOF SIGNS, ANIMATED SIGNS

2.2.11 The use of billboards, roof signs, or animated signs is prohibited.

OFF-STREET PARKING REQUIREMENTS

2.2.12 Off-street parking space for each building, structure or use shall be provided in accordance with the following:

| | |
|---|--|
| a) Boarding house or rooming house | one space for each boarder or guest to be accommodated plus two spaces |
| b) Single family dwelling | two spaces |
| c) Two family dwelling | two spaces per dwelling |
| d) Medical and dental clinic | five stalls per doctor or dentist |
| e) Places of worship, recreation centres with seating | one space per four seats or three metres (9.8424 ft.) of bench length |
| f) Lodges, clubs, community halls | one space per 9 square metres (96.8752 sq. ft.) of floor area provided for social or dance purposes |
| g) Schools, day-care centres, handicapped centres | one stall per employee plus one space per each 9 square metres (96.8752 sq. ft.) of gymnasium or activity room space plus one space per each four auditorium seats |
| h) Senior citizen homes and receiving homes | one space per employee plus one space per three beds |
| i) Business establishments without building or roof | one space for each 185 square metres (1991.3242 sq. ft.) of site/business establishment area |
| j) Neighbourhood pubs | one space for each three seats |

DIMENSIONS REQUIRED

2.2.13

1. Every required off-street space shall have a minimum area of 18 square metres (193.7505 sq. ft.), a clear width of not less than 3 metres (9.8424 ft.) and a clear height of not less than 2.5 metres (8.2021 ft.) and shall have convenient access to and egress from a thoroughfare.



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2. An accessory off-street loading use shall provide loading spaces each having dimensions of not less than 3 metres (9.8424 ft.) wide, 8 metres (26.2467 ft.) long, and 4 metres (13.1234 ft.) high.

ACCESS

2.2.14

1. Any parking lot shall provide access to and egress from a street via not less than two driveways of not less than 3 metres (9.8424 ft.) in width.
2. Any parking lot may provide access to egress from a lane the entire length of a lot line common to such lane.
3. No entrance to a site from a street shall be closer than 6 metres (19.6850 ft.) to an intersecting street.
4. An accessory off-street loading use shall provide vehicular access to and egress from a street or lane and shall be sited at an elevation or elevations convenient to a major flood level in the building, or to a utility elevator serving each major floor level.

JOINT PARKING AREAS

2.2.15

Joint parking areas may be maintained, providing that the areas contain the full total of parking accommodation required for the premises concerned and providing that the area is located within 100 metres (328.0839 ft.) of the premises concerned.

CALCULATION OF SPACE

2.2.16

1. Where the calculation of parking spaces requirements made under section 2.2.12 produces a fraction of a parking space, the requirement shall be rounded to the next whole number.



RURAL AND SMALL HOLDING ZONE II

PERMITTED USES

2.3.0 In a Rural and Small Holding Zone the use of land, buildings, and structures is restricted to:

1. Single family dwellings and mobile homes when such mobile homes are located on individual parcels.
2. One additional mobile home for immediate family only.
3. Two family dwellings.
4. Agriculture, including horticulture, silviculture, bee-keeping, limited poultry raising, limited animal and stock raising, veterinary clinics, kennels, greenhouses, excluding mink farms, and commercial piggeries and commercial feed lots.
5. Professional practice, home craft or home occupations, subject to the provisions of Section 2.3.6.
6. Public utility buildings, structures or storage areas necessary for public service.
7. Schools, places of worship, day-care centres, handicapped centres, senior citizens homes, receiving homes and boarding houses
8. Community halls, lodges, fraternal orders and service clubs
9. Public or private parks and playgrounds, public or non-commercial campgrounds.
10. Storage of trucks, farm equipment, recreation equipment, contractors' equipment, etc.
11. Commercial enterprises associated with the use of agricultural land, and without limiting the generality of the foregoing, including enterprises such as riding academies, market gardens, growing and distribution of nursery stock, production and distribution of dairy and poultry products, provided that such enterprise does not create a nuisance by reason of sound, odor, smoke, sight or effluent and provided that not more than ten permanent employees are engaged in the enterprise.
12. Neighbourhood pubs
13. Buildings and structures accessory to the uses permitted in clauses a) to p) inclusive.

STANDARDS

2.3.1

Every use of land, every building or structure permitted in a Rural and Small Holding Zone II shall conform to the provisions of Section 2.3.2 to 2.3.12 inclusive.



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SITE AREA

2.3.2

1. The minimum site area for Rural and Small Holdings Zone II lots, all of which must be on a Community Water and Sewer, is 670 square metres (7211.82 sq. ft.) with 15 metres (49.2125ft.) frontage, unless otherwise stated below.

2.

| Permitted Use | Site Area |
|------------------------|--|
| a) Two family dwelling | 750 square metres (8072.9362 sq. ft.) with an 18 metre (59.058 ft.) frontage |
| b) School | 1.8219 hectares (4.5 acres) |
| c) Additional trailer | 1.8219 hectares (4.5 acres) |

SET BACK

2.3.3

1. No building or structure or part thereof except a fence shall be located within 7.5 metres (24.6063 ft.) of a highway except where the Department of Highways deems the highway a minor road, in which case the minimum set back shall be 4.5 metres (14.7638 ft.).
2. No building or structure shall exceed 12 metres (39.3696 ft.) in height.
3. The provisions of subsection (2) shall not apply to:
 - a) radio and television antennae
 - b) church spires, belfries, and domes
 - c) monuments
 - d) chimneys
 - e) flag poles
 - f) lighting poles

GENERAL REQUIREMENTS

2.3.4

1. There shall be no obstruction to the line of vision by buildings, structures or hedges between the heights of 1 metre (3.2808 ft.) and 3 metres (9.8424 ft.) above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets, and a line joining a point on each of the centre lines 24.5 m (80.3796 ft.) from their intersection, except that utility poles, traffic signs and highway signs shall not be considered as obstructions for this purpose.



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2. No buildings or structure shall be constructed, reconstructed, altered, moved, or extended so as to cause any existing building or structure on the same lot to violate the provisions of this bylaw.
3. The keeping of animals and fowls on small acreages shall not cause a nuisance to neighbours by sound, smell, sight, or by any other means, nor shall they be allowed to create a health hazard to owners or neighbours. Animals and fowl shall be properly disposed of in a manner acceptable to the Departments of Health and Agriculture.
4. In the case of housing, keeping and production of animals, livestock, birds and bees, no drinking or feeding trough, no manure pile and no enclosure for housing animals or for the storage of feed, bedding and such materials shall be closer than 15m (49.2125 ft.) to any property line or dwelling.

HOME OCCUPATION

2.3.5

1. A professional practice, home craft or occupation, shall be conducted primarily by the residents of the premises and shall be confined to the interior of a dwelling, or accessory building and shall not;
 - a) create a nuisance by reason of sound, sight or smell and shall not discharge or emit:
 - i) odorous, toxic or noxious matter or vapours
 - ii) heat, glare, noise or radiation
 - iii) recurrently generated ground vibrations
 - b) involve storage exterior to the dwelling of any material used directly or indirectly in the product of such craft or occupation closer than 15 metres (49.2125 ft.) to any highway or public road;
 - c) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures;
 - d) be of such a nature as to create traffic or parking problems.

SIGNS

2.3.6

No signs or advertising displays shall be permitted other than those provided for in Sections 2.3.7 to 2.3.8.

PERMITTED SIGNS

2.3.7

1. The following signs are permitted:
 - a) Those denoting a home occupation, provided that:
 - i) not more than one sign shall be erected on any one parcel;
 - ii) no sign shall exceed 2.4 metres (25.8334 sq. ft.) in area;



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- iii) no sign shall be placed within 1.5 metres (4.9213 ft.) of any lot line.
 - b) Those denoting the name of the resident or the name or address of the property, provided that:
 - i) not more than two signs shall be erected on any parcel;
 - ii) the combined area of such signs shall not exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - c) those advertising the sale or rental of property, provided that:
 - i) the number of signs permitted shall be limited to one for each street upon which the property abuts;
 - ii) no sign shall exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - d) those required by statute, provided that such signs shall not exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - e) those denoting the uses permitted in clauses f), g), h), i), k), l) of section 2.3.0 provided that:
 - i) the total area of any one sign shall not exceed 3 square metres (32.2917 sq. ft.) in area;
 - ii) the total area of all signs on any one parcel shall not exceed 6 square metres (64.5835 sq. ft.) in area;
 - iii) the number of signs permitted on any one parcel shall be limited to one for each street upon which the property abuts.
 - f) those prohibiting shooting or trespassing.
- 2.
- a) Those signs permitted in clauses a), c) and e) of subsection (1) may be erected only on the parcel which is the site of the use being advertised or referred to.
 - b) All signs shall be constructed and maintained in a safe and proper manner.

Billboards, Roof Signs, Animated Signs

2.4 The use of billboards, roof signs, or animated signs is prohibited.



Off-Street Parking Requirements

2.4.7 Off-street parking space for each building, structure or use shall be provided in accordance with the following:

| | |
|---|--|
| a) single family dwelling | two spaces |
| b) two family dwelling | two spaces per dwelling unit |
| c) medical and dental clinic | five stalls per doctor or dentist |
| d) assembly halls, places of worship | one space per four seats or three metres (9.8424 ft.) of bench length |
| e) lodges, clubs, community halls | one space per 9 square metres (96.8752 sq. ft.) of floor area provided for social or dance purposes |
| f) schools, day-care centres, handicapped centres | one stall per employee plus one space per each 9 square metres (96.8752 sq. ft.) of gymnasium or activity room space plus one space per each four auditorium seats |
| g) business establishments without building or roof | one space per 185 square metres (1991.3242 sq. ft.) of site/business establishment area |
| h) neighbourhood pubs | one space per each three seats. |

Dimensions Required

2.3.10

1. Every required off-street space shall have a minimum area of 18 square metres (193.7505 sq. ft.), a clear length of not less than 6 metres (19.6850 ft.), a clear width of not less than 3 metres (9.8424 ft.), and a clear height of not less than 2.5 metres (8.2021 ft.) and shall have convenient access to and egress from a thoroughfare.

Access

2.4.8

1. Any parking lot shall provide access to and egress from a street via not less than two driveways of not less than 3 metres (9.8424 ft.) in width.
2. Any parking lot may provide access to egress from a lane the entire length of a lot line common to such lane.
3. No entrance to a site from a street shall be closer than 6 metres (19.6850 ft.) to an intersecting street.



Joint Parking Areas

2.4.9

Joint parking areas may be maintained, providing that the areas contain the full total of parking accommodation required for the premises concerned and providing that the area is located within 100 metres (328.0839 ft.) of the premises concerned.



RECREATIONAL RESIDENTIAL ZONE

Permitted Uses

2.4.0 In a Recreational Residential Zone the use of land, buildings, and structures is restricted to:

- a) Single family dwelling, chalet, cottage, cabin or mobile home on an individual lot
- b) Two family dwellings.
- c) Additional trailer for immediate family only
- d) Campgrounds, parks, playgrounds
- e) Recreational areas/activities: ski resorts, arena, sports complex, golf course, tennis courts, swimming pools, outdoor recreation fields
- f) Marinas and public boat ramps, boating and sailing clubs, boat and/or canoe rental
- g) Schools, places of worship, community halls
- h) Riding stables
- i) Resorts, boarding houses
- j) Public utilities buildings, structures, facilities
- k) Laundry, laundrettes in connection with uses permitted under d) to i)
- l) Livestock and pets
- m) Neighbourhood pubs
- n) Professional practice, home craft or home occupations, subject to the provisions of Section 2.4.10.
- o) Buildings and structures accessory to the uses permitted in clauses a) to p) inclusive.

Standards

2.4.1 Every use of land, every building or structure permitted in a Recreational Residential Zone shall conform to the provisions of Section 2.4.2 to 2.4.10.



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Site Area

2.4.2

1. The minimum site area for uses permitted in the Recreational Residential Zone is as follows:

| Permitted Uses | Minimum Site Area | |
|--|---|---|
| | With PWS* and CSS** | Without PWS* and CSS* |
| a) Single family, dwelling, chalet cabin, or mobile home on individual lots | 930 m ² (10,010.44 ft. 2) | 1.8219 ha (4.5 acres) |
| b) Two family dwelling | 1.8219 ha (4.5 acres) | 1.8219 ha (4.5 acres) |
| c) Additional trailer | 1.8219 ha (4.5 acres) | 1.8219 ha (4.5 acres) |
| d) Campgrounds, parks and playgrounds | 1.8219 ha (4.5 acres) including treed buffer zone | 1.8219 ha (4.5 acres) including treed buffer zone |
| e) Marinas and public boat ramps, sailing club, boat rental, launching sites | .8094 ha (2 acres) | 1.8219 ha (4.5 acres) |
| f) Public utility buildings, structures, facilities | .2024 ha (1/2 acre) | 1.8219 ha (4.5 acres) |
| g) Schools, places of worship, community halls | 1.8219 ha (4.5 acres) | 1.8219 ha (4.5 acres) |
| h) Riding stables | 4.0486 ha (10 acres) and 152.5m (500 ft.) from high water | 4.0486 ha (10 acres) and 152.5m (500 ft.) from high water |
| i) Resorts and boarding houses | 1.8219 ha (4.5 acres) | 1.8219 ha (4.5 acres) |
| j) Neighbourhood pub | .2024 ha (1/2 acre) | 1.8219 ha (4.5 acres) |

*PWS = Public Water System **CSS = Community Sewer System

2. On parcels in a Recreational Residential Zone that are shown on a plan duly filed with the Land Registry Office prior to the adoption of this bylaw or created pursuant to 2.4.0 which have less than the minimum area required in subsection (1) uses a), b), e), f), g), and j) are permitted on each such parcel if the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer.



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General Requirements

2.4.3

1. No buildings or structure shall be constructed, reconstructed, altered, moved, or extended so as to cause any existing building or structure on the same lot to violate the provisions of this bylaw.
2. The keeping of animals and fowls on small acreages shall not cause a nuisance to neighbours by sound, smell, sight, or by any other means, nor shall they be allowed to create a health hazard to owners or neighbours. Animals and fowl shall be properly disposed of in a manner acceptable to the Departments of Health and Agriculture.
3. In the case of housing, keeping and production of animals, livestock, birds and bees, no drinking or feeding trough, no manure pile and no enclosure for housing animals or for the storage of feed, bedding and such materials shall be closer than 15m (49.2125 ft.) to any property line or dwelling.
4. All structures, pens, runs, enclosures and manure piles shall in addition to the requirements of subsections (2) and (3), be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams and springs, or other bodies of water which in his opinion could suffer contamination therefrom.
5. Subsections (1) and (3) shall not apply to fences located at or near the lot lines which are used to enclose the parcel as a whole, or which are used for grazing of animals.

Lot Coverage

2.4.4 Buildings and structures shall not cover more than twenty percent of the site area.

Setbacks and Heights

2.4.5

1. No building or structure or part thereof, except a fence shall be located within 7.5 metres (24.6063 ft.) of a front lot line, or 4 metres (13.1234 ft.) of an exterior side lot line or a rear lot line.
2. No building or structure shall exceed 12 metres (39.3696 ft.) in height.

Mobile Home Provisions

2.4.6 If a mobile home is used for residential recreational purposes, it shall be connected to a sewage system.



Signs and Notices

2.4.7

1. The following signs are permitted:
 - a) those denoting a home occupation, provided that:
 - i) not more than one sign shall be erected on any one parcel;
 - ii) no sign shall exceed 2.4 metres (25.8334 sq. ft.) in area;
 - iii) no sign shall be placed within 1.5 metres (4.9213 ft.) of any lot line.
 - b) those denoting the name of the resident or the name or address of the property, provided that:
 - i) not more than two signs shall be erected on any parcel;
 - ii) the combined area of such signs shall not exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - c) those advertising the sale or rental of property, provided that:
 - i) the number of signs permitted shall be limited to one for each street upon which the property abuts;
 - ii) no sign shall exceed 2.4 square metres (25.8334 sq. ft.) in area.
 - d) those deemed necessary for the public interest provided that such signs shall not exceed 2.4 square metres (25.8334 sq. ft.) in area;
 - e) those denoting the uses permitted in clauses e), f), g), h), i), j) and m) of section 2.3.0 provided that:
 - i) the total area of any one sign shall not exceed 3 square metres (32.2917 sq. ft.) in area;
 - ii) the total area of all signs on any one parcel shall not exceed 6 square metres (64.5835 sq. ft.) in area;
 - iii) the number of signs permitted on any one parcel shall be limited to one for each street upon which the property abuts.
2. Those signs permitted in clauses a), c) and n) of subsection (1) may be erected only on the parcel which is the site of the use being advertised or referred to.
3. Signs permitted under this bylaw shall be constructed and maintained in a safe and proper fashion. All signs shall be constructed and maintained in a safe and proper manner.



Parking Requirements

2.4.8

Off-street parking space for each building, structure or use shall be provided in accordance with the following:

| | |
|-----------------------------------|---|
| a) Single family dwelling | two spaces |
| b) Two Family dwelling | four spaces |
| c) Places of worships | one space per four seats or three metres (9.8424 ft.) of bench length |
| d) Schools, Community halls | one and one sixth parking spaces for each teaching area plus two parking spaces, plus one parking space per each nine square metres (96.8752 sq. ft.) of gymnasium or activity room space |
| e) Marinas, etc. | parking spaces in the amount of 50% of the number of boats or vessels moored or wharfed. Plus one space per two employees |
| f) Public boat ramps | sufficient off-street parking to accommodate cars and boat trailers of peak season usage |
| g) Campgrounds, resorts | one space per cabin or campsite |
| h) Riding stables | one space for each two horses stabled |
| i) Recreational areas | sufficient parking to accommodate peak season users vehicles |
| j) Public utility buildings, etc. | 25 square metres (269.0979 sq. ft.) per two persons employed |
| k) Neighbourhood pubs | one space per each three seats |



Dimensions Required

2.4.9

1. Every required off-street space shall have a minimum area of 18 square metres (193.7505 sq. ft.), a clear length of not less than 6 metres (19.6850 ft.), a clear width of not less than 3 metres (9.8424 ft.), and a clear height of not less than 2.5 metres (8.2021 ft.) and shall have convenient access to and egress from a thoroughfare.
2. An accessory off-street loading use shall provide loading spaces each having dimensions of not less than 2 metres (9.8424 ft.) wide, 8 metres (26.2467 ft.) long, and 4 metres (13.1234 ft.) high.

Home Occupation

2.4.10

1. A professional practice home craft or occupation, shall be conducted primarily by the residents of the premises and shall be confined to the interior of a dwelling, or accessory building and shall not:
 - a) create a nuisance by reason of sound, sight or smell and shall not discharge or emit:
 - i) odorous, toxic or noxious matter or vapours
 - ii) heat, glare, noise or radiation
 - iii) recurrently generated ground vibrations
 - b) involve storage exterior to the dwelling of any material used directly or indirectly in the product of such craft or occupation closer than 60 metres (196.8503 ft.) to any highway or public road;
 - c) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures;
 - d) be of such a nature as to create traffic or parking problems.
2. This section shall not apply to agricultural or resource extraction uses.



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COMMERCIAL I ZONE

Tourist Commercial

Permitted Uses

2.5.0 In a Commercial I Zone, the use of land, buildings and structures is restricted to:

- a) Hotels, motels, cabarets as part of hotel or motel operation
- b) Neighbourhood pubs
- c) Restaurants, cafes and coffee shops and drive-in restaurants
- d) Gasoline service stations
- e) Grocery stores, confectionary stores
- f) Launderettes, laundry and dry-cleaning shops
- g) Campgrounds
- h) Institutional and recreational facilities
- i) Marinas and public boat ramps
- j) Museums
- k) Schools, places of worship
- l) Combined above commercial and residential use
- m) Single family dwellings
- n) Single family dwellings in mobile homes on individual lots
- o) Two family dwellings
- p) Additional trailer for immediate family only
- q) Professional practice, home craft or home occupation
- r) Community halls, lodges, fraternal orders, service clubs
- s) Pets and livestock
- t) Buildings and structures accessory to uses permitted in clauses a) to s) inclusive.

General Requirements

2.5.1

1. There shall be no obstruction to the line of vision by buildings, structures or hedges between the heights of 1 metre (3.2808 ft.) and 3 metres (9.8424 ft.) above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets, and a line joining a point on each of the centre lines 24.5 m (80.3796 ft.) from their intersection, except that utility poles, traffic signs and highway signs shall not be considered as obstructions for this purpose.
2. No buildings or structure shall be constructed, reconstructed, altered, moved, or extended so as to cause any existing building or structure on the same lot to violate the provisions of this bylaw.
3. The keeping of animals and fowls on small acreages shall not cause a nuisance to neighbours by sound, smell, sight, or by any other means, nor shall they be



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allowed to create a health hazard to owners or neighbours. Animals and fowl shall be properly disposed of in a manner acceptable to the Departments of Health and Agriculture.

4. In the case of housing, keeping and production of animals, livestock, birds and bees, no drinking or feeding trough, no manure pile and no enclosure for housing animals or for the storage of feed, bedding and such materials shall be closer than 15m (49.2125 ft.) to any property line or dwelling.
5. All structures, pens, runs, enclosures and manure piles shall in addition to the requirements of subsections (3) and (4), be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams and springs, or other bodies of water which in [their] opinion could suffer contamination therefrom.
6. Subsections (2) and (4) shall not apply to fences located at or near the lot lines which are used to enclose the parcel as a whole, or which are used for enclosures for grazing of animals.

Standards

2.5.2 Every use of land, every building or structure permitted in a Commercial I Zone shall conform with the provisions of Sections 2.5.3 to 2.5.12.

Site Area

2.5.3

1. The minimum site area for uses permitted in the Commercial I Zone is .2024 hectares (1/2 acre) with Public Water System and Community Sewer System and 1.8219 hectares (4.5 acres) without Public Water System and Community Sewer except as indicated below:

| Permitted Uses | Minimum Site Area | |
|--|-----------------------|-----------------------|
| | With PWS* and CSS** | Without PWS* and CSS* |
| a) Campgrounds | .8094 ha (2 acres) | 1.8219 ha (4.5 acres) |
| b) Institutional and recreational facilities | .8094 ha (2 acres) | 1.8219 ha (4.5 acres) |
| c) Additional trailer | 1.8219 ha (4.5 acres) | 1.8219 ha (4.5 acres) |
| d) Schools | 1.8219 ha (4.5 acres) | 1.8219 ha (4.5 acres) |

*PWS = Public Water System **CSS = Community Sewer System



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2. On parcels in a Commercial Zone that are shown on a plan duly filed with the Land Registry Office prior to the adoption of this bylaw, or created pursuant to Section 2.5.1 which have less than the minimum area required in subsection (1), uses c) excluding drive-in restaurant, d), e), f), h), i), j), m), n), o), q) and r) are permitted on each such parcel if the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer provided that if the owner of such parcel owns a contiguous parcel or parcels, the requirements of subsection (1) apply.

Lot Coverage

2.5.4 Buildings and structures shall not cover more than thirty three percent of the site area.

Setbacks and Heights

2.5.5

- (1) No building or structure or part thereof, except a fence shall be located within 7.5 metres (24.6063 ft.) of a front lot line, or 4.5 metres (14.7638 ft.) of an exterior side lot line or a rear lot line.
- (2) No building or structure shall exceed 12 metres (39.3696 ft.) in height.
- (3) The provisions of subsection (2) shall not apply to:
 - a) radio and television antennae – non commercial
 - b) spires, belfries and domes
 - c) flag poles
 - d) lightning poles

Mobile Home Provision

2.5.6 If a mobile home is used for residential recreational purposes, it shall be connected to a sewage system.

Home Occupation

2.5.7

- (1) A professional practice home craft or occupation, shall be conducted primarily by the residents of the premises and shall be confined to the interior of a dwelling, or accessory building and shall not;
 - a) create nuisance by reason of sound, sight or smell and shall not discharge or emit:
 - i) odorous, toxic or noxious matter or vapours
 - ii) heat, glare, noise or radiation
 - iii) recurrently generated ground vibrations;
 - b) involve storage exterior to the dwelling of any material used directly or indirectly in the product of such craft or occupation closer than 15 metres (49.2125 ft.) to any highway or public road; or 8 metres (26.2467 ft.) to a lot line;



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- c) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures;
- d) be of such a nature as to create traffic or parking problems.

Signs and Notices

2.5.8 Subject to the Motor Vehicle Act (Section 201) a sign or signs not exceeding 4.6452 square metres (50 sq. ft.) in total area permitted.

Parking

2.5.9 Off-street parking shall be provided in accordance with the following:

| | |
|---|---|
| a) Single family dwelling, single family mobile home | two spaces |
| b) Two family dwelling | four spaces |
| c) Hotel or motel with cafe or cabaret | i) .9 x no. units + 1/3 seats in cafe ii) .5 x no. units + 1/3 seats in cafe, plus bar, cabaret, etc. |
| d) Cafe, restaurant | 25 square metres (269.0979 sq. ft.) per 3 seats |
| e) Store | 25 square metres (269.0979 sq. ft.) per 14 square metres (150.6948 sq. ft.) gross floor area of retail section |
| f) Offices | 25 square metres (269.0979 sq. ft.) per 28 square metres (301.3896 sq. ft.) gross floor area |
| g) Laundry | 25 square metres (269.0979 sq. ft.) per 2 employees over 2 shifts |
| h) Business establishments without a building or roof | one space for each 185 square metres (1991.3242 sq. ft.) of site/business establishment area |
| i) Schools | one space per employee plus one space per each 9 square metres (96.8752 sq. ft.) of gymnasium or activity room space plus one space per four auditorium seats |
| j) Community hall | one space per employee plus one space per each 9 square metres (96.8752 sq. ft.) of floor area provided for social or dance purposes |
| k) Neighbourhood pubs | one space per each three seats. |



Dimensions Required

2.5.10

1. Every required off-street space shall have a minimum area of 18 square metres (193.7505 sq. ft.), a clear length of not less than 6 metres (19.6850 ft.), a clear width of not less than 3 metres (9.8424 ft.), and a clear height of not less than 2.5 metres (8.2021 ft.) and shall have convenient access to and egress from a thoroughfare.
2. An accessory off-street loading use shall provide loading spaces each having dimensions of not less than 3 metres (9.8424 ft.) wide, 8 metres (26.2467 ft.) long, and 4 metres (13.1234 ft.) high.

Access

2.5.11

1. Any parking lot shall provide access to and egress from a street via not less than two driveways of not less than 3 metres (9.8424 ft.) in width.
2. Any parking lot may provide access to egress from a lane the entire length of a lot line common to such lane.
3. No entrance to a site from a street shall be closer than 6 metres (19.6850 ft.) to an intersecting street.
4. An accessory off-street loading use shall provide vehicular access to and egress from a street or lane and shall be sited at an elevation or elevations convenient to a major flood level in the building, or to a utility elevator serving each major floor level.

Joint Parking Areas

- 2.5.12 Joint parking areas may be maintained, providing that the areas contain the full total of parking accommodation required for the premises concerned and providing that the area is located within 100 metres (328.0839 ft.) of the premises concerned.



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INDUSTRIAL COMMERCIAL II ZONE

Service-Commercial, Service-Industrial

Permitted Uses

2.6.0 In a Commercial II Zone the use of land, buildings, and structures is restricted to:

- a) Agricultural products processing including feed and grain elevators, seed cleaning, meat packing, etc.
- b) Auction markets
- c) Automobile garages, service stations, body shops, sales, parts and services, used car lots, U-drive, car washes and auto wrecking
- d) Bakeries
- e) Boat builders/dealers
- f) Bottling plants
- g) Breweries, distilleries
- h) Building facilities and supplies – lumber yards, brick, masonry and concrete, roofing, plumbing and heating, electrical suppliers, contractors, sash and door, glazing, etc.
- i) Bulk plants, propone
- j) Cleaners, dyers, laundromats
- k) Cold storage, wholesale storage
- l) Freight and bus companies' garage, parking and storage
- m) Furniture factories
- n) Garden equipment, nurseries, green houses, etc.
- o) Machinery and heavy duty equipment sales and services – farm, industrial and logging
- p) Mobile home, trailer, and camper sales and service
- q) Oil and gas-field service companies, drilling contractors
- r) Printing and publishing establishments
- s) Public utility buildings and structures
- t) Radio, T.V. and electrical repairs
- u) Salvage companies, scrap metal, junk yards
- v) Single family dwelling and two family dwellings
- w) Additional trailer for immediate family only
- x) Home occupation or professional practice
- y) Welding shops
- z) Arenas, recreation and sports facilities
- A) Schools, places of worship, assembly halls
- B) Pets and livestock
- C) Community halls, lodges, fraternal orders and service clubs
- D) Buildings and structures accessory to uses permitted in clauses a) to C) inclusive.



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E) Cannabis Retail Store. [Bylaw 2377, 2020]

Standards

2.6.1 Every use of land, every building or structure permitted in a Commercial II Zone shall conform with the provisions of Sections 2.6.2 to 2.6.13 inclusive

Site Area

2.6.2 The minimum site area for uses permitted in Commercial II Zone is as follows:
With Public Water System and Community Sewer System .2024 ha (1/2 acre);
Without Public Water System and Community Sewer System 1.8129 ha (4.5 acres).

Living Quarters

2.6.3

1. One dwelling unit in conjunction with commercial use for the accommodation of the owner, operator or an employee of the establishment is permitted. Such a dwelling unit shall be built to National Building Code size and standards.
2. If a mobile home is used for residential purposes in conjunction with commercial use, it shall be connected to a sewage system.

Signs and Notices

2.6.4 Subject to the Motor Vehicle Act (Section 201) a sign or signs not exceeding 4.6452 square metres (50 sq. ft.) in total area permitted.

Setback and Height

2.6.5

1. No building or structure or part thereof shall be located within 7.5 metres (24.6063 ft.) of a highway on which a parcel fronts, such setback shall be used only for landscaping or parking area.
2. No building or structure or part thereof shall be located within the setback prescribed below:
 - a) Rear -
 - i) 4.5 metres (14.7638 ft.) from the rear property line
 - ii) where a rear property line in Commercial II Zone abuts a residential or rural zone, 6 metres (19.6850 ft.) from the rear property line or centre line of the rear lane.
 - b) Side –
 - i) 4.5 metres (14.7638 ft.) alongside property lines
 - ii) where a side property line in Commercial II Zone abuts a residential or rural zone, 6 metres (19.6850 ft.) from that side



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property line. No storage or industrial activity shall be conducted within this setback.

3. In the case of a corner lot, no building or structure or part thereof, except a fence, shall be located within 7.5 metres (24.6063 ft.) of a flanking highway, except with the consent of the Department of Highways this provision may be waived.
4.
 - a) No building or structure shall exceed 12 metres (39.3696 ft.) in height.
 - b) The provisions of subsection a) shall not apply to:
 - i) industrial cranes
 - ii) grain elevators
 - iii) towers, tanks, and bunkers
 - iv) retaining walls
 - v) radio and television
 - vi) chimney and smoke stacks
 - vii) flag poles
 - viii) oil drilling rigs
 - ix) barns
 - x) lighting poles
 - xi) elevator shafts
 - xii) stair towers.

Screening

2.6.6

1. Where a Commercial II Zone abuts a residential or rural zone, all industrial activity and storage not contained within a building shall be enclosed by a wall or a "tight board" fence not less than 2 metres (6.5617 ft.) high.
2. In a junk yard, material not within a building shall not be piled higher than the enclosing wall or fence.

Home Occupation

2.6.7 A professional practice home craft occupation, shall be conducted primarily by the residents of the premises and shall be confined to the interior of a dwelling, or accessory building and shall not:

- a) create a nuisance by reason of sound, sight or smell and shall not discharge or emit:
 - i) odorous, toxic or noxious matter or vapours
 - ii) heat, glare, noise or radiation
 - iii) recurrently generated ground vibrations
- b) involve storage exterior to the dwelling of any material used directly or indirectly in the product of such craft or occupation closer than 60 metres



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(196.8503 ft.) to any highway or public road; or 8 metres (26.2467 ft.) to a lot line;

- c) involve material or products that produce flammable or explosive vapours or gases under ordinary temperatures;
- d) be of such a nature as to create traffic or parking problems.

Parking

2.6.8 Off-street parking shall be provided in accordance with the following:

| | |
|---|---|
| a) Industry | 25 square metres (269.0979 sq. ft.) per two persons employed |
| b) Sales and service | 25 square metres (269.0979 sq. ft.) per two persons employed plus 25 square metres (269.0979 sq. ft.) per 50 square metres (538.1958 sq. ft.) of floor area |
| c) Freight lines, bus lines, etc. | sufficient room for all trucks on property plus 25 square metres (269.0979 sq. ft.) per two persons employed |
| d) Single family dwelling | two spaces |
| e) Two family dwelling | four spaces |
| f) Medical or dental clinic | five spaces per doctor or dentist |
| g) Places of worship | one space per four seats or three metres (9.8424 ft.) of bench length |
| h) Lodges, clubs community halls | one space per nine square metres (96.8752 sq. ft.) of floor area provided for social or dance purposes |
| i) Schools | one space per employee plus one space per each nine square metres (96.8752 sq. ft.) of gymnasium or activity room space plus one space per four auditorium seats |
| j) Business establishments without building or roof | One space for each 185 square metres (1991.3242 sq. ft.) of site/business establishment area |
| k) Recreational areas | one space per 9.25 square metres (99.5660 sq. ft.) of ice area plus one space per 3.75 square metres pool surface plus one space per four player capacity other sports. |



Loading

2.6.9 Adequate space for loading, unloading and maneuvering of trucks shall be provided on site.

Dimensions Required

2.6.10

1. Every required off-street space shall have a minimum area of 18 square metres (193.7505 sq. ft.), a clear length of not less than 6 metres (19.6805 ft.), a clear width of not less than 3 metres (9.8424 ft.) and a clear height of not less than 2.5 metres (8.2021 ft.) and shall have convenient access to and egress from a thoroughfare.
2. An accessory off-street loading use shall provide loading spaces each having dimensions of not less than 3 metres (9.8424 ft.) wide, 8 metres (26.2467 ft.) long, and 4 metres (13.1234 ft.) high.

Access

2.6.11

1. Any parking lot shall provide access to and egress from a street via not less than two driveways of not less than 3 metres (9.8424 ft.) in width.
2. Any parking lot may provide access to egress from a lane the entire length of a lot line common to such lane.
3. No entrance to a site from a street shall be closer than 6 metres (19.6850 ft.) to an intersecting street.
4. An accessory off-street loading use shall provide vehicular access to and egress from a street or lane and shall be sited at an elevation or elevations convenient to a major flood level in the building, or to a utility elevator serving each major floor level.

Joint Parking Areas

2.6.12 Joint parking areas may be maintained, providing that the areas contain the full total of parking accommodation required for the premises concerned and providing that the area is located within 100 metres (328.0839 ft.) of the premises concerned.

General Requirements

2.6.13

1. There shall be no obstruction to the line of vision by buildings, structures or hedges between the heights of 1 metres (3.2808 ft.) and 3 metres (9.8424 ft.) above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets, and a line joining a point on each of the centre lines 24.5 metres (80.3796 ft.) from their intersection, except that



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utility poles, traffic signs and highways signs shall not be considered as obstructions for this purpose.

2. No buildings or structure shall be constructed, reconstructed, altered, moved, or extended so as to cause any existing building or structure on the same lot to violate the provisions of this bylaw.
3. The keeping of animals and fowls on small acreages shall not cause a nuisance to neighbours by sound, smell, sight, or by any other means, nor shall they be allowed to create a health hazard to owners or neighbours. Animals and fowl shall be properly disposed of in a manner acceptable to the Departments of Health and Agriculture.
4. In the case of housing, keeping and production of animals, livestock, birds and bees, no drinking or feeding trough, no manure pile and no enclosure for housing animals or for the storage of feed, bedding and such materials shall be closer than 15m (49.2125 ft.) to any property line or dwelling.
5. All structures, pens, runs, enclosures and manure piles shall in addition to the requirements of subsections (3) and (4), be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams and springs, or other bodies of water which in his opinion could suffer contamination therefrom.
6. Subsections (2) and (4) shall not apply to fences located at or near the lot lines which are used to enclose the parcel as a whole, or which are used for grazing of animals.
7. An industry shall not create a nuisance by reason of sound or smell and shall not discharge or emit:
 - a) odorous, toxic or noxious matter or vapours
 - b) heat, glare, noise, radiation
 - c) recurrently generated ground vibration
8. "Where permitted, cannabis retail stores may not be located on properties within:
 - i. 200 metres from a parcel containing a school or day care; and
 - ii. 100 metres from any parcel containing a park, place of worship, medical clinic, rehabilitation centre, or other cannabis-related business." [Bylaw 2377, 2020]



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READ A FIRST, SECOND AND THIRD TIME this 24th day of February, 1976.

Received the approval of the Lieutenant-Governor in Council this 3rd day of March, 1977.

RECONSIDERED, FINALLY PASSED AND ADOPTED this 22nd day of March, 1977 .

Original Signed by: D.R. Foster, Administrator Original Signed by: C.E. Framst, Chairman

I hereby certify the foregoing to be a true and correct copy of the "Peace River-Liard Regional District Zoning Bylaw No. 85, 1976" as read a third time by the Board of the Peace River-Liard Regional District on the 24th day of February, 1976.

Dated at Dawson Creek, B.C., this 18th day of August, 1976.

Original Signed by: D.R. Foster, Administrator