



PEACE RIVER REGIONAL DISTRICT

# Chetwynd Rural Area Zoning Bylaw No. 506, 1986

Effective Date December 17, 2020

Consolidated for convenience only

This is a consolidation of the bylaws listed below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation 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.

Original Bylaw No. 506, 1986

Date of Adoption July 30, 1987

## Text Amendments

Bylaw No. 663, 1990

Bylaw No. 698, 1990

Bylaw No. 700, 1990

Bylaw No. 890, 1993

Bylaw No. 1176, 1998

Bylaw No. 1243, 1999

Bylaw No. 1751, 2007

Bylaw No. 2316, 2018

Bylaw No. 2377, 2020

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PEACE RIVER REGIONAL DISTRICT

# Chetwynd Rural Area Zoning Bylaw No. 506, 1986

## Map Amendments

Bylaw No. 539, 1987  
Bylaw No. 546, 1987  
Bylaw No. 559, 1987  
Bylaw No. 574, 1987  
Bylaw No. 599, 1988  
Bylaw No. 608, 1988  
Bylaw No. 616, 1989  
Bylaw No. 630, 1980  
Bylaw No. 633, 1989  
Bylaw No. 657, 1989  
Bylaw No. 755, 1991  
Bylaw No. 771, 1991  
Bylaw No. 821, 1992  
Bylaw No. 848, 1993  
Bylaw No. 852, 1993  
Bylaw No. 910, 1994  
Bylaw No. 923, 1994  
Bylaw No. 926, 1994  
Bylaw No. 944, 1994  
Bylaw No. 948, 1994  
Bylaw No. 949, 1994  
Bylaw No. 968, 1994  
Bylaw No. 974, 1995  
Bylaw No. 989, 1995  
Bylaw No. 997, 1995

Bylaw No. 1016, 1995  
Bylaw No. 1029, 1995  
Bylaw No. 1031, 1995  
Bylaw No. 1050, 1996  
Bylaw No. 1054, 1996  
Bylaw No. 1060, 1996  
Bylaw No. 1116, 1997  
Bylaw No. 1118, 1997  
Bylaw No. 1142, 1998  
Bylaw No. 1161, 1998  
Bylaw No. 1162, 1998  
Bylaw No. 1180, 1998  
Bylaw No. 1242, 1999  
Bylaw No. 1245, 1999  
Bylaw No. 1256, 1999  
Bylaw No. 1314, 2000  
Bylaw No. 1601, 2005  
Bylaw No. 1602, 2005  
Bylaw No. 1809, 2008  
Bylaw No. 1816, 2008  
Bylaw No. 1876, 2012  
Bylaw No. 1914, 2010  
Bylaw No. 1935, 2011  
Bylaw No. 1957, 2011  
Bylaw No. 2203, 2015  
Bylaw No. 2391, 2020

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## **PART ONE TITLE**

- 1.0 This bylaw may be cited for all purposes as the "Peace River-Liard Regional District Zoning Bylaw No. 506, 1986."

## **PART TWO PURPOSE**

- 2.0 This bylaw regulates, within that portion of the Peace River Liard Regional District as described in Schedule "A", the development and use of land, surface of water, and the location and use of buildings and structures.

## **PART THREE DEFINITIONS**

- 3.0 In this bylaw:

### **"accessory"**

refers to a building or structure in respect of which the use or intended use, other than a residential use, is ancillary or incidental to a principal use or building on the same parcel;

### **"accessory family dwelling"**

means a single family dwelling, which is accessory and subordinate to a single family dwelling on the same parcel, used solely as a residence for a parent, mother-in-law, father-in-law, grandparent, grandfather-in-law or grandmother-in-law of the owner of the parcel. (Bylaw No. 700, 1991)

### **"aisle"**

means the area of a parcel which provides space for motor vehicle access and maneuvering but does not include required parking spaces;

### **"agriculture" means**

- i) the growing, rearing, producing or harvesting of agricultural crops, fur-bearing animals, poultry, or other livestock; and
- ii) includes processing of primary agricultural products harvested, reared or produced by the farming operation; and
- iii) the storage of farm machinery implements and agricultural supplies or products, and repairs to farm machinery and implements used by the farming operation;

### **"bed and breakfast accommodation"**

means the accessory use of a single family dwelling for the commercial provision of temporary accommodation of visitors; (Bylaw No. 663, 1990)

**PART THREE DEFINITIONS** continued

**“building”** means any structure used or intended for supporting or sheltering any use or occupancy;

**“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]

**“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]

**“cellar”**

means the space in a building between two floor levels with the lower level located below grade;

**“church”** means a building used for public worship or the holding of religious services;

**“church manse”** means a place of residence for the clergy of the associated church;

**“club or lodge”** means a building used for fraternal, social, recreational, union, professional, business, travel or political activity which is operated for the use of club or lodge members and their guests only;

**“commercial”** as it relates to agriculture refers to the growing, rearing and producing of livestock or poultry in large quantities for sale in the marketplace for profit and whereby it is the principal economic activity on a parcel of land;

**“communal farm”** means an agricultural enterprise as a principal use in respect of which there are six or more single family farm dwellings and auxiliary community facilities;

**“convenience store”** means a retail sales outlet which sells or offers for sale foodstuffs, periodicals, sundries, fresh fruits and vegetables, hygienic or cosmetic goods or plants located in a building which has a maximum gross floor area of 200 m<sup>2</sup> (2153 ft<sup>2</sup>);

**PART THREE DEFINITIONS** continued

**"dairy"**

means the keeping of cattle for the commercial production of milk or other dairy products;

**"dangerous goods"**

means

- a) dangerous goods as defined in Section 2 of the *Transportation of Dangerous Goods Act* (Canada) and as regulated in the federal regulations as of June 13, 1991; and
- b) PCB equipment, PCB liquids, PCB solids and PCB wastes; (Bylaw No. 698, 1990)

**"development"**

means construction, erection, or placement of a building or structure, or alteration of an existing building or structure or excavation;

**"disabled person"**

means an individual with a severe and prolonged mental or physical impairment that has been certified as such in prescribed form by a medical doctor, or where the impairment is an impairment of sight, by a medical doctor or an optometrist;

A person shall be considered to have a severe and prolonged impairment only if by reason thereof he is markedly restricted in his activities of daily living and the impairment has lasted or can reasonably be expected to last for a continuous period of at least 12 months. (Bylaw No. 700, 1991)

**"dwelling"**

means a self-contained set of habitable rooms containing not more than one set of cooking facilities and located within a building;

**"exterior side parcel line"**

means a side parcel line which is contiguous to a highway other than a lane;

**"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.

**"farm dwelling"**

means a dwelling accessory to an agricultural use which dwelling is used or intended to be used exclusively for residential purposes by persons, and their family, employed in the farming operation located on or operated from the parcel containing the farm dwelling;



**PART THREE DEFINITIONS** continued

**"feedlot"**

means land, buildings and structures used or intended to be used for the commercial confinement and feeding of cattle prior to slaughter whether or not the cattle confined have been raised on the premises;

**"fence"**

includes arbor, archway, gate, pagoda, screen, trellis, wall;

**"floor area"**

means the total floor area of all floors located above grade, measured to the outside surface of exterior walls or the outside surface of exterior walls and the centre line of fire walls;

**"front parcel line"**

means a parcel boundary contiguous to a highway other than a lane, provided that in respect of a corner parcel the front parcel line shall be the shortest parcel boundary contiguous to a highway other than a lane;

**"gas bar"**

means premises used for the retail sale of motor fuels and lubricating oils but does not include facilities for the servicing or repair of motor vehicles or the sale of motor vehicle parts and accessories;

**"gasoline service station"**

means premises the principal use of which is retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles, and the accessory use of which is the retail sale of other products;

**"general store"**

includes convenience store, and also includes sales of hardware, dry goods, clothing, appliances or furniture located in a building which has a maximum gross floor area of 300 m<sup>2</sup> (3,229 ft<sup>2</sup>);

**"grade"**

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

**PART THREE DEFINITIONS** continued

**"guest ranch"**

means land, buildings, and structures required for the shelter and entertainment of patrons of the agricultural recreational facility whereby a total of not more than 5% of the parcel or 4 hectares (10 acres) whichever is lesser, is utilized for the guest ranch structural facilities which are in addition to facilities that are required for the conduct of the agricultural operation;

**"height"**

means the vertical distance from the grade to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean level between the eaves and ridge of a gable, hip, gambrel or other sloping roof and in the case of a structure without a roof to the highest point of the structure;

**"highway"**

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

**"home industry"**

means any industry whereby;

- i) it is accessory to the principal use of a dwelling and parcel for residential purposes,
- ii) it is confined to a building accessory to a residential dwelling and includes accessory outside storage of materials, equipment or products of the home industry,
- iii) includes, but is not limited to, a trucking contractor, trade contractor, oil field service contractor, construction contractor, repair and maintenance of appliances and small equipment,
- iv) does not include:
  - a) industries listed within the Wholesale Trade or Accommodation, Food, Beverage Service Industries of the 1980 "Standard Industrial Classification"; and
  - b) any industry which uses or produces "special waste"; (Bylaw No. 698, 1990)
- v) it includes retail sale of goods if they are accessory to the principal home industry.

**PART THREE DEFINITIONS** continued

**“home occupation”**

means any occupation or profession whereby;

- i) it is accessory to the use of a dwelling for residential purposes,
- ii) it is confined to an interior of dwelling or an accessory building,
- iii) there is no exterior storage of materials used directly or indirectly in the product of the home occupation or profession,
- iv) it does not include industries listed within the Wholesale Trade or Accommodation, Food, and Beverage Service Industries of the 1980 "Standard Industrial Classification",
- v) includes retail sale of goods if they are accessory to the principal home occupation.

**“hotel”**

means a building which contains dwellings for temporary use by the travelling public and may contain accessory assembly, commerce, entertainment, indoor recreation, or restaurant uses and premises licensed for on-site consumption of alcoholic beverages;

**"institutional camp"**

means land, buildings and facilities owned and operated by a non-profit society for seasonal use, on an intermittent basis, by members of the Society or the public for camping, overnight accommodation, fishing, and educational or recreational activities, and may include permanent dwellings for the residency of the camp's staff.

**"intensive agriculture"**

means the commercial or institutional use of land for:

- a) growing, rearing, production, or processing of poultry, livestock, swine, or fur bearing animals;
- b) feedlot or dairy; or
- c) the growing of mushrooms

whereby such use is the major or principal activity on the subject property;

**"interior side parcel line"**

means a side parcel line which is not contiguous to a highway other than a lane;

**"kennel"**

means a commercial establishment for the training, breeding or boarding of dogs, cats, and other animals kept as domestic pets;

**PART THREE DEFINITIONS** continued

**"key-lock fuel installation"**

means a private facility, not available to the general public, for the dispensing of gasoline or diesel fuel;

**"lane"**

means a highway which provides only secondary access to a parcel located at the side or rear of the parcel;

**"mobile 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 Mobile Home Act;

**"mobile home park"**

means a parcel on which are installed or intended to be installed two or more mobile homes  
which are occupied or intended to be occupied on such a parcel for residential purposes;

**"natural boundary"**

means the visible high-water mark of a lake, river, stream or watercourse where the presence and action of water are so common and usual as to mark upon the soil and vegetation of the bed of the lake, river, stream or watercourse a character distinct from the natural soil and vegetation conditions of the banks thereof;

**"open land recreation"**

means the use of land for campgrounds, fishing and hunting camps, game farms and rifle ranges provided a total of not more than 5% of the parcel or 4 hectares (10 acres), whichever is less, will be utilized for the aforementioned land uses;

**"outdoor display yard"**

means an area outside an enclosed building used solely for the display of finished products of an industry or a retail establishment;

**"parcel coverage"**

means the floor area of buildings or uses on a parcel expressed as a percentage of the area of the parcel;

**PART THREE DEFINITIONS** continued

**"parking lot"**

means an open area of land other than a highway, used for the parking of vehicles and available to the public, or as an accommodation to employees, clients, patients, or customers with or without a fee being charged, but does not include any area wherein vehicles for sale or repair are kept or stored;

**"parking space"**

means a space within a building or parking area, for the parking of one vehicle, excluding driveways, aisles, and work areas;

**"personal service establishment"**

means a barber shop, beauty parlour, dry cleaning establishment, laundromat, photographic studio, artist studio, shoe repair shop, tailor shop, dressmaking shop, music studio, florist shop, optical and watch repair shop, or electrical appliance repair shop;

**"piggery"**

means land, buildings and structures used for the commercial production of pigs (swine);

**"poultry farm"**

means the use of land, buildings and structures for the commercial production of eggs or poultry;

**"principal building"**

means the building which contains the principal use of the parcel and shall include attached garages or carports, but does not include an accessory building;

**"principal use"**

means the main purpose for which land, buildings or structure area ordinarily used or intended to be used;

**"public house"**

means an establishment the principal use of which is providing alcoholic liquor for consumption on or off the premises and the auxiliary use of which includes providing hot foods, snacks, non-alcoholic beverages and entertainment for patrons;

**"public use"**

means land, buildings or facilities owned or otherwise held by government or agency of government for public non-commercial uses such as public parks, recreation, education, health, welfare, administration, safety, transportation, communication, or public works;

**"regional district"**

means Peace River-Liard Regional District;

**PART THREE DEFINITIONS** continued

**"rear parcel line"**

means the boundary of a parcel which lies opposite to and is not connected to the front parcel line provided that where a rear portion of a parcel is bounded by two intersecting side parcel lines the rear parcel line is the point of their intersection;

**"residence"**

means occupancy or use of a building or part thereof as a dwelling and includes the dwelling occupied or used;

**"restaurant"**

means an eating establishment where food is prepared, or similarly made ready, for sale to the public for immediate consumption on the premises, but where no provision is made for the consuming of food in motor vehicles which are parked on the parcel;

**"rural commercial"**

means land, including improvements thereon, buildings or facilities which are intended to serve the frequent convenience needs of local residents of a sector of the Dawson Creek Rural Area, and includes gasoline service stations and convenience stores;

**"secondary suite"**

means a second dwelling unit, which has a minimum floor space of 37 square metres and does not exceed 75 square metres or 40% of the floor area of the principle building, located within the structure of a single family dwelling; (Bylaw No. 890, 1993)

**"setback"**

means the minimum distance permitted under this bylaw between a class of building specified in this bylaw and a specified parcel line;

**"side parcel line"**

means a parcel line other than a rear or front parcel line;

**"single family dwelling"**

means any building consisting of one dwelling which is occupied or intended to be occupied as the permanent home or residence of one or more persons and may include a secondary suite; (Bylaw No. 890, 1993)

**PART THREE DEFINITIONS** continued

**"special waste"**

means

- a) dangerous goods, but does not include:
  - i) refuse that is collected by, or on behalf of, a municipality from residential premises;
  - ii) sewage;
- b) waste oil in quantities more than 5,000 litres (1,100 gallons);
- c) waste asbestos;
- d) waste pest control product containers and wastes containing pest control products; and
- e) leachable waste (Bylaw No. 689, 1990)

**"storage yard"**

means an open area of land other than a highway, used for the storage of materials and finished products of an industry or retail establishment;

**"structure"**

means any construction accessory to a principal building fixed to, supported by or sunk into land or water, but does not include fences, signs, required vehicular parking areas or off-street loading facilities;

**"two family dwelling"**

means any building consisting of two dwellings which are occupied or intended to be occupied as the permanent home of residence of not more than two families;

**"utility"**

means a system, work, building, plant, equipment or resource owned by a Municipality, Regional District, the Province of British Columbia, an Improvement District or by a corporation which franchises services and facilities at approved rates;

**"watercourse"**

means a depression with a bed 3.0 meters (10 feet) or more below the average natural elevation of surrounding land:

- a) serving to give direction to a current of water for an average of at least six months of a year; and
- b) having a drainage area of 5 square kilometers (2 square miles) or more.

## **PART FOUR - BASIC PROVISIONS**

### **4.1 Application**

This bylaw applies to all of the land, surface of water, buildings and structures within the Chetwynd Rural Area as described in Schedule "A".

### **4.2 Conformity**

Land or the surface of water shall not be used and buildings and structures shall not be constructed, altered, located or used except as specifically permitted by this bylaw.

### **4.3 Zones**

The correct name of each zone provided for in this bylaw is set out in Column I of Section 5.1 of this bylaw and inclusion of the names contained in Column II of Section 5.1 for convenience only.

### **4.4 Severability**

If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

### **4.5 Bylaw Amendment Procedure**

- (a) An application for rezoning shall be treated as an application to amend this bylaw.
- (b) Any person applying to have this bylaw amended shall apply in writing to the Administrator or Director of Planning describing the proposed change and furnishing reasons in support of the application. In addition, if such application is for an amendment to an Official Zoning Map, it shall include the legal description and location of the property sought to be rezoned, name and address of the owner of the property, and if the applicant is not the owner, a statement as to the applicant's interest in the property to be rezoned.
- (c) Every application for rezoning shall be accompanied by a fee of \$100.00; \$50.00 of which shall be refundable if,
  - (i) the zoning amendment does not proceed to the public hearing stage of the rezoning process; or



**PART FOUR BASIC PROVISIONS (continued)**

**4.5 Bylaw Amendment Procedure** continued

- (ii) if a public hearing is not required for the zoning amendment and it does not receive third reading.
- (d) No application for amendment to the bylaw shall be again considered by the Regional Board where the requested change has been denied within the six (6) month period immediately preceding the filing of such application.

**4.6 Agricultural Land Reserve**

Notwithstanding the provisions of this bylaw with regards to the permitted uses, number of permitted dwellings and minimum parcel sizes, lands within the Agricultural Land Reserve remain subject to the provisions of the *Agricultural Land Commission Act*, Regulations thereto, and Orders of the Commission.

**4.7 Metric Measurement**

Metric units are used for measurement in this bylaw. Imperial measurement units following a metric measurement are approximate and form no part of the bylaw but shall be construed as being inserted for convenience of reference only.

**4.8 Parcel Line Realignments**

Parcel line realignments are permitted in cases .where:

- (a) an existing parcel which is consistent with the minimum parcel size requirements of this Zoning Bylaw is not reduced in size below the minimum parcel size requirements of the applicable zone; or
- (b) an existing parcel which is less than the required minimum parcel size in this Zoning Bylaw is not further reduced in size;

provided that in either case the number of land registry parcels existing at the time the subdivision application is made and comprising the lands subject of the said application are not increased. (Bylaw No. 599, 1988)

## **PART FIVE CREATION OF ZONES**

### **5.1 Definition of Zones**

The Chetwynd Area as defined in Schedule 'A' is divided into zones identified in Column I and each zone is briefly described in Column II of Table 5.1. The correct name of each zone created by this Bylaw is set out in Column I while the application found in Column II of Table 5.1 is for convenience only.

**TABLE 5.1**

<b>Column I</b>	<b>Column II</b>
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<b>A</b>	<b>Agricultural</b>
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A-1	Small Agricultural Holdings (15 ha)
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A-2	Large Holdings (63 ha)
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<b>RR</b>	<b>Rural Residential</b>
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CR	Country Residential
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RR-1	Rural Residential Zone - 1 (1.8 ha)
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RR-2	Rural Residential Zone - 2 (4 ha)
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RR-4	Small Holdings (8 ha)
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<b>R</b>	<b>Residential</b>
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R-1	Residential
-----	-------------

R-2	Semi-Rural Residential
-----	------------------------

R-3	Mobile Home Park
-----	------------------

<b>MU</b>	<b>Mixed Use</b>
-----------	------------------

MU-R	Mixed Use-Residential
------	-----------------------

<b>C</b>	<b>Commercial</b>
----------	-------------------

C-1	Local Commercial
-----	------------------

C-2	Highway Commercial
-----	--------------------

C-4	Rural Commercial (Bylaw No. 1243, 1999)
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C-5	Recreational Commercial
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<b>M</b>	<b>Industrial</b>
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M-1	Light Industrial
-----	------------------

M-2	General Industrial
-----	--------------------

<b>P</b>	<b>Public Institutional</b>
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P-1	Public Service
-----	----------------

P-2	Institutional
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**PART FIVE CREATION OF ZONES** continued

**5.2 Location of Zones**

The location of each zone is defined on Schedule "B" entitled "Official Zoning Map - Chetwynd Rural Area."

**5.3 Definition of Zone Boundaries**

Where a zone boundary is shown on Schedule "B" as following a highway, rail right-of-way or watercourse, the centerline of the highway, rail right-of-way or watercourse shall be the zone boundary.

## PART SIX ZONES

### A-1 Small Agricultural Holdings Zone - 15 ha (37 acres)

#### Permitted Uses

- 6.10 (A) The following uses and no others are permitted in an A-1 zone except as provided for in Part 7 of this Bylaw:
- (i) agriculture;
  - (ii) kennel;
  - (iii) wood harvesting and forestry;
  - (iv) single family dwelling;
  - (v) bed and breakfast accommodations; (Bylaw No. 663,1990)
  - (vi) two family dwellings;
  - (vii) home occupation and home industry;
  - (viii) public use;
  - (ix) oil and gas production, storage, transmission and exploration;
  - (x) mining including gravel extraction and processing facilities;
  - (xi) accessory building.

#### Regulations

- (B) On a parcel located in a A-1 zone:

#### Number of Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

#### Height

- (ii) there are no height limitations in an A-1 Zone;

#### Siting

- (iii) no single family dwelling shall be located within:
- (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
- (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

## **PART SIX ZONES**

### **A-1    Small Agricultural Holdings Zone - 15 ha (37 acres) continued**

#### Home Occupations

- (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;
- (c) storage yards for a home industry shall be limited to a maximum of ten percent (10%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d) the combined floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 m<sup>2</sup> (3,229 ft<sup>2</sup>);
- (e) retail sales of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

#### Off Street Parking and Loading

- (vi) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (vii) the minimum parcel size is 15.0 hectares (37 acres);

#### Agricultural Land Commission

- (viii) refer to Section 4.6 for lands within the Agricultural Land Reserve;

#### Bed and Breakfast Accommodation

- (ix) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

## **PART SIX ZONES**

### **A-2    Large Agricultural Holding Zone - 63 hectares (155 acres)**

#### Permitted Uses

6.11 (A) The following uses and no others are permitted in an A-2 zone except as provided for in Part 7 of this Bylaw:

- (i) agriculture;
- (ii) oil or gas production, storage, transmission or exploration;
- (iii) wood harvesting and forestry;
- (iv) livestock range;
- (v) fish and wildlife habitat;
- (vi) watershed protection and erosion control;
- (vii) kennel;
- (viii) public use;
- (ix) trapping, hunting, guiding, outfitting, guest ranch and ancillary accommodation;
- (x) airstrip;
- (xi) mining, including gravel extraction and processing facilities;
- (xii) two family dwelling;
- (xiii) single family dwelling;
- (xiv) bed and breakfast accommodations; (Bylaw No. 663,1990)
- (xv) farm dwelling;
- (xvi) home occupation;
- (xvii) home industry including storage yard; and
- (xviii) accessory building.

#### Regulations

(B) On a parcel located in an A-2 Zone:

#### Number of Family Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

## PART SIX ZONES

### A-2 Large Agricultural Holding Zone-continued

#### Additional Dwellings

- (iii) in addition to the dwellings permitted in Section 6.11 (B)(i):
  - (a) not more than one farm dwelling per quarter section (63 ha.) parcel of land is permitted in conjunction with an agricultural use;
  - (b) not more than three additional dwelling units per parcel are permitted for ancillary accommodation to trapping, hunting, guiding or guest ranch uses;
  - (c) additional dwelling units are permitted in conjunction with and oil or gas production, processing, storage or transmission use;

#### Height

- (iii) there are no height limitations in an A-2 zone;

#### Siting

- (iv) no single family dwelling, two family dwelling or farm dwelling shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (v) no accessory building shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

#### Home Occupations and Home Industry

- (vi) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;

## **PART SIX ZONES**

### **A-2    Large Agricultural Holding Zone-continued**

- (c) storage yards for a home industry shall be limited to a maximum of ten percent (10%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d) the combined floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,229 square feet);
- (e) retail sales of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

#### Off Street Parking and Loading

- (vii) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (vii) the minimum parcel size is 63 hectares (155 acres). This minimum parcel size shall not apply to:
  - (a) a parcel used for oil and gas production, storage, transmission;
  - (b) any permitted use situate upon a parcel of land that is the remainder of a parcel that has been subdivided and rezoned to permit an intensive agriculture use;
  - (c) smaller parcels permitted by Development Variance Permit;
  - (d) where a parcel is divided by a railway right-of-way, highway right-of-way or a watercourse no minimum parcel size applies to the creation of a parcel by subdividing along any such railway right-of-way, highway right-of-way or watercourse;
- (ix) Where a parcel to be created under Sections 6.11 (B) (viii) (a), (c), or (d) is less than 1.8 hectare (4.5 acres), such subdivision is subject to Section 7.9;

#### Agricultural Land Commission

- (x) refer to Section 4.5 for lands within the Agricultural Land Reserve.

#### Bed and Breakfast Accommodation

- (xi) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)



## PART SIX ZONES

CR Country Residential Zone - 1.8 ha (4.5 acres)

### Permitted Uses

- 6.20 (A) The following uses and no others are permitted in a CR zone except as provided for in Part 7 of this bylaw:
- (i) single family dwelling;
  - (ii) bed and breakfast accommodations; (Bylaw No. 663,1990)
  - (iii) agriculture excluding intensive agriculture;
  - (iv) home occupation;
  - (v) accessory buildings.

### Regulations

- (B) On a parcel located in a CR zone:

### Number of Single Family Dwellings:

- (i) not more than one single family dwelling is permitted;

### Height

- (ii) no building or structure shall exceed 10 metres in height;

### Siting

- (iii) no single family dwelling shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

## **PART SIX ZONES**

### **CR     Country Residential Zone continued**

#### Home Occupation

- (v)     (a)     home occupations shall be conducted entirely within a building containing a single family dwelling or within a building accessory to a single family dwelling;

#### Off Street Parking

- (vi)     off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (i)     the minimum parcel size is 1.8 hectares (4.5 acres).

#### Bed and Breakfast Accommodation

- (viii)   regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

#### Accessory Building Floor Area Regulations

- (ix)     regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.

## PART SIX ZONES

RR-1            Rural Residential-1 Zone - 1.8 ha (4.5 acres)

### Permitted Uses

6.21        (A)    The following uses and no others are permitted in the RR-1 zone except as provided for in Part 7 of this Bylaw:

- (i)        single family dwelling;
- (ii)       bed and breakfast accommodations; (663,1990)
- (iii)       two family dwelling;
- (iv)       agriculture excluding intensive agriculture;
- (v)        home occupation;
- (vi)       home industry;
- (vii)      storage yard for home industry;
- (viii)     accessory buildings.

### Regulations

(B)        On a parcel located in a RR-1

### Number of Dwellings

- (i)        (a)       not more than one single family dwelling is permitted on a parcel less than 3.6 hectares (9.0 acres) in size;
- (b)       on a parcel 3.6 hectares (9.0 acres) or larger two single family dwellings or a two family dwelling is permitted, but not both;

### Height

- (ii)       no building or structure shall exceed 10 metres in height;

### Siting

- (iii)       no single family dwelling shall be located within:
  - (a)       7 metres of the front parcel line;
  - (b)       3 metres of an interior side parcel line;
  - (c)       5 metres of an exterior side parcel line; or
  - (d)       7 metres of the rear parcel line;
- (iv)       no accessory building shall be located within:
  - (a)       7 metres of the front parcel line;
  - (b)       3 metres of an interior side parcel line;
  - (c)       5 metres of an exterior side parcel line; or
  - (d)       3 metres of the rear parcel line;

## PART SIX ZONES

### RR-1 Rural Residential-1 Zone continued

#### Home Occupation and Home Industry

- (v) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;
- (c) storage yards for home industry shall be limited to a maximum of twenty percent (20%) coverage of the parcel or 0.5 hectares (1.2 acres), whichever is less;
- (d) deleted by Bylaw No. 1176, 1998
- (e) retail sale of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

#### Off Street Parking and Loading

- (vi) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (vii) the minimum parcel size is 1.8 hectares (4.5 acres).

#### Bed and Breakfast Accommodation

- (viii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

#### Accessory Building Floor Area Regulations

- (ix) regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.

## PART SIX ZONES

### RR-2      Rural Residential-2 Zone – 4ha (10 acres)

#### Permitted Uses

6.22 (A) The following uses and no others are permitted in the RR-2 zone except as provided for in Part 7 of this Bylaw:

- (i) single family dwelling;
- (ii) bed and breakfast accommodations; (663, 1990)
- (iii) two family dwelling;
- (iv) agriculture excluding intensive agriculture;
- (v) home occupation;
- (vi) home industry;
- (vii) storage yard for home industry;
- (viii) accessory buildings

#### Regulations

(B) On a parcel located in a RR-2 zone:

#### Number of Single Family Dwellings

- (i) not more than two single family dwellings or a two family dwelling is permitted, but not both;

#### Height

- (ii) no building or structure shall exceed 10 metres in height;

#### Siting

- (iii) no single family dwelling shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

## **PART SIX ZONES**

### **RR-2      Rural Residential-2 Zone continued**

#### Home Occupation and Home Industry

- (v)      (a)      home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b)      home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;
- (c)      storage yard for home industry shall be limited to a maximum of twenty percent (20%) coverage of the parcel, or 0.5 hectare (1.2 acres), whichever is less;
- (d)      deleted by Bylaw No. 1176, 1998
- (e)      retail sales of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use

#### Off Street Parking and Loading

- (vi)      off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (vii)      the mini mum parcel size is 4.0 hectares (10 acres).

#### Bed and Breakfast Accommodation

- (viii)      regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

#### Accessory Building Floor Area Regulations

- (ix)      regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.

## PART SIX ZONES

RR-4            Small Holdings Zone – 8 ha (20 acres)

### Permitted Uses

6.24    (A)    The following uses and no others are permitted in a RR-4 zone except as provided for in Part 7 of this Bylaw:

- (i)       single family dwelling;
- (ii)      bed and breakfast accommodations; (663,1990)
- (iii)     two family dwelling;
- (iv)     agriculture excluding, intensive agriculture;
- (v)      home occupation;
- (vi)     home industry;
- (vii)    storage yard for home industry;
- (viii)   accessory building.

### Regulations

(B)       On a parcel located in a RR-4 zone:

### Number of Single Family Dwellings

- (i)       not more than two single family dwellings or a two family dwelling is permitted, but not both;

### Height

- (ii)      no building or structure shall exceed 10 metres in height;

### Siting

- (iii)     no single family dwelling or two family dwelling shall be located within:
  - (a)    7 metres of the front parcel line;
  - (b)    3 metres of an interior side parcel line;
  - (c)    5 metres of an exterior side parcel line; or
  - (d)    7 metres of the rear parcel line;
- (iv)     no accessory building shall be located within:
  - (e)    7 metres of the front parcel line;
  - (f)    3 metres of an interior side parcel line;
  - (g)    5 metres of an exterior side parcel line; or
  - (h)    3 metres of the rear parcel line;

## **PART SIX ZONES**

### **RR-4            Small Holdings Zone continued**

#### **Home Occupation and Home Industry**

- (v)     (a)     home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b)     home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling;
- (c)     storage yards for home industry shall be limited to a maximum of twenty percent (20%) coverage of the parcel, or 1.0 hectare (2.5 acres), whichever is less;
- (d)     deleted by Bylaw No. 1176, 1998
- (e)     retail sales of goods in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

#### **Off Street Parking**

- (vi)     off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### **Minimum Parcel Size**

- (vii)    the minimum parcel size is 8.0 hectares (20 acres).

#### **Bed and Breakfast Accommodation**

- (viii)   regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

#### **Accessory Building Floor Area Regulations**

- (ix)     regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.



## PART SIX ZONES

### R-1            Residential Zone

#### Permitted Uses

6.30    (A)    The following uses and no others are permitted in an R-1 zone except as provided for in Part 7 of this Bylaw:

- (i)      single family dwelling;
- (ii)     bed and breakfast accommodations; (663, 1990)
- (iii)    home occupation;
- (iv)    accessory building.

#### Regulations

(B)    On a parcel located in an R-1 zone:

#### Number of Single Family Dwellings

- (i)      not more than one single family dwelling is permitted;

#### Height

- (ii)     no building or structure shall exceed 10 metres in height;

#### Siting

(iii)    no building or structure shall be located within:

- (a)      7 metres of the front parcel line;
- (b)      3 metres of an interior side parcel line;
- (c)      5 metres of an exterior side parcel line; or
- (d)      7 metres of the rear parcel line;

(iv)    no accessory building shall be located within:

- (a)      7 metres of the front parcel line;
- (b)      3 metres of an interior side parcel line;
- (c)      5 metres of an exterior side parcel line; or
- (d)      3 metres of the rear parcel line;

## **PART SIX ZONES**

### **R-1    Residential Zone continued**

#### Home Occupations

- (v)      (a)      home occupations shall be conducted entirely within a building containing a single family dwelling or within a building accessory to a single family dwelling;

#### Off Street Parking

- (vi)      off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (vii)     the minimum parcel size is 0.9 hectare (2.2 acres) subject to Section 7.9, unless otherwise permitted by this Bylaw.
  - (b)      the minimum parcel size for that portion of District Lot 464, except Plan Numbers 12079 and 17392, PRD lying south of Highway No. 29(N) is not less than 0.60 ha (1.5 acres) subject to Section 7.9. (Bylaw No. 1242, 1999)

#### Bed and Breakfast Accommodation

- (viii)    regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

#### Accessory Building Floor Area Regulations

- (ix)      regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.

## **PART SIX ZONES**

### **R-2    Semi-Rural Residential Zone**

#### Permitted Uses

- 6.31 (A) The following uses and no others are permitted in an R-2 zone except as provided for in Part 7 of this Bylaw:
- (i) single family dwelling;
  - (ii) bed and breakfast accommodations; (663, 1990)
  - (iii) home occupation;
  - (iv) agriculture excluding intensive agriculture;
  - (v) accessory building

#### Regulations

- (B) On a parcel located in an R-2 zone:

#### Number of Single Family Dwellings

- (i) not more than one single family dwelling is permitted;

#### Height

- (ii) no building or structure shall exceed 10 metres in height;

#### Siting

- (iii) no single family dwelling shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

## **PART SIX ZONES**

### **R-2    Semi-Rural Residential Zone continued**

#### Home Occupations

- (v)        (a) home occupations shall be conducted entirely within a building containing a single family dwelling or within a building accessory to a single family dwelling;

#### Off Street Parking

- (vi)       off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### Minimum Parcel Size

- (vii)      the minimum parcel size is 0.9 hectare (2.2 acres) subject to Section 7.9.

#### Bed and Breakfast Accommodation

- (viii)     regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

#### Accessory Building Floor Area Regulations

- (ix)       regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw.

## PART SIX ZONES

### R-3 Mobile Home Park Residential Zone

#### Permitted Uses

- 6.32 (A) The following uses and no others are permitted in an R-3 zone except as provided for in Part 7 of this Bylaw:
- (i) mobile home park;
  - (ii) laundry facility accessory to the mobile home park;
  - (iii) recreation facility accessory to the mobile home park;
  - (iv) single family dwelling accessory to the mobile home park;
  - (v) bed and breakfast accommodations; (663, 1990)
  - (vi) campground;
  - (vii) home occupation;
  - (viii) accessory building.

#### Regulations

- (B) On a parcel located in an R-3 zone:

#### Number of Single Family Dwellings

- (i) not more than one single family dwelling as an accessory to the mobile home park is permitted;

#### Height

- (ii) no building or structure shall exceed 10 metres in height;

#### Siting

- (ii) no building or structure shall be located within:
  - (a) 7.5 metres of the front parcel line;
  - (b) 4.5 metres of any side parcel line; or
  - (c) 4.5 metres of the rear parcel line;

#### Home Occupations

- (iii) home occupations shall be conducted entirely within a building containing a single family dwelling;

#### Off Street Parking

- (i) off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

**PART SIX ZONES**

R-3 Mobile Home Park Residential Zone continued

Minimum Parcel Size

- (i) the minimum parcel size is 1.8 hectares (4.5 acres).

Bed and Breakfast Accommodations

- (ii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

## **PART SIX ZONES**

### **MU-R Mixed Use- Residential Zone**

#### Permitted Uses

- 6.40 (A) The following uses and no others are permitted in the MU-R zone except as provided for in Part 7 of this Bylaw:
- (i) single family dwelling;
  - (ii) bed and breakfast accommodations; (Bylaw No. 663, 1990)
  - (iii) agriculture excluding intensive agriculture;
  - (iv) home occupation;
  - (v) home industry;
  - (vi) storage yard for home industry;
  - (vii) accessory buildings

#### Regulations

- (B) On a parcel located in a MU-R zone:

#### Number of Single Family Dwellings

- (i) not more than one single family dwelling is permitted;

#### Height

- (ii) no building or structure shall exceed 10 metres in height;

#### Siting

- (iii) no single family dwelling shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

#### Home Occupation and Home Industry

- (v) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or within a building accessory to a single family dwelling;

## PART SIX ZONES

### MU-R Mixed Use- Residential Zone continued

- (b) home industries shall be conducted entirely within a building accessory to a dwelling and may include a storage yard for products or materials utilized in the home industry;
- (c) storage yards for home industry are limited to a maximum of thirty percent (30%) coverage of the parcel;
- (d) the combined floor area of all accessory buildings on a parcel utilized for the conduction of a home occupation and a home industry shall not have a floor area greater than that established in Table 6.40 in which Column I sets out the parcel size and Column II sets out the total maximum floor area of all accessory buildings containing a home occupation or home industry;

Table 6.40	
Column I	Column II
less than 0.1 hectare	100 square metres (1076 sq. ft.)
0.1 hectare to 0.2	150 square metres (1,614 sq. ft.)
0.2 hectare to 0.5 hectares	200 square metres (2,152 sq. ft.)
0.5 hectare to 1.0 hectare	300 square metres (3,228 sq. ft.)
1.0 hectare to 2.0 hectare	400 square metres (4,304 sq. ft.)
Greater than 2.0 hectare	500 square metres (5,280 sq. ft.)

- (e) retail sale of goods is permitted but shall be accessory to the principal home occupation or home industry use;

### Off Street Parking

- (vi) off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

### Minimum Parcel Size

- (vii) the minimum parcel size is 1.8 hectares (4.5 acres).

### Bed and Breakfast Accommodation

- (viii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw.(Bylaw No. 663, 1990)



## PART SIX ZONES

### C-1 Local Commercial Zone

#### Permitted Uses

- 6.50 (A) The following uses and on other are permitted in a C-1 zone except as provided for in Part 7 of this Bylaw:
- (i) convenience store including gas bar;
  - (ii) single family dwelling;
  - (iii) bed and breakfast accommodations; [Bylaw 663, 1990]
  - (iv) home occupation and home industry;
  - (v) accessory building;
  - (vi) Cannabis Retail Store. [Bylaw 2377, 2020]

#### Regulations

- (B) On a parcel located in a C-1 zone:

#### Number of Single Family Dwellings

- (i) no more than one single family dwelling is permitted;

#### Height

- (ii) no building or structure shall exceed 10 metres in height;

#### Siting

- (iii) no building or structure shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line;
  - (d) 7 metres of the rear parcel line;

#### Home Occupation and Home Industry

- (iv) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or within a building accessory to a single family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling;
- (c) the combined total floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,228 square feet);

#### Off Street Parking and Loading

- (v) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

## **PART SIX ZONES**

### **C-1    Local Commercial Zone continued**

#### **Minimum Parcel Size**

- (vi)    the minimum parcel size is 1.8 hectares (4.5 acres).

#### **Bed and Breakfast Accommodation**

- (vii)   regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)

## **PART SIX ZONES**

### **C-2     Highway Commercial Zone**

#### **6.51    (A)     Permitted uses**

The following uses and no others are permitted in a C-2 zone except as provided for in Part 7 of this Bylaw:

- (i)     hotel;
- (ii)    restaurant;
- (iii)   gasoline service station;
- (iv)    retail sales;
- (v)     convenience store including gas bar;
- (vi)    car wash establishment
- (vii)   commercial nursery and greenhouse;
- (viii)  campground;
- (ix)    single family dwelling
- (x)     bed and breakfast accommodations; (Bylaw No. 663, 1990)
- (xi)    two family dwelling;
- (xii)   home occupation and home industry;
- (xiii)  public use;
- (xiv)   accessory building.

#### **Regulations**

#### **(B)     On a parcel located in a C-2 zone:**

##### **Number of Single Family Dwellings**

- (i)     not more than one single family dwelling or a two family dwelling is permitted, but not both;

##### **Height**

- (ii)    no building or structure shall exceed 10 metres in height;

##### **Siting**

- (iii)   no building or structure shall be located within:
  - (a)     7 metres of the front parcel line;
  - (b)     3 metres of an interior side parcel line;
  - (c)     5 metres of an exterior side parcel line;
  - (d)     7 metres of the rear parcel line;

## **PART SIX ZONES**

### **C-2    Highway Commercial Zone continued**

#### **Home Occupation or Home Industry**

- (iv)    (a)    home occupations shall be conducted entirely within building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b)    home industry shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling;
- (c)    the combined total floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and a home industry shall not exceed 300 square metres (3,228 square feet);

#### **Off Street Parking and Loading**

- (v)      off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### **Minimum Parcel Size**

- (vi)     the minimum parcel size is 1.8 hectares (4.5 acres).

#### **Bed and Breakfast Accommodation**

- (vii)    regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.19 of this bylaw. (Bylaw No. 663, 1990)

## **PART SIX ZONES**

### **C-4     Rural Commercial Zone**

#### **Permitted Uses**

- 6.53 (A) The following uses and no others are permitted in a C-4 zone:
- i) general store;
  - ii) gasoline service station;
  - iii) retail sales;
  - iv) restaurant;
  - v) sale, rental, service and repair of motor vehicles, recreation vehicles and boats;
  - vi) building material supply facility;
  - vii) public use;
  - viii) meat cutting and packing, excluding the slaughtering of animals;
  - ix) business office;
  - x) carwash;
  - xi) single family dwelling;
  - xii) bed and breakfast accommodations;
  - xiii) home occupation;
  - xiv) personal service establishment; and
  - xv) accessory building.

#### **Regulations**

- (B) On a parcel located in a C-4 zone:

#### **Number of Single Family Dwellings**

- (i) no more than one single family dwelling is permitted;

#### **Height**

- (ii) no building or structure shall exceed 10 metres in height;

#### **Siting**

- (iii) no building or structure shall be located within:
- a) 7 metres of the front parcel line;
  - b) 3 metres of 3 of an interior side parcel line;
  - c) 5 metres of an exterior side parcel line;
  - d) 7 metres of the rear parcel line.

## **PART SIX ZONES**

### **C-4    Rural Commercial Zone continued**

#### **Home Occupation**

- (iv)    a)        home occupations shall be conducted entirely within a building containing a dwelling or within a building accessory to a single family dwelling;
- b)        the combined total floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation shall not exceed 300 square metres (3,229 square feet);

#### **Off Street Parking**

- (v)       off Street parking and loading spaces shall be provided and maintained in accordance with 7.8 of this bylaw.

#### **Minimum Parcel Size**

- vi)       the minimum parcel size is 1.8 hectares (4.5 acres);

#### **Bed and Breakfast Accommodations**

- vii)       regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw.

## **PART SIX ZONES**

### **C-5     Recreational Commercial**

#### Permitted Uses

- 6.54 (A) The following uses and no others are permitted in a C-5 zone except as provided for in Part 7 of this Bylaw:
- (i) restaurant;
  - (ii) gasoline service station;
  - (iii) hotel;
  - (iv) convenience store including gas bar;
  - (v) campground, pa rk, playground;
  - (vi) resort;
  - (vii) marina, yacht club;
  - (viii) club, lodge;
  - (ix) recreation area or activity including but not limited to: ski resorts, arena, sports complex, golf course, tennis course, swimming pools, outdoor recreation fields;
  - (x) open land recreation; guest ranch;
  - (xi) guest ranch;
  - (xii) single family dwelling;
  - (xiii) bed and breakfast accommodations; (Bylaw No. 663, 1990)
  - (xiv) home occupation
  - (xv) accessory buildings.

#### Regulations

- (B) On a parcel located in a C-5 zone:

#### Number of Single Family Dwellings

- (i) not more than one single family dwelling is permitted;

#### Height

- (ii) no building or structure shall exceed 20 metres in height;

#### Siting

- (iii) no building or structure shall be located within:
- (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line;
  - (d) 7 metres of the rear parcel line;

## **PART SIX ZONES**

### **C-5    Recreational Commercial continued**

#### **Home Occupation**

- (iv)    (a)    home occupations shall be conducted entirely within a building containing a single family dwelling or within a building accessory to a single family dwelling;
- (b)    the combined total floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation shall not exceed 300 square metres (3,228 square feet);

#### **Off Street Parking and Loading**

- (v)      off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### **Minimum Parcel Size**

- (vi)      the minimum parcel size is 1.8 hectares (4.5 acres).

#### **Bed and Breakfast Accommodation**

- (vii)    regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)



## PART SIX ZONES

### M-1 Service Industrial Zone

#### Permitted Uses

- 6.60 (A) The following uses and no others are permitted in the M-1 zone except as provided for in Part 7 of this Bylaw:
- (i) restaurant;
  - (ii) car wash establishment;
  - (iii) gasoline services station;
  - (iv) sale, rental, services and repair of motor vehicles, recreation vehicles, mobile homes and boats;
  - (v) sale, service and repair of machinery, farm implements, and equipment;
  - (vi) meat cutting and packing excluding the slaughtering of animals;
  - (vii) auction market not including sale of animals;
  - (viii) trade contractor office, storage yard;
  - (ix) trucking contractor office, storage yard;
  - (x) construction contractor office, storage yard;
  - (xi) oil field service contractor office, storage yard;
  - (xii) personal service establishment;
  - (xiii) warehousing, cartage, express and freight facilities;
  - (xiv) building material supply;
  - (xv) public transportation depots including taxi dispatch office;
  - (xvi) public utility offices and works yard;
  - (xvii) animal kennel;
  - (xviii) wholesale establishment;
  - (xix) automotive parts supply;
  - (xx) medical or veterinary clinic;
  - (xxi) machine shop, welding shop;
  - (xxii) fuel sales;
  - (xxiii) retail sale of farm and garden supplies;
  - (xxiv) agriculture;
  - (xxv) gravel extraction and processing facilities including screening and asphalt plants;
  - (xxvi) single family dwelling, two family dwelling;
  - (xxvii) home occupation and home industry;
  - (xxviii) accessory building.

## **PART SIX ZONES**

### **M-1    Service Industrial Zone continued**

#### **Regulations**

#### **(B)    On a parcel located in an M-1 zone:**

#### **Number of Family Dwellings**

- (i)    not more than one single family dwelling or a two family dwelling is permitted, but not both;

#### **Height**

- (ii)   no building or structure shall exceed 20 metres in height;

#### **Siting**

- (iii)   no building or structure shall be located within:
  - (a)    7 metres of the front parcel line;
  - (b)    3 metres of an interior side parcel line;
  - (c)    5 metres of an exterior side parcel line;
  - (d)    7 metres of the rear parcel line;

#### **Home Occupation and Home Industry**

- (iv)   (a)    home occupations shall be conducted entirely within a building containing a dwelling or dwellings or within a building accessory to a single family dwelling or a two family dwelling;
- (b)    home industries shall be conducted within a building accessory to a single family dwelling or a two family dwelling;
- (c)    the combined total floor area of all accessory buildings on a parcel used for the purposes of conducting a home occupation and home industry shall not exceed 300 square metres (3,228 square feet);

#### **Off Street Parking and Loading**

- (v)    off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### **Minimum Parcel Size**

- (vi)   the minimum parcel size is 1.8 hectares (4.5 acres).

## PART SIX ZONES

### M-2 General Industrial Zone

#### Permitted Uses

- 6.61 (A) The following uses and no others are permitted in an M-2 zoned except as provided for in Part 7 of this Bylaw:
- (i) manufacturing, fabricating and processing industry;
  - (ii) auction market including sale of animals;
  - (iii) storage, warehousing, cartage, express and freight facilities;
  - (iv) wrecking, salvage and associated storage yards;
  - (v) abattoir;
  - (vi) oil and gas production, processing, storage and transmission;
  - (vii) mining including gravel extraction and processing facilities including screening and asphalt plants;
  - (viii) single family dwelling;
  - (ix) home occupation;
  - (x) accessory building.

#### Regulations

- (B) On a parcel located in an M-2 zone:

#### Number of Single Family Dwellings

- (i) not more than one single family dwelling is permitted;

#### Additional Dwellings

- (ii) in addition to the dwelling permitted in Section 6.61(B) (i) additional dwelling units are permitted in conjunction with an oil or gas production, processing, storage, or transmission use;

#### Height

- (iii) there are no height limitations in an M-2 Zone;

#### Siting

- (iv) no building or structure other than a storage yard shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line;
  - (d) 7 metres of the rear parcel line;

**PART SIX ZONES**

M-2 General Industrial Zone continued

Off Street Parking and Loading

- (v) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (vi) the minimum parcel size is 1.8 hectares (4.5 acres).

## **PART SIX ZONES**

### **P-1     Public Service Zone**

#### Permitted Uses

- 6.70     (A)     The following uses and no others are permitted in a P-1 zone except as provided for in Part 7 of this Bylaw:
- (i)       public park, public playground
  - (ii)       community hall;
  - (iii)       public recreation facility;
  - (iv)       library;
  - (v)       museum;
  - (vi)       school, daycare centre and accessory single family dwellings;
  - (vii)       airport or airstrip and uses accessory to an airport;
  - (viii)       cemetery;
  - (ix)       fire hall;
  - (x)       police station;
  - (xi)       government office including works yard;
  - (xii)       post office;
  - (xiii)       gravel extraction and processing facilities including screening and asphalt plants;
  - (xiv)       public uses;
  - (xv)       communications equipment and installations;
  - (xvi)       agriculture;
  - (xvii)       single family dwelling;
  - (xviii)       accessory buildings.

#### Regulations

- (B)       On a parcel located in a P-1 zone:

#### Number of Dwellings

- (i)       (a)       not more than one single family dwelling is permitted;
- (b)       not more than ten dwellings accessory to a school is permitted;

#### Height

- (ii)       no building or structure shall exceed 20 metres in height;

#### Siting

- (iii)       no building or structure shall be located within:
  - (a)       7 metres of the front parcel line;
  - (b)       3 metres of an interior side parcel line;
  - (c)       5 metres of an exterior side parcel line;
  - (d)       7 metres of the rear parcel line;

**PART SIX ZONES**

P-1 Public Service Zone continued

Off Street Parking and Loading

- (iv) off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Minimum Parcel Size

- (v) the minimum parcel size is 1.8 hectares (4.5 acres).

## PART SIX ZONES

### P-2 Institutional Zone

#### Permitted Uses

- 6.71 (A) The following uses and no others are permitted in a P-2 zone except as provided for in Part 7 of this Bylaw:
- (i) veterinary clinic;
  - (ii) public recreation facility;
  - (iii) golf course, country club;
  - (iv) rest home, private hospital;
  - (v) daycare centre;
  - (vi) marina, yacht club;
  - (vii) public use;
  - (viii) church, church manse;
  - (ix) equestrian centre;
  - (x) institutional camp and accessory dwellings;
  - (xi) parking lot;
  - (xii) single family dwelling;
  - (xiii) bed and breakfast accommodations; (Bylaw No. 663, 1990)
  - (xiv) accessory building.

#### Regulations

- (B) On a parcel located in a P-2 Zone:

#### Number of Single Family Dwellings

- (i) (a) not more than one single family dwelling is permitted;
- (b) not more than four dwellings accessory to an institutional camp is permitted;

#### Height

- (ii) no building or structure shall exceed 15 metres in height;

#### Siting

- (iii) no building or structure shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line;
  - (d) 7 metres of the rear parcel line;

## **PART SIX ZONES**

### **P-2    Institutional Zone continued**

#### **Off Street Parking and Loading**

- (iv)    off street parking and loading spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

#### **Minimum Parcel Size**

- (v)    the minimum parcel size is 1.8 hectares (4.5 acres).

#### **Bed and Breakfast Accommodation**

- (vi)    regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. (Bylaw No. 663, 1990)



## **PART SEVEN GENERAL REGULATIONS**

### **7.1 Applicability**

Except as otherwise specified in this bylaw, the general regulations in Section 7 apply to all zones.

### **7.2 Uses Permitted in Open Space**

No building or structure shall be located within the area of setback required by this bylaw other than:

- (a) an accessory building or structure subject to the siting requirements set out in Part Seven of this bylaw;
- (b) a sign;
- (c) a fence;
- (d) an eave or gutter, cornice, sill, bay window, stairs, chimney or other similar feature provided that such a projection does not exceed 1 metre;
- (e) an open porch or canopy provided that such projection does not exceed 50 percent of the width of a required setback;
- (t) a patio or terrace without a roof;
- (g) an arbour, trellis, fish pond, ornament or flag pole;
- (h) a gasoline service pump or pump island;
- (i) a display yard, storage yard, parking spaces, or loading spaces provided that the display yard, storage yard, parking spaces, or loading spaces are not located within 1 metre of any parcel line.

### **7.3 Application of Siting Requirement to Bare Land Strata Lots**

The siting regulations of this bylaw apply to parcels and, without limiting the generality of the foregoing, to bare land strata lots.

### **7.4 Application of Siting Requirements to Strata Lots**

Siting from the interior side parcel line required by this bylaw shall not apply to strata lots under a registered plan pursuant to the *Condominium Act* where there is a common wall shared by two or more dwellings within a building.

## **PART SEVEN GENERAL REGULATIONS**

### **7.5 Attached Garages Part of Principal Building**

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

### **7.6 Utilities and Public Uses**

Utilities and other Public Uses, other than an office building or works yard, are permitted in all zones and are exempted from the minimum parcel size requirements subject to Section 7.9.

### **7.7 Height Exceptions**

Any:

- (a) flag pole;
- (b) monument;
- (c) chimney;
- (d) spire;
- (e) antenna or mast for the reception of radio and television signals;
- (f) mechanical appurtenance located on a roof top;
- (g) silo; or
- (h) windmill;

may exceed the height limitations specified for each zone in Part Six of this bylaw.

### **7.8 Parking and Loading Spaces**

- (a) Space for the off street parking and loading of motor vehicles in respect of a class of buildings permitted under this bylaw shall be provided and maintained in accordance with the regulations of this section.
- (b) The regulations contained in this section do not apply to buildings, structures and uses existing as of the date of adoption of this bylaw except that:
  - i) offstreet parking and loading shall be provided and maintained in accordance with this section for any addition to an existing building and structure or change or addition to the existing use; and

## **PART SEVEN GENERAL REGULATIONS**

### **Parking and Loading Spaces** continued

- ii) the number of offstreet parking or loading spaces provided prior to the date of adoption of this bylaw shall not be reduced below the applicable offstreet parking or loading space requirement of this section.
- (c) The number of required offstreet parking and loading spaces shall be calculated as follows:
  - i) the number of offstreet parking spaces required for a class of building is calculated according to Table 7.8a of this bylaw in which Column I sets out the class of building and Column II sets out the number of required offstreet parking spaces that are to be provided for each class of building in Column I;
  - ii) the number of offstreet loading spaces for motor vehicles required for a class of building is calculated according to Table 7.8b of this bylaw in which Column I sets out the class of building and Column II sets out the number of required offstreet loading spaces that are to be provided for each class of building in Column I.

<b>TABLE 7.8a</b>	
<b>REQUIRED OFF STREET PARKING SPACES</b>	
<b>Column I Class of Building</b>	<b>Column II Required Number of Spaces</b>
Auction market	1 per 10m <sup>2</sup> (108 ft <sup>2</sup> ) of auction floor space
Automobile parts supply	1 per 15m <sup>2</sup> (161.5 ft <sup>2</sup> ) of retail floor area
Bed and Breakfast Accommodations (Bylaw No. 663, 1990)	One for each bedroom used for bed and breakfast accommodations
Bulk fuel sales	1 per 15m <sup>2</sup> (161.5 sq. ft.)
Building material supply	1 per 200m <sup>2</sup> (2153 ft <sup>2</sup> ) covered sales and storage
Campground	1 per overnight space
Car wash	1 per bay
Church	1 per 4 seats
Clubs, Lodge	1 per 4 seats
Community Hall	1 per 4 seats
Commercial nursery, convenience store	1 per 15m <sup>2</sup> (161.5 ft <sup>2</sup> ) including gas bar retail floor area
Cultural facility	1 per 40m <sup>2</sup> (430.6 ft <sup>2</sup> ) floor area
Farm machinery sales, servicing and repair	1 per 100m <sup>2</sup> (1076.4 ft <sup>2</sup> ) sales floor plus 1 per service bay
Farm and garden supply establishment	1 per 50m <sup>2</sup> (538.2 ft <sup>2</sup> ) retail floor area
Gasoline service station	3 per service bay
Golf course, Country club	150 spaces
Guest ranch	1 per room or sleeping unit
Hospital	1 per 5 beds
Hotel	1 per 2 dwellings plus 1 per 3 seats in a bar or restaurant
Key lock fuel installations	1 per fuel pump

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<b>PART SEVEN GENERAL REGULATIONS</b>	
<b>Parking and Loading Spaces</b> continued	
<b>TABLE 7.8a</b>	
<b>REQUIRED OFF STREET PARKING SPACES</b> continued	
<b>Column I</b> <b>Class of Building</b>	<b>Column II</b> <b>Required Number of Spaces</b>
Machine and welding shop	1 per 100m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of floor area
Manufacturing, Fabricating, Processing industry including home industry	1 per 100m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of floor area
Marina, Yacht Clubs	1 per 2 boat spaces
Meat Cutting and packing establishment	1 per 50m <sup>2</sup> (538.2 ft <sup>2</sup> ) of floor area
Medical, Dental Clinic	5 stalls per doctor's or dentist's office
Mobile Home Park	2 per mobile home space
Neighbourhood public house	1 per 4 seats
Nursery or greenhouse	1 per 15m <sup>2</sup> (1615 ft <sup>2</sup> ) of retail floor area
Office	1 per 35m <sup>2</sup> (376.7 ft <sup>2</sup> ) of floor area
Personal service establishment	1 per 20m <sup>2</sup> (215.3 ft <sup>2</sup> ) of floor area
Public transportation depot or terminal	1 per 20m <sup>2</sup> (215.3 ft <sup>2</sup> ) of waiting room
Recreation facility	1 per 10m <sup>2</sup> (107.6 ft <sup>2</sup> ) ice area plus 1 per 4m <sup>2</sup> (43.1 ft <sup>2</sup> ) of pool surface
Restaurant	1 per 3 seats
Retail store	1 per 15m <sup>2</sup> (161.5 ft <sup>2</sup> ) retail floor area
Sale, rental, service and repair of motor vehicles, recreation vehicles, mobile homes, boats, machinery, farm implements and equipment	1per 100m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of retail floor area
Single family dwelling, Farm dwelling, Teacherage	2 per dwelling
School - Elementary and Junior High - Senior High	1 per classroom 3 per classroom
Storage, warehousing, cartage, express and freight facilities	1 per 100m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of retail floor area
Trade contractor, Drilling contractor	1 per 50m <sup>2</sup> (538.2 sq <sup>2</sup> ) of floor area contained in building
Veterinary clinic	5 per veterinary office
Wholesale establishments	1 per 100m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of floor area
Wrecking yard, Salvage operation, Junk Yard	1 per 50m <sup>2</sup> (538.2 ft <sup>2</sup> ) of floor area contained in building

## PART SEVEN GENERAL REGULATIONS

### Parking and Loading Spaces continued

TABLE 7.8b	
REQUIRED OFF STREET LOADING SPACES	
Column I Class of Building	Column II Required Loading Spaces
Retail Store, Manufacturing, Fabricating, Processing, Warehousing and Wholesaling Establishments:	
i) less than 465m <sup>2</sup> (5,005 ft <sup>2</sup> ) in floor area	1
ii) 465 to 2,300m <sup>2</sup> (5,005 to 24,758 ft <sup>2</sup> ) in floor area	2
iii) greater than 2,300m <sup>2</sup> (24,758 ft <sup>2</sup> ) in floor area	3

- 7.8 (c) iii) where the calculation of the required off street parking spaces or loading spaces results in a fraction, one parking or loading space shall be provided in respect of that fraction;
- iv) where seating accommodation is the basis for a unit or measurement under this section and consists of benches, pews, booths or similar seating accommodation each one-half meter of width of such seating shall be deemed to be one seat.
- (d) Required off street parking and loading spaces shall be located on the same parcel as the building they serve.

#### Dimensions of Parking Spaces

- i) each off street parking space required by this by-law shall be not less than 3 metres (10 ft.) wide or 6 metres (19.7 ft.) long or have a vertical clearance less than 2.2 metres (7.2 ft.);

#### Access to Parking Spaces

- ii) provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles having widths not less than:
- (a) 7.3 metres (23.9 ft.)  
where parking space lengths are situated at an angle between 75° and 90° to the maneuvering aisle;
- (b) 5.5 metres (18.0 ft.)  
where parking space lengths are situated at an angle between 55° and 74° to the maneuvering aisle;

## **PART SEVEN GENERAL REGULATIONS**

### **Parking and Loading Spaces continued**

#### Access to Parking Spaces continued

- (c) 3.5 metres (11.5 ft.)  
where parking space lengths are situated at an angle 54° or less to the maneuvering aisle;

#### Access to Highways

- iii) each off street parking space shall have at all times access to an aisle which intersects with a highway;

#### Dimensions of Loading Spaces

- iv) each off street loading space required by this by-law shall be not less than 9 metres (29.5 ft.) long, 3.7 metres (12.1 ft.) wide or have a vertical clearance of less than 3.7 metres (12.1 ft.);

#### Access to Loading Spaces

- v) each off street loading space shall have at all times access to an aisle which intersects with a highway

### **7.9 Small Parcel Subdivision**

Whereby a provision of this bylaw permits the creation of a parcel below 1.8 hectare (4.5 acres), that subdivision shall be subject to the provisions of the *Local Services Act* Subdivision Regulations 262/70 and Provincial Regulations relating to sewage disposal that are existing as of the date of the last publication of the notice for the Public Hearing for this bylaw, and which are hereby incorporated by reference as requirements under this bylaw.

### **7.10 Bed and Breakfast Accommodation**

Bed and breakfast accommodations, where permitted, are subject to the following requirements:

- a) may be conducted within a single family dwelling and shall be confined to the interior thereof;
- b) the single family dwelling shall be occupied as a permanent residence by the operator of the bed and breakfast accommodations;

## **PART SEVEN GENERAL REGULATIONS**

### **7.10 Bed and Breakfast Accommodation continued**

- c) bed and breakfast accommodation shall be permitted in no more than 2 bedrooms and shall accommodate a maximum of 4 guests;
- d) no alterations may be made to the external appearance of the property which would indicate a bed and breakfast accommodation as being conducted on the premises;
- e) no meal shall be provided to the patrons of the bed and breakfast accommodation other than one meal daily before noon. (Bylaw No. 663, 1990)

### **7.11 Temporary Additional Dwelling**

An accessory family dwelling is permitted on every parcel where a single family dwelling is permitted, subject to the following conditions: (Bylaw No. 700, 1991)

- a) the occupant(s) of an accessory family dwelling must be
  - i) 60 years of age or more, or
  - ii) disabled person;
- b) an accessory family dwelling shall be movable and shall not be sited on a permanent foundation; and
- c) the floor space of the second dwelling shall not exceed the floor space of the smallest principal single family dwelling on the parcel; and
- d) the accessory family dwelling shall not be located on that portion of the parcel that lies between the principal single family dwelling and the front parcel line; and
- e) an accessory family dwelling shall comply with all statutory and bylaw requirements, including approval from the Environmental Health Officer for the proposed means of sewage disposal; and

## PART SEVEN-GENERAL REGULATIONS

### 7.11 Temporary Additional Dwelling continued

- f) the owner of a parcel on which an accessory family dwelling is located shall upon first use of the accessory family dwelling, and prior to each anniversary of the date of first use of the accessory family dwelling, submit his or her sworn affidavit to the Administrator, confirming that the use of the accessory family dwelling is in full compliance with this section. (Bylaw No. 700, 1991)

### 7.12 Secondary Suite

Secondary suites, where permitted, are subject to the following requirements:

- i) sewage disposal capacity is great enough for a second dwelling; and
- ii) one parking space is provided for the secondary suite. (Bylaw No. 890, 1993)

### 7.13 Accessory Buildings Floor Area (Bylaw No. 1176)

- (i) This section shall apply only to the following zones of this Bylaw:
  - (a) Section 6.20 CR Country Residential Zone
  - (b) Section 6.21 RR-1 Rural Residential-1 Zone
  - (c) Section 6.22 RR-2 Rural Residential-2 Zone
  - (d) Section 6.24 RR-4 Small Holdings Zone
  - (e) Section 6.33 R-1 Residential Zone
  - (f) Section 6.31 R-2 Semi-rural Residential Zone
- (ii) The combined floor area of all accessory buildings shall not have a floor area greater than that established in the following Table in which Column I sets out parcel size and Column II sets out the maximum accessory building floor area:

(Bylaw 1751, 2007)

Column I	Column II
Parcel Size	Maximum Accessory Building Floor Area
less than or equal to 0.2 ha (1/2 acre)	100 sq. metres ( 1076 ft <sup>2</sup> )
greater than 0.2 ha ( 1,4 acre) but ≤ to 1.8 ha (4.5 acres)	187 sq. metres (± 2016 ft <sup>2</sup> )
greater than 1.8 ha (4.5 acres) but ≤ to 4 ha (10 acres)	232 sq. metres (± 2496 <sup>2</sup> )
greater than 4 ha (10 acres)	300 sq. metres (± 3200 ft <sup>2</sup> )

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



**PART SEVEN-GENERAL REGULATIONS**

**7.14 Cannabis Retail Store**

[Bylaw 2377, 2020]

“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.

## **PART EIGHT-ADMINISTRATION**

### **8.1 Inspection**

The Administrator, Deputy Clerk-Administrator and Director of Planning, being officers, and the Building Inspector and Director of Environmental Services, being hereby appointed to act in the place of the Administrator for the purposes of this Section, are authorized to enter between 0700 hours and 1900 hours on any day on any property that is subject to regulations under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed.

### **8.2 Violation**

Every person who:

- (a) violates any of the provisions of this bylaw;
- (b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw;
- (c) neglects or omits to do anything required under this bylaw;
- (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 bylaw;
- (e) fails to comply with an order, direction or notice given under this bylaw; or
- (f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer on property under Section 9.1;

shall be deemed to have committed an offence under this bylaw.

### **8.3 Offence**

Each day's continuance of an offence under Section 8.2 constitutes a new and distinct offence.

### **8.4 Penalty**

Every person who commits an offence under this bylaw is liable on summary conviction to a fine not exceeding \$2,000 and the costs of prosecution.

## PART NINE - INCORPORATION

9.1 Schedules "A" and "B" attached hereto are hereby made part of this by-law.

## PART TEN - PEACE RIVER-LIARD REGIONAL DISTRICT BY-LAW NO. 85

10.1 Peace River-Liard Regional District Zoning By-law No. 85, 1977 does not apply to the land, surface of water, buildings, structures and air space within the Chetwynd Rural Area as described in Schedule 'A'.

## PART ELEVEN - TRANSITION

READ A FIRST TIME THIS 25th DAY OF September, 1986.

READ A SECOND TIME THIS 12th DAY OF March, 1987.

PUBLIC HEARING HELD THIS 6th and 13th DAY OF April, 1987.

READ A THIRD TIME THIS 30th DAY OF April, 1987.

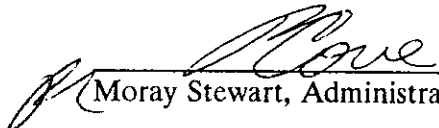
APPROVED PURSUANT TO HIGHWAY ACT, R.S.B.C., 1979 THIS 15th DAY OF July, 1987.

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS 30th OF July, 1987.

CERTIFIED a true and correct copy  
of "Peace River-Liard Regional  
District Zoning By-Law No. 506, 1986".

*as consolidated to December 31/93*

THE CORPORATE SEAL of the Peace  
River-Liard Regional District was hereunto  
affixed in the presence of:

  
Moray Stewart, Administrator

\_\_\_\_\_  
Robert Petrick, Chairman

\_\_\_\_\_  
Moray Stewart, Administrator

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE AND CORRECT COPY of "Peace River-Liard Regional District Zoning By-Law No. 506, 1986" as read a third time by the Regional Board of the Peace River-Liard Regional District at a meeting held on April 30, 1987.

Dated at Dawson Creek, B.C. this \_\_\_\_\_ day of \_\_\_\_\_, 1987.

\_\_\_\_\_  
Moray Stewart, Administrator

(BL-506.Zon)

Peace River–Liard Regional District  
Chetwynd Rural Area Zoning Bylaw No. 506, 1986

Schedule 'A'

1. This is Schedule 'A' of Bylaw No. 506, 1986 being the Chetwynd Rural Area referred to in Section 4.1 of the said Bylaw and forming part of the Peace River–Liard Regional District Zoning Bylaw No. 506, 1986.

Description of the Chetwynd Rural Area

The Peace River–Liard Regional District Zoning Bylaw No. 506, 1986 applies to the land, surface of water, buildings and structures contained within the area described as: commencing at the northwest corner of Township 80, Range 24, West of the 6th Meridian, Peace River District; thence easterly on the north boundary of Township 80, Range 24, W6M to the northeasterly corner thereof; thence easterly to the centre line of the Moberly River; thence in a general northeasterly direction along the centre line of the Moberly River to a point which is west of the northwest corner of District Lot 192, P.R.D.; thence easterly to the said northwest corner of District Lot 192, P.R.D.; thence easterly along the northerly boundaries of District Lots 192, 191, and 190, P.R.D. to the northeasterly corner of District Lot 190; thence southerly along the easterly boundary of District Lot 190, P.R.D. to the northwesterly boundary of District Lot 3220, P.R.D.; thence northeasterly along the northwesterly boundary of District Lot 3220, P.R.D. to the northeasterly corner thereof; thence in a southeasterly direction along the easterly boundaries of District Lots 3220 and 3212, P.R.D. to the southeasterly corner of District Lot 3212; thence continuing in the same southeasterly direction in a straight line to the centre line of the Pine River; thence in a general southerly direction along the centre line of the Pine River to a point which is west of the northwest corner of District Lot 2629, P.R.D.; thence easterly in a straight line to the aforementioned northwest corner of District Lot 2629, P.R.D.; thence easterly along the northerly boundaries of District Lots 2629 and 3089, P.R.D. to the northeast corner of District Lot 3089; thence southerly along the easterly boundary of District Lot 3089, P.R.D. to the northerly boundary of the Hart Highway No. 97 right-of-way; thence northeasterly along the northerly boundary of the Hart Highway No. 97 right-of-way to a point which is north of the northeasterly corner of District Lot 1980, P.R.D.; thence southerly to the aforementioned northeasterly corner of District Lot 1980, P.R.D.; thence southerly along the easterly boundaries of District Lots 1980 and 1979, P.R.D. to the southeasterly corner of District Lot 1979; thence southerly in a straight line to the centre line of Coalstream Creek;

Schedule 'A' continued

thence in a general westerly and southerly direction along the centre line of Coalstream Creek to the junction with the centre line of the Murray River; thence in a general southerly direction along the centre line of the Murray River to a point which is east of the northerly boundary of District Lot 2452, P.R.D.; thence southerly in a straight line to a point which is east of the southerly boundary of District Lot 2452, P.R.D.; thence westerly in a straight line to the southeast corner of District Lot 2452, P.R.D.; thence westerly along the southerly boundary of District Lot 2452, P.R.D. to the southwest corner thereof; thence continuing westerly in a straight line to a point which is 2.2 kilometres east of the northeast corner of District Lot 2479, P.R.D.; thence in a southwesterly direction in a straight line for 8.6 kilometres to a point which is 2 kilometres west of the Sukunka River; thence northwesterly for 5 kilometres to a point on the westerly boundary of the Crown pasture reserve which is west of the southwest corner of District Lot 2444, P.R.D.; thence northeasterly along the westerly boundary of the Crown pasture reserve to the Highhat River; thence northeasterly in a straight line to a point which is west of the northerly boundary of District Lot 970, P.R.D.; thence westerly in a straight line for 43.5 kilometres to a point which is 3.2 kilometres south of the centre line of the Pine River; thence northerly in a straight line for 11 kilometres crossing the B.C.R. Railway right-of-way, the Pine River, the Hart Highway No. 97 right-of-way, pipeline right-of-way and a B.C. Hydro right-of-way to a point which is 2.7 kilometres east of a B.C. Hydro right-of-way; thence easterly in a straight line for 33 kilometres to the centre line of Carl Creek; thence in a north easterly direction in a straight line for 11 kilometres to a point which is 1.7 kilometres north of the northerly boundary of District Lot 1975, P.R.D. which is the boundary of the District Municipality of Chetwynd; thence northerly in a straight line for 5.9 kilometres to a point which is 3.8 kilometres east of the Highway No. 29 north right-of-way; thence easterly in a straight line to the southeast corner of the West Moberly Lake Indian Reserve No. 168; thence easterly and northerly along the southerly and westerly boundaries of Indian Reserve No. 168 to the northeast corner of District Lot 1100; thence northerly in a straight line to the southerly boundary of the District Municipality of Hudson's Hope; thence easterly and northerly along the southerly and easterly boundaries of the District Municipality of Hudson's Hope to the northwest corner of Township 80, Range 24, W6M being the point of commencement.

Peace River–Liard Regional District  
Chetwynd Rural Area Zoning Bylaw No. 506, 1986

SCHEDULE 'B'

1. This is Schedule 'B' of By-Law No. 506, 1986 being the Official Zoning Maps referred to in Section 5.2 of the said Bylaw and forming part of the Peace River-Liard Regional District Zoning Bylaw No. 506, 1986.
2. Schedule 'B' consists of the following maps:

Map 1	Chetwynd Rural Area Official Zoning
Map 2	Wabi Hill
Map 3	Dokie-Wildmare
Map 4	Jackfish Lake
Map 5	Moberly Lake
Map 6	Hasler Flats
Map 7	Willow Flats
Map 8	East Pine