



PEACE RIVER REGIONAL DISTRICT

PEACE RIVER REGIONAL DISTRICT

Zoning Bylaw No. 1000, 1996



RESIDENTIAL



FARM USE



INDUSTRY

diverse. vast. abundant.

Peace River Regional District Zoning Bylaw No. 1000, 1996

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

CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidated bylaw. 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
Bylaw No. 1000

Date of Adoption
March 14, 1996

**PEACE RIVER REGIONAL DISTRICT
ZONING BYLAW**

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PEACE RIVER REGIONAL DISTRICT

Zoning Bylaw No. 1000, 1996

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

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

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

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

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

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

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

PART I - TITLE AND REPEAL

SECTION 1 TITLE

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

SECTION 2 REPEAL

"Peace River-Liard Regional District Zoning Bylaw No. 431, 1984" and all amendment bylaws thereto are hereby repealed.

PART II - DEFINITIONS

SECTION 3 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

ABATTOIR

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

Section 3 **Definitions** continued

ACCESSORY or ACCESSORY USE

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

AGRICULTURE

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

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

This does not include the following:

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

AISLE

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

ANIMAL HOSPITAL

means a building or part thereof provided for the prevention, cure and alleviation of disease and injury to animals and includes shelter for animals within the building during period of treatment and recovery;

AQUIFER

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

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

Section 3 **Definitions** continued

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

BOARD means the Peace River Regional District Board;

CAMPGROUND means an area of land, managed as a unit, which provides short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers. Ownership of the campground may be either a public or private organization;

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]

COMMERCIAL RECREATION FACILITY

means a building or structure, designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities and is operated by a public or private corporation;

COMMUNITY SEWAGE SYSTEM

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

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

DERELICT VEHICLE

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

DISABLED or DISABLED PERSON

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

Section 3 **Definitions** continued

DWELLING UNIT or DWELLING UNITS

means a building or a part of a building in which a person or persons live. This means one or more rooms are to be used as or designed as a residence, which contains sleeping, cooking and sanitary facilities and has an independent entrance, either directly from outside a building or from a common hallway inside a building. Without restricting the generality of the above, this includes but is not limited to the following classifications:

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

FARM BUILDING

[Bylaw No. 1177, 1998]

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

ECOLOGICAL RESERVE

means land used or intended to be used for the preservation of the environment or for scientific research and education pertaining to studies in the inter-relationships between species and the behaviour of unique flora and fauna;

EQUESTRIAN CENTRE

means the use of lands, buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the commercial racing of horses;

EXTERIOR SIDE PARCEL LINE

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

FEED LOT

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

FLOODPLAIN

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

Section 3 **Definitions** continued

FLOOR AREA

means the aggregate of the area of all floors in a building, measured between the inside surface of the exterior walls of the building, excluding any area used for parking vehicles.

FRONT PARCEL LINE

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

GAS PROCESSING PLANT

[Bylaw No. 1385, 2002]

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

GRADE

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

GUEST RANCH

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

HEIGHT

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

HIGHWAY

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

HOME OCCUPATION

means an occupation or profession which may include accessory retail sales, carried out in a dwelling or accessory building, by the residents of the dwelling, where such occupation or profession is incidental or secondary to the residential use of the subject property;

HOME INDUSTRY

means an occupation or profession, which may include outdoor storage and accessory retail sales, carried out in a dwelling or accessory building, by the residents of the dwelling, where such occupation or profession is incidental or secondary to the residential use of the subject property;

Section 3 **Definitions** continued

INTENSIVE AGRICULTURE

means a commercial agricultural operation, other than an intensive livestock operation, which due to the nature of the operation requires smaller tracts of land. Without restricting the generality of the above,

this includes but is not limited to the following:

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

INTENSIVE LIVESTOCK OPERATION

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

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

INTERIOR SIDE PARCEL LINE

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

KENNEL

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

LAND TREATMENT FACILITY, COMMERCIAL

[Bylaw No. 1201, 1999]

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

LAND TREATMENT FACILITY, NON-COMMERCIAL

[Bylaw No. 1201, 1999]

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

Section 3 **Definitions** continued

LIMITED AGRICULTURE

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

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

LIQUOR AGENCY STORE

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

LIQUOR LICENSED PREMISES

means any building, structure or premises licensed to sell alcohol or spirits, under the Liquor Control and Licensing Act and it may or may not include the selling of food or the providing of entertainment;

LIVESTOCK

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

MANUFACTURED HOME

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

MANUFACTURED HOME PARK

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

NATURAL BOUNDARY

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

Section 3 **Definitions** continued

NOXIOUS USE

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

OIL AND GAS ACTIVITIES

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

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

[Bylaw No. 1201, 1999]

PARCEL

means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

PERSONAL SERVICE ESTABLISHMENT

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

- (a) barber shops;
- (b) beauty shops;
- (c) tailor shops;
- (d) laundry;
- (e) dry-cleaning establishments; and
- (f) shoe repair shops.

PIPELINE (OIL and GAS)

[Bylaw No. 1385, 2002]

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

Section 3 **Definitions continued**

PRINCIPAL USE

means a use, building or structure which occupies the major or central portion of a parcel and constitutes, the primary purpose for which the parcel is used.

PRODUCTION FACILITIES (OIL and GAS)

[Bylaw No. 1385, 2002]

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

PUBLIC USE

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

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

REAR PARCEL LINE

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

RECREATION VEHICLE

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

RELIGIOUS CENTRE

means a building or structure dedicated to religious worship and may include such accessory uses as a daycare centre, a school of religious education, an assembly hall, a religious library, arts and craft sales, community suppers, sales of pre-owned goods, and an accessory dwelling for a caretaker;

RESTAURANT

means a building or structure where food and drink is prepared and sold to the public for consumption. This food may be eaten within or outside of the building or structure.

Section 3 **Definitions** continued

SALVAGE YARD

means the use of land for the abandonment, collection, demolition, dismantlement, keeping, storage, salvage, or sale of used, discarded, worn out or scrapped machinery, vehicles, vehicle parts, scrap metal, scrap wood, chains, used pipes, waste paper, furniture, bottles, cans, rope, iron, copper or other scrap or discarded materials;

SECONDARY SUITE

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

SENIOR CITIZENS COMPLEX

means any building or structure, which contains more than three (3) senior citizen dwelling units, this building or structure may or may not provide the following services and which may include a private or a central kitchen facilities, private or common eating areas, common recreational areas, private sleeping areas and accessory facilities such as clubs or lounges.

SETBACK

means the minimum distance required under this bylaw between a building or structure and a specified parcel line. Please see Setback Diagram No. 2 on page 14;

SERVICES

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

SIDE PARCEL LINE

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

TEMPORARY ADDITIONAL DWELLING

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

UTILITY

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

Section 3 **Definitions** continued

WATERBODY

means any of the following:

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

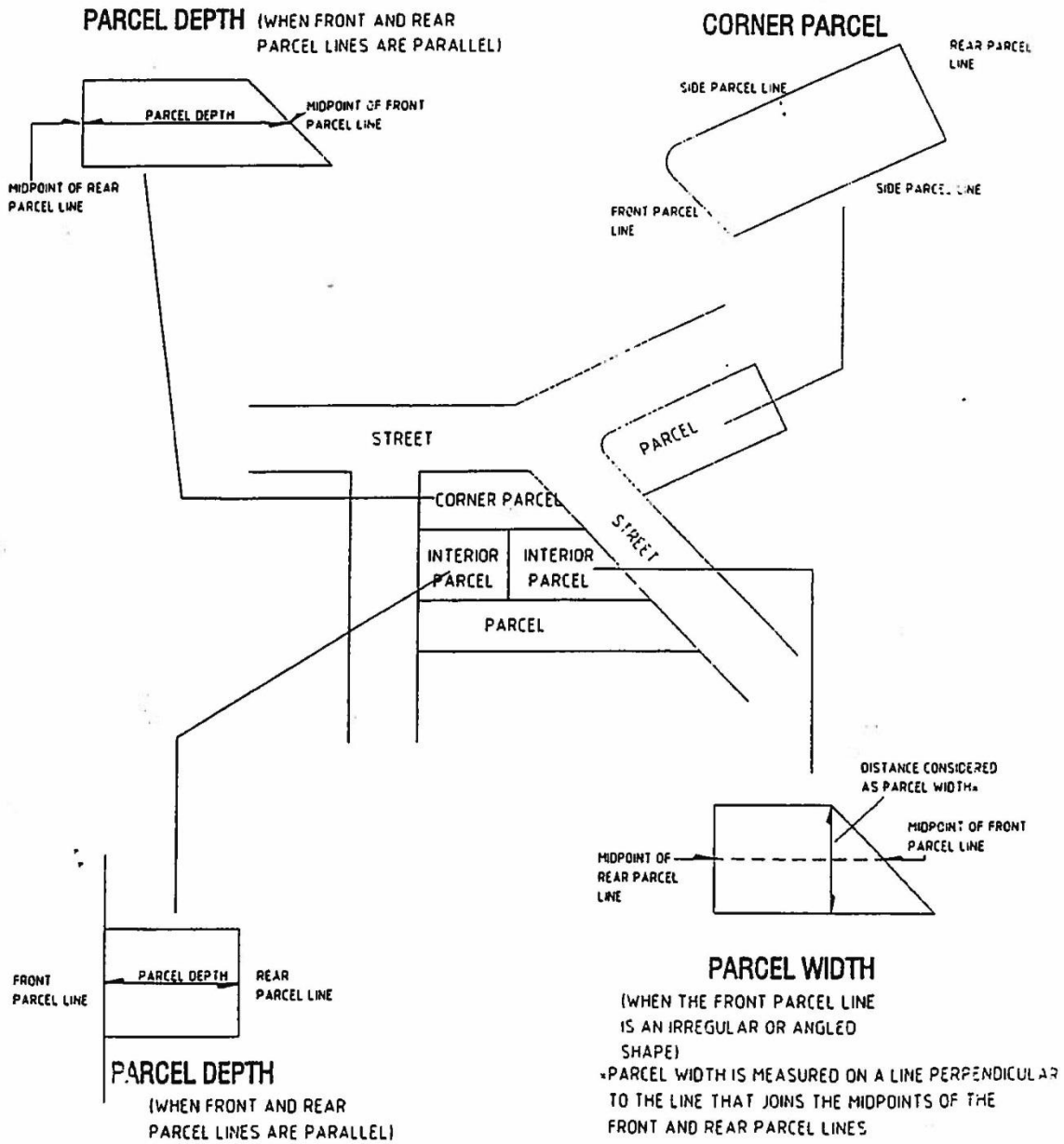
WATERCOURSE

means any of the following:

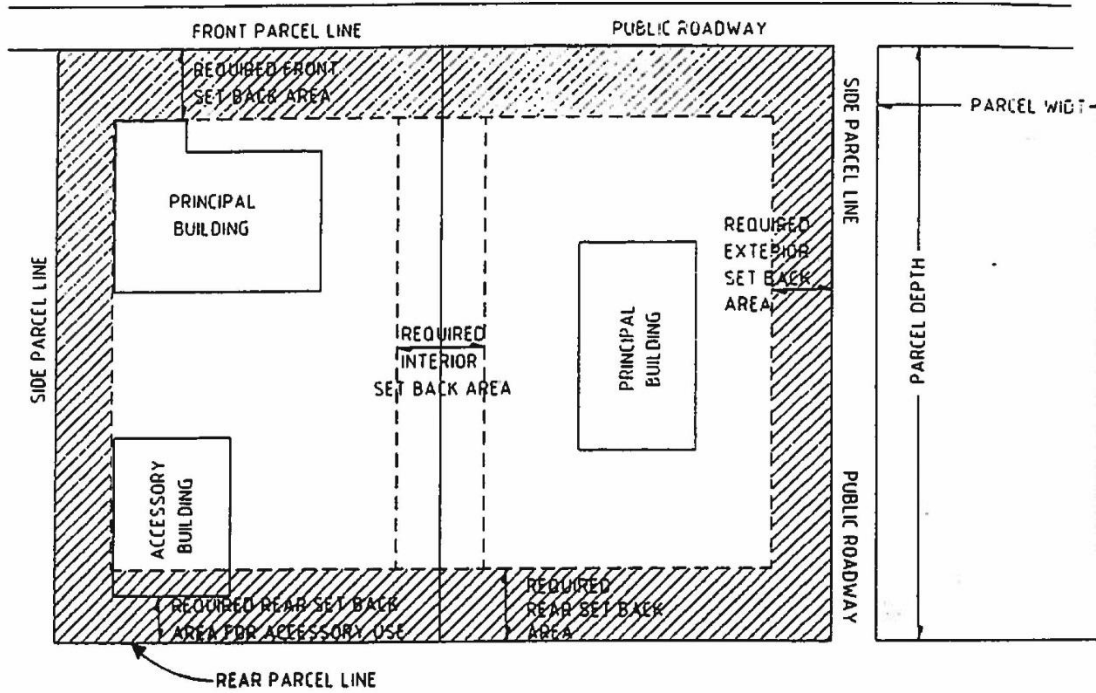
- (a) The bed and shore of a river, stream, creek or other natural body of water; or
- (b) a canal, ditch or other man-made surface feature whether or not it contains water continuously or intermittently.

Peace River Regional District
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PARCEL DEFINITIONS DIAGRAM 1

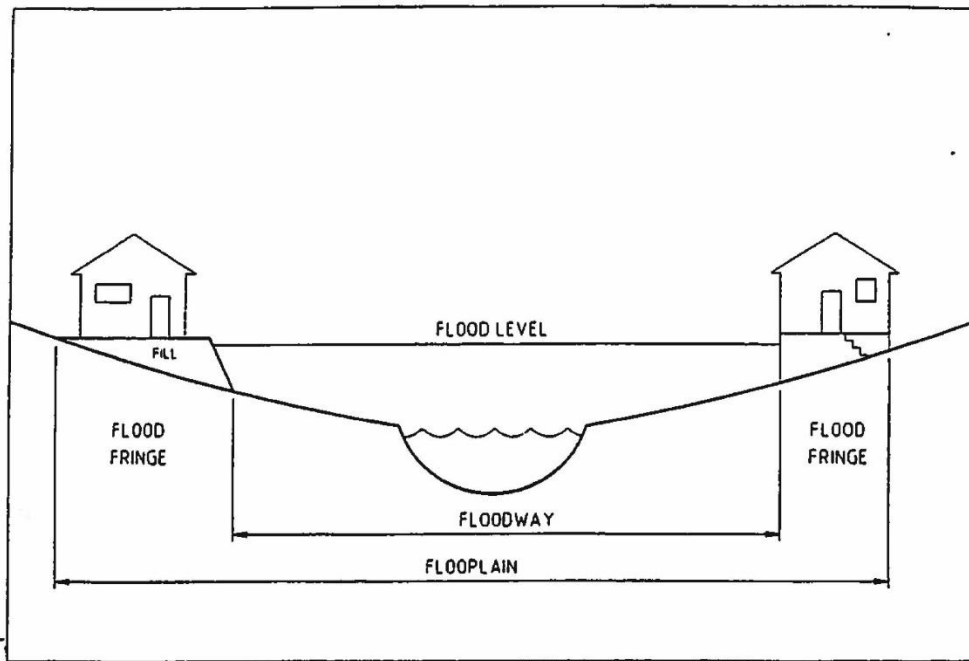


SETBACK DEFINITIONS DIAGRAM 2



Peace River Regional District
Zoning Bylaw No. 1000, 1996

FLOOD PLAIN DIAGRAM 3



PART III - ADMINISTRATION

SECTION 4 **APPLICATION**

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

SECTION 5 **CONFORMITY**

Land or water shall not be used and buildings, structures and signs shall not be constructed, altered, located or used except as specifically permitted in this bylaw.

SECTION 6 **NON-CONFORMING USES**

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

SECTION 7 **ADMINISTRATION**

1. The Administrator or such other persons appointed by the Board shall administer this bylaw.
2. Persons appointed under Section 7(1) may enter any parcel, building or premises at any reasonable time for the purpose of ascertaining whether the regulations contained in this by-law are being observed.

SECTION 8 **VIOLATION**

1. It shall be unlawful for any person to cause, suffer, or permit land to be used or any building or structure to be constructed, reconstructed, altered, moved, extended, or used in contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.
2. It shall be unlawful for any person to prevent or obstruct any official appointed under Section 7(1) from the carrying out of the duties under this bylaw.

SECTION 9 **PENALTY**

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

SECTION 10 **SEVERABILITY**

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

SECTION 11 **BYLAW AMENDMENT PROCESS**

1. An application for rezoning shall be treated as an application to amend this bylaw.
2. Any person applying to have this bylaw amended shall apply in writing to the Peace River Regional District, describing the proposed change and providing reasons in support of the application. In addition, if the application is for any amendment to an Official Zoning Map, it shall include the legal description and location of the property sought to be rezoned, name and address of the owner of the property, and if the applicant is not the owner, a statement as to the applicant's interest in the property to be rezoned.
3. Every application for rezoning shall be accompanied by a fee as prescribed in Schedule 'E' of Bylaw 579, 1988.
4. No application for amendment to this bylaw shall be considered again by the Board when the requested change has been denied within the past six (6) months.

SECTION 12 **METRIC UNITS**

Metric Units are used for all measurements in this bylaw. The approximate equivalents of these units in imperial measure shown in brackets following each metric measurement are included for convenience only and do not form part of this bylaw.

PART IV GENERAL REGULATIONS

SECTION 13 **APPLICATION OF GENERAL REGULATIONS**

1. Except as otherwise stated in this bylaw, Sections 13 to 32 apply to all zones established under this bylaw.
2. Notwithstanding Section 13(1) nothing shall be permitted which is an annoyance or nuisance to any person who contends that their interest in their property is affected. This includes the following:
 - (a) surrounding residents; and
 - (b) the general public.by the reason of unsightliness, the emission of odours, dust, noise, smoke or electrical interference excluding agriculture uses.

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

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

SECTION 14A ACCESSORY BUILDINGS FLOOR AREA

1. This Section shall apply only to the following zones of this Bylaw:
 - a) Section 38 R-1 (Residential 1 Zone)
 - b) Section 39 R-2 (Residential 2 Zone)
 - c) Section 40 R-3 (Residential 3 Zone)
 - d) Section 41 R-4 (Residential 4 Zone)

2. The combined floor area of all accessory buildings shall not have a floor area greater than that established in the following Table in which Column I sets out *parcel size* and Column II sets out the *maximum accessory building floor area*:

[Bylaw No. 1752, 2007]

Column I	Column II
Parcel Size	Maximum Accessory Building Floor Area
less than or equal to 0.2 ha (½ acre)	100 sq. meters (± 1076 sq. ft.)
greater than 0.2 ha (½ acre) but less than or equal to 1.8 ha (4.5 acres)	187 sq. meters (± 2016 sq. ft.)
greater than 1.8 ha (4.5 acres) but less than or equal to 4 ha (10 acres)	232 sq. meters (± 2498 sq. ft.)
greater than 4 ha (10 acres)	300 sq. meters (± 3200 sq. ft.)

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

SECTION 15 AGRICULTURAL LAND RESERVE

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

SECTION 16 DEVELOPMENT ON HAZARDOUS OR UNSTABLE LANDS

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

SECTION 17 GARAGES ATTACHED TO A PRINCIPAL BUILDING

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

SECTION 18 HEIGHT EXCEPTIONS

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

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

SECTION 19 HOME OCCUPATIONS

Home occupations shall comply with all of the following regulations:

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

SECTION 20 HOME INDUSTRIES

Home industries shall comply with all of the following regulations:

- (a) No home industry shall involve noxious uses or utilize material or products that produce inflammable or explosive vapours or gases; and
- (b) There shall be no external display or advertisement other than a sign which shall not exceed one (1) square metre in area;
- (c) A maximum of four persons may be employed in a home industry who are not residents of a dwelling on the parcel upon which the home industry is taking place; and
- (d) No home industry shall have an outdoor storage yard greater than ten percent (10%) of the area of the parcel or greater than 1 hectare, whichever is less.

SECTION 21 MANUFACTURED HOME PARKS

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

SECTION 22 **MINIMUM PARCEL SIZE EXCEPTIONS**

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

SECTION 23 **OFFSTREET LOADING**

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

SECTION 24 **OFFSTREET PARKING**

1. Off-street parking spaces shall be provided in accordance with the provisions of Section 24 of this Bylaw. Notwithstanding this provision, wherever the Ministry of Transportation and Highways standards are more stringent, the Ministry's standards will apply.
2. Each offstreet parking space shall be not less than three (3) metres wide and six (6) metres long, and have a vertical clearance of not less than two point two (2.2) metres.
3. Where the calculation of the number of offstreet parking spaces in Section 24(9) results in a fraction, one parking space shall be provided in respect of the fraction.
4. Where seating accommodation is the basis for the calculation of the number of parking spaces under section 26(8) and the building or use consists of benches, pews, booths, or similar seating accommodation, each zero point five (0.5) metre of width of such seating shall be deemed to be one seat.
5. Each offstreet parking space shall have at all times access to an aisle which intersects with a highway.
6. Required offstreet parking areas to accommodate three (3) or more vehicles shall include a parking space for a disabled person. The number of additional spaces for disabled people will be negotiated between the developer and the Regional District.

Section 24 Offstreet Parking continued

7. Offstreet parking areas, as required by this bylaw, shall not be credited against the requirement for off-street loading.
8. All aisles are to be located adjacent to the rear parcel line.
9. Offstreet parking spaces for each building, structure and use permitted shall be provided in accordance with the following table:

Table 1

Class of Building/Use	Required Number of Spaces
Animal hospital:	1 space per 2 employees plus 3 spaces per veterinarian.
Auction market:	1 space per 10 square metres of auction floor area.
Automobile parts supply:	1 space per 15 square metres of floor area, including outdoor sales area.
Automobile sales, rentals, service and repair, outdoor including automobiles, recreational vehicles and boats:	1 space per 100 square metres of floor area, and sales and storage area.
Automobile service station:	1 space per two employees on duty plus 2 spaces per service bay.
Bed and breakfast accommodation:	1 space for each bedroom used for the Bed and Breakfast accommodation.
Building material supply:	1 space per 2 employees plus 1 space per 185 square metres of covered sales and storage area.
Bulk fuel sales:	1 space per 15 square metres of floor area.
Campground:	1 space per camping space plus 2 spaces.
Car wash:	1 space per bay.
Community centre, club, lodge:	1 space per 4 seats or 1 space per 35 square metres of floor area.
Contractors shop, yard:	1 space per 50 square metres of floor area.
Convenience store:	1 space per 15 square metres of retail sales portion of floor area.

Table 1
- continued -

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

Table 1
- continued –

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

Table 1
- continued -

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

SECTION 25 PARCEL LINE REALIGNMENTS

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

SECTION 26 PERMITTED USE EXCEPTIONS

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

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

SECTION 27 SECONDARY SUITES

Notwithstanding the regulations set out in Part VI of this bylaw, a secondary suite is permitted on every parcel where a single family dwelling is permitted, subject to the following conditions:

- (a) A secondary suite shall comply with all statutory and bylaw requirements, including approval from the Ministry of Health for the proposed means of sewage disposal;
- (b) the secondary suite shall not exceed seventy five (75) square metres or forty (40) percent of the area of the principal single family dwelling; and
- (c) No more than one secondary suite shall be located on a parcel.

SECTION 28 SETBACK AREA EXCEPTIONS

Notwithstanding Section 35 through to Section 50 of this bylaw no building, structure, or structural feature shall be located in a setback area except:

- (a) eaves, cornices, sills, bay windows, steps, stairs, chimneys and other similar features, provided such constructions do not extend more than one (1) metre into the setback area;
- (b) signs;
- (c) open porches or canopies over entrances to buildings, provided such projections do not extend more than one point five (1.5) metres into the setback area;
- (d) communication towers and antennas for the reception of radio and television;
- (e) a patio or terrace without a roof, provided that the patio or terrace does not extend more than one (1) metre into the setback area;
- (f) a fire escape, provided that the fire escape does not extend more than one (1) metre into the setback area;
- (g) a display yard, storage yard, parking spaces or loading spaces, provided that the display yard, storage yard, parking space or loading space is not located within one (1) metre of any parcel boundary;
- (h) fences;
- (i) a fuel service pump or pump island; or
- (j) an arbour, trellis, fish pond, ornament, monument, silo, or flag pole.

SECTION 29 SMALL PARCEL SUBDIVISION

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

SECTION 30 USES PROHIBITED IN ALL ZONES

[Bylaw 2377, 2020]

In all zones:

- (a) no parcel of land shall be used for the wrecking or storage of more than one derelict vehicle or as a junkyard, except as provided for in the Industrial-1 (I-1) or Industrial-2 (I-2) zone;
- (b) 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."

SECTION 31 STRATA PARCELS SITING REQUIREMENTS

- 1. Interior side parcel line setbacks required by this bylaw shall not apply to a strata parcel under a registered plan pursuant to the *Condominium Act* where there is a common wall shared by two or more dwellings within a building.
- 2. The setback regulations of this bylaw applies to bare land strata parcels.

SECTION 32 **TEMPORARY ADDITIONAL DWELLING**

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

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

PART V CREATION OF ZONES

SECTION 33 **DEFINITIONS OF ZONES**

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

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

SECTION 34 **LOCATIONS OF ZONES**

1. The location of each zone is defined on "Schedule A" entitled "Official Zoning Maps" of Zoning Bylaw No. 1000, 1996.
2. Where a zone boundary is shown on "Schedule A" as following a highway, rail right-of-way, or watercourse, the centre line of the highway, rail right-of-way or watercourse shall be the zone boundary.
3. The dashed lines used in "Schedule A" shall be interpreted as if they were solid lines.

PART VI ZONES

SECTION 35 A-1 (Small Agricultural Holdings Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an A-1 zone:

- (a) agriculture;
- (b) oil and gas activities;
- (c) wood harvesting and forestry;
- (d) equestrian centre;
- (e) gravel extraction and processing;
- (f) kennel;
- (g) dwelling units;
- (h) limited agriculture; and
- (i) intensive agriculture.

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

- (j) bed and breakfast accommodation;
- (k) home occupation or home industry; (See Sections 19 and 20)
- (l) guest ranches;
- (m) recreational uses;
- (n) private aircraft landing strips;

Regulations

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

Minimum Parcel size

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

Number and type of Dwelling Units

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

Regulations

Setbacks

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 36 A-2 (Large Agricultural Holdings Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an A-2 zone:
 - (a) agriculture;
 - (b) oil and gas activities;
 - (c) temporary worker camps of not more than 30 people;
 - (d) wood harvesting and forestry;
 - (e) trapping, hunting, guiding, outfitting establishments;
 - (f) guest ranch;
 - (g) airstrip;
 - (h) equestrian centre
 - (i) gymkhana grounds;
 - (j) gravel extraction and processing;
 - (k) kennel;
 - (l) dwelling unit or dwelling units;
 - (m) limited agriculture;
 - (n) intensive agriculture;
 - (o) intensive livestock operations;Permitted accessory uses and buildings on any parcel include the following:
 - (p) bed and breakfast accommodation;
 - (q) home occupation or home industry; (See Sections 19 and 20)
 - (r) private aircraft landing strips.

Regulations

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

Minimum Parcel Size

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

Exceptions to the minimum parcel size as follows:

- a) SE 1/4 of Section 16 Township 86 Range 19 W6M Peace River Except Plan B6598;
- b) NE 1/4 of Section 9 Township 86 Range 19 W6M Peace River Except Parcel A(72110M) & Except Parcel 14656 PGP44982 & BCP29641; and
- c) NW 1/4 of Section 10 Township 86 Range 19 W6M Peace River Except Block A & Parcel B (79572M) & Plan 18468, for which the minimum parcel size of the remainder may be 45 hectares (111 acres) if the parcel is subdivided within or along the Rural Community boundary in "PRRD Rural Official Community Plan Bylaw No. 1940, 2011." [Bylaw No. 2373, 2019]
- d) Southeast ¼ of Section 26, Township 84, Range 17, W6M, PRD, except Parcel A(92116M) and Plans 6229, 18176 and 16752, for which the minimum parcel size will be 50 hectares. [Bylaw 2472, 2022]
- e) Southwest ¼ of Section 25, Township 84, Range 17, W6M, PRD, except Plan 23896, for which the minimum parcel size will be ±56 ha (138.3 acres). [Bylaw 2580, 2025]

SECTION 36 A-2 (Large Agricultural Holdings Zone) continued

Number and type of Dwelling Units

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

Except for:

[Bylaw 1924, 2011]

- i) *Lot A, St. John Indian Reserve #172, Township 85, Range 18, W6M, PRD, Plan EPP95788, wherein three (3) single detached family dwellings shall be permitted.*

Setbacks

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

Additional Uses

[Bylaw No. 1414, 2002]

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

[Bylaw No. 1764, 2007]

- (e) the following additional use is permitted on a 1.8 ha (4.5 acre) portion of land legally described as:
District Lot 1349, except Highway Plan 44-123-01, PRD; and
District Lot 1351, except A 10 AC Lease on the southwest corner and except Highway Plan 44-117-04 and Highway Plan 44-123-01, PRD, as shown shaded on Schedule "A" which is attached to and forms part of this bylaw:
- (i) Work Camp.

[Bylaw 2427, 2021]

- (f) The following additional use is permitted on land legally described as:
Northeast ½ of District Lot 41, Peace River District
- (i) 500 person work camp and card lock fuel sales on a 10.7 ha (26.4 acre) portion of the subject property

[Bylaw 2505, 2023]

- (g) The following additional use is permitted on land legally described as:
District Lot 2485
- i) 144 person closed work camp and card lock fuel sales on a ±2.43 ha. (6.00 acre) portion of the subject property

SECTION 36 A-2 (Large Agricultural Holdings Zone) continued

[Bylaw 2532, 2023]

(h) The following use is permitted on land legally described as:

District Lot 1371, PRD, except Plan 28971

- i) 500 person work camp and card lock facility on a 18.2 ha (44.97 acre) portion of the subject property.

[Bylaw 2554, 2024]

(i) The following additional use is permitted on land legally described as:

North West ¼ of Section 17, Township 84, Range 24, PRD

- i) 276 person work camp and card lock fuel station on a ±8.87 ha (21.9 acre) portion of the subject property.

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 37 C-F (Communal Farm Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in a C-F zone:
 - (a) agriculture;

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

- (b) religious centres;
- (c) bed and breakfast accommodations;
- (d) home occupation and home industry; (See Sections 19 and 20)
- (e) wood harvesting and forestry;
- (f) limited agriculture;
- (g) intensive agriculture;
- (h) intensive livestock operations;
- (i) educational facilities; and
- (j) related accessory buildings for any of the above.

Regulations

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

Minimum Parcel Size

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

Setbacks

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 38 R-1 (Residential 1 Zone)

Permitted Uses

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

- (a) dwelling unit;
- (b) daycare centres;
- (c) public parks, playgrounds and tot lots; and
- (d) accessory buildings. (See Section 14) [Bylaw No. 1177, 1998]

Permitted accessory uses on any parcel includes the following:

- (e) bed and breakfast accommodation;
- (f) home occupation; (See Section 19)
- (g) limited agriculture.

Regulations

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

Minimum Parcel Size

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

Number and type of Dwelling Unit

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

Height

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

Setbacks

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

Accessory Buildings

[Bylaw No. 1177, 1998]

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 39 R-2 (Residential 2 Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an R-2 zone:

- (a) dwelling unit;
- (b) day care centres;
- (c) public parks, playgrounds and tot lots; and
- (d) accessory buildings. (See Section 14) [Bylaw No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (e) bed and breakfast accommodation;
- (f) home occupation or home industry; (See Sections 19 and 20)
- (g) limited agriculture.

Regulations

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

Minimum Parcel Size

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

Number and type of Dwelling Units

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

Height

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

Setbacks

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

Accessory Buildings

[Bylaw No. 1177, 1998]

See Section 14A of this bylaw for **Accessory Building Floor Area**.

Additional Uses

[Bylaw No. 1874, 2010]

(g) *the following accessory use is permitted on a 0.2 ha (0.5 acre) portion of land legally described as:*

Lot 1, Plan 26536, District Lot 3298, W6M,PRD, as shown shaded grey on Schedule "A" which is attached to and forms part of this bylaw.

i) Abattoir

Additional Requirements

See Sections 13 - 32 of this bylaw.

SECTION 40 R-3 (Residential 3 Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an R-3 zone:
 - (a) dwelling unit or dwelling units;
 - (b) kennels;
 - (c) equestrian centre;
 - (d) public parks, playgrounds and tot lots;
 - (e) religious centres;
 - (f) community halls;
 - (g) day care centres; and
 - (h) accessory buildings. (See Section 14) [Bylaw No. 1177, 1998]Permitted accessory uses on any parcel include the following:
 - (i) bed and breakfast accommodation;
 - (j) home occupation or home industry; (See Sections 19 and 20)
 - (k) limited agriculture.

Regulations

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

Minimum Parcel Size

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

Number and type of Dwelling Units

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

Height

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

SECTION 40 R-3 (Residential 3 Zone) continued

Setbacks

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

Accessory Buildings

[Bylaw No. 1177, 1998]

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 41 R-4 (Residential 4 Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in a R-4 zone:

- (a) dwelling unit or units;
- (b) kennels;
- (c) equestrian centre;
- (d) gymkhana grounds;
- (e) intensive agriculture;
- (f) limited agriculture; and
- (g) accessory buildings. (See Section 14) [Bylaw No. 1177, 1998]

Permitted accessory uses on any parcel include the following:

- (h) bed and breakfast accommodation; and
- (i) home occupation or home industry. (See Section 19 and 20)

Regulations

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

Minimum Parcel Size

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

Number and type of Dwelling Units

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

Height

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

Setbacks

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

Accessory Buildings

[Bylaw No. 1177, 1998]

See Section 14A of this bylaw for **Accessory Building Floor Area**.

Additional requirements See Sections 13 - 32 of this bylaw.

SECTION 42 MH (Manufactured Home Park Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an MH-1 zone:
 - (a) manufactured home park;
 - (b) campground;Permitted accessory uses and buildings on any parcel include the following:
 - (c) recreation facilities;
 - (d) laundry facilities;
 - (e) dwelling unit; and
 - (f) home occupation. (See Section 19)

Regulations

2. On a parcel located in an MH zone:

Minimum Parcel Size

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

Number and type of Dwelling Unit

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

Height

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

Setbacks

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

Accessory Buildings

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 43 NC (Neighbourhood Commercial Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in a NC zone:
 - (a) convenience store, including gas bar;
 - (b) restaurants;Permitted accessory uses and buildings on any parcel includes the following:
 - (c) dwelling unit in conjunction with a convenience store or restaurant; and
 - (d) limited agriculture;
 - (e) Cannabis Retail Store. [Bylaw 2377, 2020]

Regulations

2. On a parcel located in a NC zone:

Minimum Parcel Size

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

Number and type of Dwelling Unit

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

Height

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

Setbacks

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

Accessory Buildings, except dwellings

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

SECTION 43 NC (Neighbourhood Commercial Zone) Continued

Dwelling Unit Sizes

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

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 44 HC (Highway Commercial Zone)

[Bylaw No. 1144, 1998]

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in a HC zone:
 - (a) hotel, motel;
 - (b) restaurant;
 - (c) automobile parts supply, service station;
 - (d) convenience store including gas bar;
 - (e) car wash establishment;
 - (f) commercial nursery;
 - (g) campground;
 - (h) religious centre;
 - (i) retail sales establishment;
 - (j) personal service establishment;
 - (k) kennels;
 - (l) liquor licensed premises;
 - (m) animal hospital;
 - (n) liquor agency store;
 - (o) a dwelling unit;
 - (p) bed and breakfast accommodations;
 - (q) home occupation; (See Section 19) and
 - (r) home industry. (See Section 20)

Regulations

2. On a parcel located in a HC zone:

Minimum Parcel Size

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

Number and type of Dwelling Unit

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

Height

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

SECTION 44 HC (Highway Commercial Zone) Regulations continued

Setbacks

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

Accessory Buildings except Dwelling Units

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

Dwelling Unit Sizes

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

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

Additional Uses

[Bylaw No. 1187, 1998]

- (h) The following additional uses in addition to those uses already permitted on lands legally described as:
- Parcel B (P26810) of the SW ¼, Section 17, Township 84, Range 19, W6M, PRD
- i) “meat cutting and packing, excluding abattoirs”

[Bylaw No. 1224, 1999]

- (i) The following additional uses in addition to those uses already permitted on lands legally described as:
- Parcel A (PM36569) of the Southwest 1/4, Section 5, Township 84, Range 18, W6M
- i) “sales, rentals, servicing, and repairs of automobiles, recreational vehicles, mobile homes, automotive parts, machinery, farm machinery and boats; and
 - ii) “contractors, shop and storage yard for trade, trucking, construction and oil field service”

[Bylaw No. 1302, 2000]

- (j) The following additional uses in addition to those uses already permitted on lands legally described as:
- Parcel A, Plan 33374 of the SW 1/4, Section 5, Township 84, Range 18, W6M
- i) “sales, rentals, servicing, and repairs of automobiles, recreational vehicles, mobile homes, automotive parts, machinery, farm machinery and boats; and
 - ii) warehousing, cartage, express and freight facilities; and
 - iii) “contractors, shop and storage yard for trade, trucking, construction and oil field service”

SECTION 44 HC (Highway Commercial Zone) Regulations continued

Additional Uses

[Bylaw No. 2598, 2026]

- (k) The following additional use is permitted on land legally described as:
 - District Lot 2064, PRD, except Plan 25660
 - i) fuel sales

Additional requirements See Sections 13 - 32 of this bylaw.

SECTION 45 RC (Regional Commercial Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in a RC zone:
 - (a) wholesale establishments;
 - (b) commercial nursery;
 - (c) restaurant;
 - (d) service stations, fuel sales;
 - (e) retail sales of building materials;
 - (f) meat cutting and packing, excluding abattoirs;
 - (g) commercial recreation facilities;
 - (h) equestrian centre;
 - (i) campgrounds;
 - (j) golf courses;
 - (k) marina and float plane berths;
 - (l) resorts;
 - (m) private clubs and lodges;
 - (n) liquor licensed premises;
 - (o) liquor agency store;Permitted accessory uses and buildings on any parcel includes the following:
 - (p) a dwelling unit above or located near the permitted uses;
 - (q) bed and breakfast accommodation; and
 - (r) home occupation. (See Section 19)

Regulations

2. On a parcel located in a RC zone:

Minimum Parcel Size

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

Number and type of Dwelling Unit

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

Setbacks

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

SECTION 45 RC (Regional Commercial Zone) continued

Accessory Buildings except Dwelling Units

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

Dwelling Unit Sizes

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

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 46 I-1 (Light Industrial Zone)

Permitted Uses

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

Regulations

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

Minimum Parcel Size

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

Number and type of Dwelling Unit

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

Height

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

SECTION 46 I-1 (Light Industrial Zone) continued

Setbacks

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

Accessory Buildings

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

Additional Uses

[Bylaw No. 1798, 2008]

- (f) The following additional use is permitted as a Principle Use on lands legally described as:
District Lot 2246, PRD
- (i) Work Camp

[Bylaw No. 2079, 2013]

- (g) The following use is a permitted use on lands legally described as:
Lot 8, Plan 16785, District Lot 777, PRD;
- i) Work Camp-providing accommodation for a maximum of 80 persons contained in a building that covers no more than 300 square meters (3,229 sq. ft.) in area.

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 47 I-2 (General Industrial Zone)

Permitted Uses

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

Regulations

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

Minimum Parcel Size

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

Setbacks

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

Additional requirements

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

SECTION 47-2 I-4 (Oil and Gas Production Zone)

[Bylaw No. 1385, 2002]

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an I-4 zone:
 - (a) Oil and gas wells, pipelines, production facilities;
 - (b) Land Treatment Facility, non-commercial;Permitted accessory uses and buildings on any parcel include the following;
 - (c) Accessory buildings and accessory structures.

Regulations

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

Minimum Parcel Size

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

Setbacks

[Bylaw No. 1385, 2002]

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

Additional Uses

[Bylaw No. 1385, 2002]

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 48 AP (Airport Industrial Zone)

Permitted Uses

1. Subject to Section 26 of this bylaw, the following uses and no others are permitted in an AP zone:
 - (a) warehousing, cartage, express, and freight facilities;
 - (b) aircraft maintenance and repair facilities;
 - (c) bulk aviation gas operations;
 - (d) air terminal buildings and aircraft runways;
 - (e) manufacturing, fabricating and processing facilities;
 - (f) machine shop;
 - (g) automotive race tracks;Permitted accessory uses and buildings on any parcel includes the following:
 - (h) accessory buildings for any of the above.

Regulations

2. On a parcel located in an AP zone:

Minimum Parcel Size

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

Setbacks

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 49 LF (Land Farm Treatment Zone)

Permitted Uses

1. The following use and no other is permitted in an LF zone:
(a) land treatment facility, commercial; [Bylaw No. 1201, 1999]
Permitted accessory uses on any parcel include the following:
(b) accessory buildings for any of the above.

Regulations

2. On a parcel located in an LF zone:

Minimum Parcel Size

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

Setbacks

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

Storage

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

Additional requirements

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

SECTION 50 P (Public Use Zone)

Permitted Uses

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

Regulations

1. On a parcel located in a P zone:

Minimum Parcel Size

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

Height

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

SECTION 50 P (Public Use Zone) Continued

Setbacks

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

Additional requirements

See Sections 13 - 32 of this bylaw.

SECTION 51 INCORPORATION

1. Schedule 'A' and the Land Use Zoning Maps attached hereto, are hereby made part of this bylaw.

READ A FIRST TIME THIS 8th day of February, 1996.

READ A SECOND TIME THIS 8th day of February, 1996.

PUBLIC HEARING HELD THIS 26th DAY OF February, 1996.

APPROVED pursuant to the Highway Act, R.S.B.C. 1979 this 4 day of March, 1996.

ORIGINAL SIGNED BY DISTRICT HIGHWAYS MANAGER

READ A THIRD TIME THIS 14th DAY OF March, 1996.

RECONSIDERED AND ADOPTED THIS 14th DAY OF March, 1996.

CERTIFIED a true and correct copy of
"Peace River Regional District Zoning
Bylaw No. 1000, 1996".

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

ORIGINAL SIGNED BY PHIL COVE
~~Moray Stewart~~, Administrator

ORIGINAL SIGNED BY JOE JUDGE
Joe Judge, Chairman

ORIGINAL SIGNED BY PHIL COVE
~~Moray Stewart~~, Administrator

I HEREBY CERTIFY the foregoing to be a true and correct copy of the "Peace River Regional District Zoning Bylaw No. 1000, 1996", as read a third time by the Regional Board of the Peace River Regional District at a meeting held on the 14th day of March, 1996.

Dated at Dawson Creek this 15th day of March, 1996.

ORIGINAL SIGNED BY PHIL COVE
~~Moray Stewart~~, Administrator