



Please note: Zoning Maps are listed separately on the website's bylaw page

# PEACE RIVER LIARD REGIONAL DISTRICT DAWSON CREEK RURAL AREA ZONING BYLAW NO. 479, 1986

---

Effective Date – December 17, 2020

## CONSOLIDATED FOR CONVENIENCE ONLY

### Original Bylaw

Bylaw No. 479, 1986

### Date of Adoption

March 12, 1987

### Text Amendments:

Bylaw No. 581, 1988  
Bylaw No. 621, 1989  
Bylaw No. 696, 1990  
Bylaw No. 701, 1991  
Bylaw No. 721, 1991  
Bylaw No. 827, 1992  
Bylaw No. 892, 1993  
Bylaw No. 1175, 1998  
Bylaw No. 1193, 1998  
Bylaw No. 1483, 2004  
Bylaw No. 1487, 2004  
Bylaw No. 1710, 2007  
Bylaw No. 1750, 2007  
Bylaw No. 1925, 2011  
Bylaw No. 2052, 2013  
Bylaw No. 2224, 2016  
Bylaw No. 2225, 2016  
Bylaw No. 2292, 2017  
Bylaw No. 2316, 2018  
Bylaw No. 2377, 2020

### Map Amendments:

Bylaw No. 535, 1987  
Bylaw No. 547, 1987  
Bylaw No. 564, 1988  
Bylaw No. 568, 1988  
Bylaw No. 572, 1988  
Bylaw No. 621, 1989  
Bylaw No. 645, 1989  
Bylaw No. 648, 1989  
Bylaw No. 649, 1989  
Bylaw No. 652, 1989  
Bylaw No. 667, 1990  
Bylaw No. 684, 1990  
Bylaw No. 686, 1990  
Bylaw No. 739, 1991  
Bylaw No. 742, 1991  
Bylaw No. 763, 1991  
Bylaw No. 766, 1991  
Bylaw No. 815, 1992  
Bylaw No. 831, 1992  
Bylaw No. 866, 1993  
Bylaw No. 867, 1993  
Bylaw No. 881, 1993  
Bylaw No. 894, 1993  
Bylaw No. 901, 1993  
Bylaw No. 917, 1994  
Bylaw No. 922, 1994  
Bylaw No. 930, 1994  
Bylaw No. 931, 1994

Bylaw No. 960, 1994  
Bylaw No. 978, 1995  
Bylaw No. 983, 1995  
Bylaw No. 999, 1995  
Bylaw No. 1003, 1995  
Bylaw No. 1040, 1995  
Bylaw No. 1043, 1996  
Bylaw No. 1100, 1997  
Bylaw No. 1143, 1998  
Bylaw No. 1159, 1998  
Bylaw No. 1178, 1998  
Bylaw No. 1203, 1999  
Bylaw No. 1206, 1999  
Bylaw No. 1270, 2000  
Bylaw No. 1289, 2000  
Bylaw No. 1335, 2001  
Bylaw No. 1430, 2003  
Bylaw No. 1487, 2004  
Bylaw No. 1508, 2004  
Bylaw No. 1611, 2005  
Bylaw No. 1701, 2007  
Bylaw No. 1850, 2009  
Bylaw No. 1861, 2009  
Bylaw No. 1925, 2011  
Bylaw No. 2052, 2013  
Bylaw No. 2060, 2013  
Bylaw No. 2071, 2013  
Bylaw No. 2075, 2013  
Bylaw No. 2329, 2018  
Bylaw No. 2358, 2019

## TABLE OF CONTENTS

<b>SECTION</b>		<b>PAGE NO.</b>
Part One -	<b>Title</b>	1
Part Two -	<b>Purpose</b>	1
Part Three -	<b>Definitions</b>	1
Part Four -	<b>Basic Provisions</b>	
	4.1 Application	8
	4.2 Conformity	8
	4.3 Zones	8
	4.4 Severability	8
	4.5 Bylaw Amendment Process	8
	4.6 Agricultural Land Reserve	8
Part Five -	<b>Creation of Zones</b>	
	5.1 Definition of Zones	9
	5.2 Location of Zones	10
	5.3 Definition of Zone Boundaries	11
Part Six -	<b>Zones</b>	
	<b>Agricultural</b>	
	6.10 A-1 Small Agricultural Holdings	12
	6.11 A-2 Large Agricultural Holdings	14
	6.12 CF Communal Farm	18
	<b>Rural Residential</b>	
	6.20 CR Country Residential (1.8 ha)	19
	6.21 RR-1 Rural Residential-1 (1.8 ha)	21
	6.22 RR-2 Rural Residential-2 (4 ha)	23
	6.23 RR-3 Two Family Rural Residential (1.8 ha)	25
	6.24 RR-4 Small Holdings (8 ha)	27
	<b>Residential</b>	
	6.30 R-1 Residential	29
	6.31 R-2 Semi-rural Residential	10
	6.32 R-3 Mobile Home Park Residential	33
	6.35 R-4a One Island Lake Residential	43
	<b>Mixed Use</b>	
	6.40 MU-R Mixed Use Residential	36

TABLE OF CONTENTS

SECTION		PAGE NO.
Part Six -	<b>Zones Continued</b>	
	<b>Commercial</b>	
6.50	C-1 Local Commercial	38
6.51	C-2 Highway Commercial	39
6.52	C-3 Public House Commercial	41
6.53	C-4 Rural Commercial	42
6.54	C-5 Recreational Commercial	44
	<b>Industrial</b>	
6.60	M-1 Service Industrial	46
6.61	M-2 General Industrial	48
6.62	M-3 Agricultural Industrial	49
6.63	M-4 Oil/Gas Production (1.8 ha)	50
	<b>Public and Institutional</b>	
6.70	P-1 Public Service	51
6.70	P-1a Park and Open Space (1.8 ha)	52
6.71	P-2 Institutional	53
6.72	P-3 Public Recreational	54
Part Seven -	<b>General Regulations</b>	
7.1	Applicability	55
7.2	Uses permitted in Open Spaces	55
7.3	Application of Siting Requirements to Bare Land Strata Lots	55
7.4	Application of Siting Requirements to Strata Lots	55
7.5	Attached Garages Part of Principal Building	55
7.6	Utilities and Public Uses	56
7.7	Height Exceptions	56
7.8	Parking and Loading Spaces	56
7.9	Parcel Line Realignment	60
7.10	Bed and Breakfast	60
7.11	Temporary Additional dwelling	61
7.12	Secondary Suites	61
7.13	Accessory Building Floor Area	61
7.14	Cannabis-related business	62

TABLE OF CONTENTS

<b>SECTION</b>		<b>PAGE NO.</b>
Part Eight -	<b>Administration</b>	
	8.1 Inspection	62
	8.2 Violation	62
	8.3 Offence	63
	8.4 Penalty	63
Part Nine -	<b>Incorporation</b>	64
Part Ten -	<b>Zoning Bylaw No. 85, 1977 Repeal</b>	64
Part Eleven -	<b>Transition</b>	64
Schedule 'A'	<b>Metes and Bounds Description of Dawson Creek Rural Area</b>	65

**PART ONE - TITLE**

1.0 This bylaw may be cited for all purposes as the "Peace River-Liard Regional District Zoning Bylaw No. 479, 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 and water, and the location and use of buildings and structures.

**PART THREE - DEFINITIONS**

3.0 In this bylaw:

"accessory" means 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 701, 1991]

"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;

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

"bed and breakfast accommodation" means a use to provide accommodation for the traveling public, where such a use may only occur ACCESSORY to a SINGLE FAMILY DWELLING;  
[Bylaw 1710, 2007]

"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" means when relating to agriculture 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>);

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

"dangerous goods" means 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 PCB equipment, PCB liquids, PCB solids and PCB wastes; [Bylaw No. 696, 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. 701, 1991]

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

Peace River-Liard Regional District  
Dawson Creek Rural Area Zoning Bylaw No. 479, 1986

"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. [Bylaw No. 1175, 1998]

"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;

"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 is deemed to 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 uses 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" means 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;

"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 ha 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" means 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 which;

- (i) is accessory to the principal use of a dwelling and parcel for residential purposes,
- (ii) 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 industries listed within the Wholesale Trade or Accommodation, Food, Beverage Service Industries of the 1980 "Standard Industrial Classification"; and any industry which uses or produces "special waste", [Bylaw No. 696, 1990]
- (v) includes retail sale of goods if they are accessory to the principal home industry.

"home occupation" means any occupation or profession which:

- (i) is accessory to the use of a dwelling for residential purposes,
- (ii) is confined to a interior of dwelling or an accessory building,
- (iii) includes no exterior storage of materials used directly or indirectly in the product of the home occupation or profession,
- (iv) 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 registered 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;

"key-lock fuel installation" means a private facility, not available to the general public, for the dispensing of gasoline or diesel fuel;

"Land Treatment Facility, non-commercial" means an area of land on which soil or other materials contaminated with petroleum product or hydrocarbons are decomposed by being compost. [Bylaw No. 1925, 2011]

"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 ha, 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;

"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);

"Pipeline (Oil and Gas)" means a continuous conduit between two locations through which oil, gas, solids or water is transported under pressure and includes all gathering and flow lines used in oil and gas fields to transmit oil and gas, all water injection Pipelines or other Pipelines used to transmit

Peace River-Liard Regional District  
Dawson Creek Rural Area Zoning Bylaw No. 479, 1986

water, all transmission lines used to transmit gas, from a company Pipeline to the distribution system of a public utility or gas utility; [Bylaw No. 1925, 2011]

"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;

"Production facilities (Oil and Gas)" includes a battery, oil treater, pumping station, compressor station, dehydrator, gas injection station, line heater, waste processing facility, water disposal facility, water injection station, or upon designation of an authorized BC Oil and Gas Commission employee, any other system of vessels and equipment designed to accommodate production or disposal or both production and disposal of well effluent products and byproducts, but does not include a Gas Processing Plant; [Bylaw No. 1925, 2011]

"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 recreation facility" means land, buildings, or facilities used for the activities of a registered society or the general public for camping, fishing, parks, playgrounds or recreational activities; [Bylaw No. 621, 1989]

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

"quarter section boundary" means the designation of a property division line which effectively divides a parcel being one square mile, commonly known as a section, into four portions; each portion consisting of twenty-five percent of the original section of land; [Bylaw No. 581, 1988]

"regional district" means Peace River-Liard Regional District;

"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 sold to the public for immediate consumption within 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 of 40% of the floor area of the principle building, located within the structure of a single family dwelling. [Bylaw No. 892, 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. 892, 1993]

"special waste" means dangerous goods, but does not include refuse that is collected by or on behalf of a municipality from residential premises, sewage, waste oil in quantities more than 5,000 litres (1,100 gallons), waste asbestos, waste pest control product containers and wastes containing pest control products, and leachable waste; [Bylaw No. 696, 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;

"Tea and Craft Shoppe" means an eating establishment with a maximum floor area size of 93 m<sup>2</sup> (1000 ft<sup>2</sup>) and a maximum occupant load of 23 persons, where food and beverages are consumed on the premises either inside or outside the building and where the sale of craft items and catering are permitted accessory uses. [Bylaw No. 1193, 1998]

"two family dwelling" means any building consisting of two dwellings which are occupied or intended to be occupied as the permanent home or 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 metres (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.

“Wind Turbine” means a structure designed to convert wind energy into mechanical or electrical energy and includes the wind turbine tower, rotor blades and nacelle. [Bylaw No. 2224, 2016]

#### **PART FOUR - BASIC PROVISIONS**

##### Application

- 4.1 This bylaw applies to all of the land, surface of water, buildings and structures within the Dawson Creek Rural Area as described in Schedule 'A'.

##### Conformity

- 4.2 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.

##### Zones

- 4.3 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 is for convenience only.

##### Severability

- 4.4 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.

##### Bylaw Amendment Procedure

- 4.5 (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 as prescribed in Schedule 'E' of Bylaw No. 579, 1988 of which shall be refundable if,  
(i) the zoning amendment does not proceed to the public hearing stage of the rezoning process; or  
(ii) 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.

##### Agricultural Land Reserve

- 4.6 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.

**PART FIVE - CREATION OF ZONES**

Definition of Zones

- 5.1 The Dawson Creek Rural 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>
<b>A</b>	<b>Agricultural</b>
A-1	Small Agricultural Holdings Zone (15 ha)
A-2	Large Agricultural Holdings Zone (63 ha)
CF	Communal Farm Zone
<b>RR</b>	<b>Rural Residential Zone</b>
CR	Country Residential Zone (1.8 ha)
RR-1	Rural Residential 1 Zone (1.8 ha)
RR-2	Rural Residential 2 Zone (4 ha)
RR-3	Two Family Rural Residential Zone (1.8 ha)
RR-4	Small Holdings Zone (8 ha)
<b>R</b>	<b>Residential</b>
R-1	Residential Zone
R-2	Semi-Rural Residential Zone
R-3	Mobile Home Park Residential Zone
R-4a	One Island Lake Residential Zone
<b>MU</b>	<b>Mixed Use</b>
MU-R	Mixed Use Residential Zone
<b>C</b>	<b>Commercial</b>
C-1	Local Commercial Zone
C-2	Highway Commercial Zone
C-3	Public House Commercial Zone
C-4	Rural Commercial Zone
C-5	Recreational Commercial Zone
<b>M</b>	<b>Industrial</b>
M-1	Service Industrial Zone
M-2	General Industrial Zone
M-3	Agricultural Industrial Zone
M-4	Oil/Gas Production Zone (1.8 ha)
<b>P</b>	<b>Public Institutional</b>
P-1	Public Service Zone
P-1a	Park and Open Space Zone (1.8 Ha)
P-2	Institutional Zone
P-3	Public Recreational zone

Location of Zones

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

Definition of Zone Boundaries

- 5.3 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 is deemed to 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, including intensive agriculture;
  - (ii) kennel;
  - (iii) wood harvesting and forestry;
  - (iv) single family dwelling;
  - (v) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
  - (vi) two family dwelling;
  - (vii) home occupation;
  - (viii) home industry including storage yard;
  - (ix) public use;
  - (x) oil and gas production, processing, storage, transmission and exploration;
  - (xi) mining including gravel extraction;
  - (xii) 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;

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

Home Occupations 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 a 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) Section 6.10. (B) (v) (d) deleted [Bylaw No. 827, 1992]
- (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 Reserve

- (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. 1710, 2007]

A-2 Large Agricultural Holdings Zone - 63 ha (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, including intensive agriculture;
- (ii) oil or gas production, processing, storage, transmission and 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) farm dwelling;
- (xiv) single family dwelling;
- (xv) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
- (xvi) home occupation;
- (xvii) home industry including storage yard; (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;

Additional Dwellings

- (ii) 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;

Height

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

A-2      Large Agricultural Holding Zone - 63 ha (155 acres)      (continued)

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;

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;
- (c) storage yards for a 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) Section 6.11 (B) (vi) (d) is deleted. [Bylaw No. 827, 1992]
- (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;

A-2 Large Agricultural Holding Zone - 63 ha (155 acres) (continued)

Minimum Parcel Size

- (viii) the minimum parcel size is 63 hectares (155 acres) except as noted below.
- (a) for oil and gas production, storage, transmission or exploration there is no minimum parcel size subject to the *Local Services Act*;
  - (b) for the remainder of a parcel zoned A-2, whereby a portion thereof has been rezoned and subdivided for an intensive agriculture use, the minimum parcel size is 40 hectares (100 acres);
  - (c) for those portions of a parcel which are situated on either side of a railway right-of-way, road right-of-way or a watercourse there is no minimum parcel size subject to the *Local Services Act* only so far as to permit subdivision along the railway right-of-way, road right-of-way or watercourse;
  - (d) for those fractional portions of a parcel that are the remainder of a quarter section as delineated by Quarter Section Boundaries, the minimum parcel size is 50 hectares (124 acres); [Bylaw No. 581, 1988]
- (ix) the provisions of the *Local Services Act* and regulations thereunder and Provincial regulations relating to sewage disposal, all of which enactments exist as of the date of the last publication of the notice for the Public Hearing for this bylaw, are hereby incorporated by reference as requirements under this bylaw in respect of subdivision approval;

Agricultural Land Reserve

- (x) refer to Section 4.6 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. 1710, 2007]

Additional Uses

- (xii) WIND TURBINES on lands legally described as:
- Section 13 Township 81 Range 16 W6M PRD
  - Section 17 Township 81 Range 15 W6M PRD
  - Fractional Section 18 Township 81 Range 15 W6M PRD
  - Section 19 Township 81 Range 15 W6M PRD except Plan PGP40864 [Bylaw No. 2224, 2016]
  - N ½ of Section 15 Township 80 Range 18 W6M PRD except Plan BCP39885
  - S ½ of Section 22 Township 80 Range 18 W6M PRD except Part dedicated Road on Plan BCP39883
  - NW ¼ of Section 22 Township 80 Range 18 W6M PRD except Part dedicated Road on Plan BCP39882
  - W ½ of Section 34 Township 80 Range 18 W6M PRD except Plan BCP39887 [Bylaw No. 2225, 2016]
  - The Southeast ¼ of Section 5, Township 80, Range 15, W6M, PRD, Except Plan PGP44848
  - The Northeast ¼ of Section 5, Township 80, Range 15, W6M, PRD

A-2 Large Agricultural Holding Zone - 63 ha (155 acres) (continued)

Additional Uses (continued)

(xii) WIND TURBINES on lands legally described as:

The Northwest  $\frac{1}{4}$  of Section 5, Township 80, Range 15, W6M, PRD

The Southeast  $\frac{1}{4}$  of Section 17, Township 80, Range 15, W6M, PRD

The Northwest  $\frac{1}{4}$  of Section 17, Township 80, Range 15, W6M, PRD

The Southwest  $\frac{1}{4}$  of Section 17, Township 80, Range 15, W6M, PRD

[Bylaw No. 2292, 2017]

CF            Communal Farm Zone

Permitted Uses

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

- (i) communal farm;
- (ii) agriculture;
- (iii) wood harvesting and forestry;
- (iv) community facilities;
- (v) single family dwellings;
- (vi) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
- (vii) home occupation and home industry including storage yard;
- (viii) two family dwelling;
- (ix) accessory building.

Regulations

(B) On a parcel located in a CF zone:

Height

- (i) there are no height limitations in an CF Zone;

Siting

(ii) no farm 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;

(iii) 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 Industry

- (iv) (a) a home industry or a home occupation shall be conducted entirely within a building accessory to a single family dwelling;
- (b) Section 6.12. (B) deleted [Bylaw No. 827, 1992]

Off Street Parking and Loading

- (v) off street parking and loading spaces are not required within a CF Zone;

Minimum Parcel Size

- (vi) the minimum parcel size is 60.0 hectares (148 acres).

Bed and Breakfast Accommodation

- (vii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.1 of this bylaw. [Bylaw No. 1710, 2007]

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. 1710, 2007]
- (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;

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;
- (b) Section 6.12. (B)(v)(b) deleted [Bylaw No. 1175, 1998]

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

Off Street Parking

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

CR Country Residential Zone - 1.8 ha (4.5 acres) (Continued)

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. 1710, 2007]

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; [Bylaw No. 1710, 2007]
- (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 zone:

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;

RR-1 Rural Residential- 1 Zone - 1.8 ha (4.5 acres) (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 .5 hectares (1.2 acres), whichever is less;
- (d) Section 6.12. (B)(v)(d) deleted [Bylaw No. 1175, 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;

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

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. 1710, 2007]

RR-2 Rural Residential-2 Zone - 4 ha. (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; [Bylaw No. 1710, 2007]
- (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;

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;

RR-2      Rural Residential-2 Zone - 4 ha. (10 acres) (continued)

- (c) storage yards for home industry shall be limited to a maximum of twenty percent (20%) coverage of the parcel or .5 hectares (1.2 acres), whichever is less;
- (d) Section 6.12. (B)(v)(d) deleted [Bylaw No. 1175, 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;

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

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 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. 1710, 2007]

RR-3 Two Family Rural Residential Zone - 1.8 ha. (4.5 acres)

Permitted Uses

6.23 (A) The following uses and no others are permitted in a RR-3 zone except as provided for in Part 7 of this Bylaw:

- (i) single family dwelling;
- (ii) two family dwelling;
- (iii) agriculture excluding intensive agriculture;
- (iv) home occupation;
- (v) accessory building.

Regulations

(B) On a parcel located in a RR-3 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 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:

- (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

- (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 two family dwelling;
- (b) not more than one accessory building for each dwelling unit shall contain a home occupation;
- (c) Section 6.12. (B)(v)(c) deleted [Bylaw No. 1175, 1998]
- (d) retail sales of goods produced in the home occupation shall be permitted but shall be accessory to the principal home occupation;

RR-3      Two Family Rural Residential Zone - 1.8 ha. (4.5 acres) (continued)

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

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. 1710, 2007]

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; [Bylaw No. 1710, 2007]
- (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:

- (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 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;

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

Home Occupation and Home Industry continued

- (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) Section 6.12. (B)(v)(d) deleted [Bylaw No. 1175, 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;

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

Off Street Parking

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

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. 1710, 2007]

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; [Bylaw No. 1710, 2007]
- (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;

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;
- (b) Section 6.12. (B)(v)(b) deleted [Bylaw No. 1175, 1998]

R-1      Residential Zone (continued)

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

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. 1710, 2007]

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; [Bylaw No. 721, 1991]
- (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;

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;
- (b) Section 6.12. (B)(v)(b) deleted [Bylaw No. 1175, 1998]

R-2      Semi-Rural Residential Zone (continued)

Accessory Building Floor Area

- (ix) Regulations affecting the maximum accessory building floor area are provided in Section 7.13 of this Bylaw. [Bylaw No. 1175, 1998]

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

[Bylaw No. 1710, 2007]

- (viii) Regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw.

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; [Bylaw No. 721, 1991]
- (vi) home occupation;
- (vii) 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;

(iii)

Siting

- (iv) 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

- (v) home occupations shall be conducted entirely within a building containing 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 by-law.

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. 1710, 2007]

R-4a One Island Lake-Residential Zone

Permitted Uses

6.35 (A) The following uses and no others are permitted in an R-4a zone except as provided for in Part 7 of this Bylaw.

i) single family dwelling;

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

i) bed and breakfast accommodations; [Bylaw No. 1710, 2007]

ii) home occupation;

iii) accessory building.

Regulations

6.35(B) On a parcel located in an R-4a zone;

Minimum Parcel Size

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

Dwelling Space Ratio

ii) Dwelling space means the cumulative plan area of all dwellings on a parcel, including any attached garages. The dwelling space ratio is determined by dividing the cumulative dwelling space by the parcel area.

iii) Dwelling space for each parcel in District Lots 2030, District Lot 2029, District Lot 2025, District Lot 2024, District Lot 2023, may be at least 1,076 square feet and shall not exceed a dwelling space ratio of 0.033 (1,076 square feet per 0.75 acres).

iv) The maximum dwelling space for a parcel in District Lot 936 is 1076 square feet.

Height

v) no building or structure shall exceed 10 metres (32.8 ft.) in height:

Siting

vi) no building or structure shall be located within:

a) 7 metres (23 ft.) of a front parcel line:

b) 3 metres (10 ft.) of an interior side parcel line:

c) 5 metres (17 ft.) of an exterior side parcel line;

d) 5 metres (17 ft.) of a rear parcel line.

vii) no accessory building shall be located within:

a) 7 metres (23 ft.) of a front parcel line:

b) 1.5 metres (5 ft.) of an interior side parcel line;

c) 5 metres (17 ft.) of an exterior side parcel line:

d) 3 metres (10 ft.) of a rear parcel line.

R-4a One Island Lake-Residential Zone continued

Home Occupations

viii) 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

ix) Off street parking spaces shall be provided and maintained in accordance with Section 7.8 of this bylaw;

Bed and Breakfast Accommodation

x) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. [Bylaw No. 1710, 2007]

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. 1710, 2007]
- (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;
- (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 shall be limited to a maximum of thirty percent (30%) coverage of the parcel;

MU-R Mixed Use - Residential Zone (continued)

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

Column I Parcel Size	Column II Total Maximum Floor Area
Less than 0.1 hectare	100 square metres (1076 ft <sup>2</sup> )
0.1 hectare to 0.2 hectare	150 square metres (1614 ft <sup>2</sup> )
0.21 hectare to 0.5 hectare	200 square metres (2152 ft <sup>2</sup> )
0.51 hectare to 1.0 hectare	300 square metres (3228 ft <sup>2</sup> )
1.01 hectare to 2.0 hectare	400 square metres (4304 ft <sup>2</sup> )
greater than 2.01 hectare	500 square metres (5380 ft <sup>2</sup> )

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. 1710, 2007]

C-1 Local Commercial Zone

Permitted Uses

6.50 (A) The following uses and no others 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 1710, 2007]
- (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

- (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;

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. 1710, 2007]

Additional Uses:

That Tea and Craft Shoppe is a permitted use on Lots 8 & 9, Plan 8700, SW ¼ of Section 3, Township 25 W6M [Bylaw No. 1193, 1998]

C-2 Highway Commercial Zone

Permitted Uses

6.51 (A) 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;
- (xi) two family dwelling;
- (xii) home occupation and home industry;
- (xiii) public use;
- (xiv) accessory building.

[Bylaw No. 1710, 2007]

Regulations

(B) On a parcel located in a C-2 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 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

- (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 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 m<sup>2</sup> (3,229 ft<sup>2</sup>);

C-2 Highway Commercial 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).

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. 1710, 2007]

C-3 Public House Commercial Zone

Permitted Uses

6.52 (A) The following uses and no others are permitted in a C-3 zone except as provided for in Part 7 of this Bylaw:

- (i) public house;
- (ii) restaurant;
- (iii) single family dwelling;
- (iv) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
- (v) home occupation;
- (vi) accessory building.

Regulations

(B) On a parcel located in a C-3 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

- (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 200 square metres (2,153 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 Accommodations

- (vii) regulations affecting the operation of bed and breakfast accommodations are provided in Section 7.10 of this bylaw. [Bylaw No. 1710, 2007]

C-4 Rural Commercial Zone

Permitted Uses

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

- (i) general store;
- (ii) gasoline service station;
- (iii) retail sale of farm and garden supplies;
- (iv) restaurant;
- (v) fuel sale;
- (vi) retail sale of building materials;
- (vii) public use;
- (viii) meat cutting and packing, excluding the slaughtering of animals;
- (ix) business office;
- (x) single family dwelling;
- (xi) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
- (xii) two family dwelling;
- (xiii) home occupation;
- (xiv) accessory building.

Regulations

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

- (iv) (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) 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 ft<sup>2</sup>);

C-4 Rural Commercial 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).

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. 1710, 2007]

Additional Use

- (viii) The following additional use is permitted as a Principle Use on lands legally described as:

Portion of Parcel A(P39008) of NE ¼ of Section 1 Township 80 Range 17 W6M PRD  
Lying north of Coleman Creek.

- (a) Campground [Bylaw No. 2052, 2013]

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) hotel;
- (iii) convenience store including gas bar;
- (iv) campground, park, playground;
- (v) resort;
- (vi) marina, yacht club;
- (vii) club, lodge;
- (viii) recreation area or activity including but not limited to: ski resorts, arena, sports complex, golf course, tennis courts, swimming pools, outdoor recreation fields;
- (ix) open land recreation;
- (x) guest ranch;
- (xi) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
- (xii) single family dwelling;
- (xiii) home occupation;
- (xiv) 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;

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 (3,229 ft<sup>2</sup>);

C-5 Recreational Commercial (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).

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. 1710, 2007]

M-1      Service Industrial Zone

Permitted Uses

- 6.60 (A) The following uses and no others are permitted in a M-1 zone except as provided for in Part 7 of this Bylaw:
- (i) restaurant;
  - (ii) car wash establishment;
  - (iii) gasoline service station;
  - (iv) sale, rental, service 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;
  - (xiix) 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,
  - (xxvii) two family dwelling;
  - (xxviii) home occupation and home industry;
  - (xxix) accessory building.

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;

M-1 Service Industrial Zone (continued)

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 a home industry shall not exceed 300 square metres (3,229 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).

M-2 General Industrial Zone

Permitted Uses

- 6.61 (A) The following uses and no others are permitted in a M-2 zone 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;
  - (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;

Height

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

Siting

- (iii) 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;

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 by-law;

Minimum Parcel Size

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

M-3 Agricultural Industrial Zone

Permitted Uses

- 6.62 (A) The following uses and no others are permitted in a M-3 zone except as provided for in Part 7 of this Bylaw:
- (i) storage of agricultural products;
  - (ii) processing of agricultural products;
  - (iii) farm machinery sales, servicing and repair;
  - (iv) farm and garden supply establishment;
  - (v) abattoir including stockyards;
  - (vi) manufacturing of farm supplies including accessory retail sales;
  - (vii) single family dwelling;
  - (viii) home occupation;
  - (ix) accessory building.

Regulations

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

Number of Single Family Dwellings

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

Height

- (ii) there are no height limitations in an M-3 Zone;

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;

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 by-law;

Minimum Parcel Size

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

M-4 Oil/Gas Production Zone (1.8 ha)

Permitted Uses

6.63 (A) The following PRINCIPAL USE and no other is permitted in an M-4 zone subject to Part 7 of this bylaw and subject to Sub-section B of this Section 6.63;

- (i) Oil and gas wells, PIPELINE, PRODUCTION FACILITIES;
- (ii) LAND TREATMENT FACILITY, NON-COMMERCIAL;

The following ACCESSORY uses and o others are permitted in an M-4 zone, subject to Part 7 of this bylaw and Sub-section B of this Section 6.63:

- (i) ACCESSORY buildings and ACCESSORY structure.

Regulations

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

Minimum Parcel Size

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

Setbacks

- (ii) except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (a) 7 metres (23 ft.) of a FROMT PARCEL LINE;
  - (b) 7 metres (23 ft.) of an INTIRIOR SIDE PARCEL LINE;
  - (c) 5 metres (27 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (d) 7 metres (23 ft.) of a REAR PARCEL LINE.

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 dwellings;
  - (vii) airport, airstrip;
  - (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

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

Height

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

Siting

- (iv) 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;

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).

P-1 a Park and Open Space – 1.8 ha

Permitted Uses

- 6.70 (A) The following uses and no others are permitted in a P-1 a zone except as provided for in Part 7 of this Bylaw:
- i) public park;
  - ii) cemetery;
  - iii) solid waste disposal site;
  - iv) heritage site;
  - v) campground; and
  - vi) agriculture.

The following accessory uses and buildings on any parcels in the P-1 a zone include the following:

- vii) accessory building and structure

Regulations

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

Minimum Parcel Size

- i) The minimum parcel size is 1.8 hectares (4.5 acres), except for the following:

Part of Section 18, Township 81, Range 16, W6M, as shown on Schedule A, the minimum parcel size is 0.14 ha (0.35 acres).

Height

- ii) No building or structure shall exceed 10 metres in height. (See Section 7.7)

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

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.

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) single family dwelling;
- (xii) bed and breakfast accommodations;
- (xiii) accessory building.

[Bylaw No. 1710, 2007]

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 are 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;

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. 1710, 2007]

P-3 Public Recreational Zone

[Bylaw No. 621, 1989]

Permitted Uses

- 6.72 (A) The following uses and no others are permitted in a P-3 zone except as provided for in Part 7 of this bylaw.
- (i) public recreational facility;
  - (ii) church, church manse;
  - (iii) equestrian centre;
  - (iv) public park, public playground;
  - (v) community hall;
  - (vi) single family dwelling;
  - (vii) bed and breakfast accommodations; (See Section 7.10) [Bylaw No. 1710, 2007]
  - (viii) accessory buildings. (See Section 7.13)

Regulations:

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

Number of Single Family Dwellings

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

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. 1710, 2007]

**PART SEVEN - GENERAL REGULATIONS**

Applicability

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

Uses Permitted in Open Space

7.2 No building or structure 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;
- (f) 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;

shall be located in the area of a setback required by this bylaw.

Application of Siting Requirement to Bare Land Strata Lots

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

Application of Siting Requirements to Strata Lots

7.4 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.

Attached Garages Part of Principal Building

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

Utilities and Public Uses

- 7.6 (a) Utilities and 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 the *Local Services Act*;
- (b) The provisions of the *Local Services Act* and regulations thereunder and Provincial regulations relating to sewage disposal, all of which enactments exist as of the date of the last publication of the notice for the Public Hearing for this Bylaw, are hereby incorporated by reference as requirements under this Bylaw in respect of subdivision approval.

Height Exceptions

7.7 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.

Parking and Loading Spaces

- 7.8 (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
- ii) the number of offstreet parking or loading spaces provided prior to the date of adoption of this by-law 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.

TABLE 7.8a	
REQUIRED OFF STREET PARKING SPACES	
Column I Class of Building	Column II Required Number of Space
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 Accommodation	one for each bedroom used for bed and breakfast accommodations [Bylaw No. 721, 1991]
Bulk fuel sales	1 per 15m <sup>2</sup> (161.5 ft <sup>2</sup> )
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 including gas bar	1 per 15 m <sup>2</sup> (161.5 ft <sup>2</sup> ) of 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> ) 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
Key lock fuel installations	1 per fuel pump
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

TABLE 7.8a	
REQUIRED OFF STREET PARKING SPACES - continued	
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> (161.5 ft <sup>2</sup> .) of retail floor area
Office	1 per 35 m <sup>2</sup> (376.7 ft <sup>2</sup> ) of floor area
Personal service establishment	1 per 20 m <sup>2</sup> (215.3 ft <sup>2</sup> ) of floor area
Public transportation depot or terminal	1 per 20 m <sup>2</sup> (215.3ft <sup>2</sup> ) of waiting room
Recreation facility	1 per 10 m <sup>2</sup> (107.6 ft <sup>2</sup> ) ice area plus 1 per 4 m <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	1 per 100 m <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 100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of retail floor area
Trade contractor, Drilling contractor	1 per 50 m <sup>2</sup> (538.2 ft <sup>2</sup> ) of floor area contained in building
Veterinary clinic	5 per veterinary office
Wholesale establishments	1 per 100 m <sup>2</sup> (1076.4 ft <sup>2</sup> ) of floor area
Wrecking yard, Salvage operation, <b>Junk</b> Yard	1 per 20 m <sup>2</sup> (538.0 ft <sup>2</sup> ) of floor area contained in building

PART SEVEN - **GENERAL REGULATIONS** 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 465 m <sup>2</sup> (5005 ft <sup>2</sup> ) in floor area	1
ii) 465 to 2,300 m <sup>2</sup> (5005 to 24,758 ft <sup>2</sup> ) in floor area	2
iii) greater than 2,300 m <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 metre 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 (7.2 ft.) metres;

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** Continued

Parking and Loading 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;

7.8 (D) 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 (A) Parcel Line Realignments

Parcel line realignments are permitted in cases where:

- (i) 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
- (ii) 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. 652, 1989]

7.10 (A) BED and BREAKFAST accommodations, where permitted shall be clearly subordinate to the PRINCIPAL USE of a SINGLE FAMILY DWELLING subject to the following requirements:

[Bylaw No. 1710, 2007]

- (i) shall be permitted in no more than a total of four (4) bedrooms which may be contained within a DWELLING or an ACCESSORY building or both,
- (ii) the aggregate FLOOR AREA of bedrooms used must not exceed 100 sq. metres (1076 sq. ft),
- (iii) meals may only be served to registered overnight guests,
- (iv) no alterations may be made to the external appearance of the land, buildings or structures which would indicate a BED AND BREAKFAST accommodation is being conducted on the premises,
- (v) no external display or advertisement other than a sign which shall not exceed 1 sq. metre (11 sq. ft) in area may be displayed on the land,
- (vi) shall be restricted to one establishment per legal parcel.

PART SEVEN - **GENERAL REGULATIONS** Continued

7.11 (A) Temporary Additional Dwelling

An accessory family dwelling is permitted on every parcel where a single family dwelling is permitted, subject to the following conditions:

- (i) the occupants of an accessory family dwelling must be
  - (a) 60 years of age or more, or
  - (b) disabled person;
- (ii) an accessory family dwelling shall be movable and shall not be sited on a permanent foundation; and
- (iii) the floor space of the second dwelling shall not exceed the floor space of the smallest principal single family dwelling on the parcel; and
- (iv) 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
- (v) 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
- (vi) 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. 701, 1991]

7.12 Secondary Suites

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. 892, 1993]

7.13 (A) Accessory Building Floor Area

[Bylaw No. 1175, 1998]

- (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 6.23 RR-3 Rural Residential-3 Zone
  - (e) Section 6.24 RR-4 Rural Residential-4 Zone
  - (f) Section 6.30 R-1 Residential-1 Zone
  - (g) Section 6.31 R-2 Semi-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:

PART SEVEN - **GENERAL REGULATIONS** Continued

TABLE 7.13		[Bylaw No.1750, 2007]
Column I Parcel Size	Column II Maximum Accessory Building Floor Area	
less than or equal to 0.2 ha (1/2 acre)	100 sq. meters (±1076 sq. ft.)	
greater than 0.2 ha (1/2 acre) but ≤ 1.8 ha (4.5 acres)	187 sq. meters (±2016 sq. ft.)	
greater than 1.8 ha (4.5 acres) but ≤ 4 ha (10 acres)	232 sq. meters (± 2496 sq. ft.)	
greater than 4 ha (10 acres)	300 sq. meters (± 3200 sq. ft.)	

- (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 buildings which are exempt from the BC Building Code.”

7.14 Cannabis-retail Store

- (a) “Where permitted, cannabis retail stores may not be located on properties within:
- i. 200 metres from a parcel containing a school or day care; and
  - ii. 100 metres from any parcel containing a park, place of worship, medical clinic, rehabilitation centre, or other cannabis-related business.” [Bylaw 2377, 2020]

PART EIGHT – **ADMINISTRATION**

Inspection

- 8.1 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.

Violation

- 8.2 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.

Offence

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

Penalty

- 8.4 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.

Peace River-Liard Regional District  
Dawson Creek Rural Area Zoning Bylaw No. 479, 1986

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 lands, surface of water, buildings, structures, and air space within the Dawson Creek Rural Area as described in Schedule 'A'.

PART ELEVEN - TRANSITION

READ A FIRST TIME THIS 8th DAY OF May, 1986.

READ A SECOND TIME THIS 20th DAY OF November, 1986.

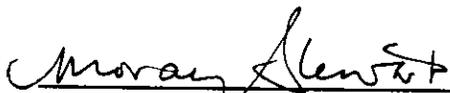
PUBLIC HEARINGS HELD THIS 10th, 11th, 16th, and 18th DAY OF December, 1986.

READ A THIRD TIME THIS 15th DAY OF January, 1987.

APPROVED PURSUANT TO HIGHWAY ACT, R.S.B.C., 1979 THIS 26 DAY OF February, 1987.

RECONSIDERED, FINALLY PASSED AND ADOPTED THIS 12 DAY OF March, 1987.

CERTIFIED a true and correct copy  
of "Peace River-Liard Regional  
District Zoning By-Law  
No. 479, 1986".

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

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

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

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

**SCHEDULE "A"**

THIS IS SCHEDULE "A" OF BYLAW NO. 479, 1986 BEING THE DAWSON CREEK 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. 479, 1986.

DESCRIPTION OF THE DAWSON CREEK RURAL AREA:

Bylaw No. 479, 1986 applies to the land, surface of water, buildings and structures within the Dawson Creek Rural Area described as: commencing at the junction of the British Columbia/Alberta Provincial Boundary with the centre line of the Peace River; thence south along the Provincial Boundary to the southeast corner of District Lot 341, Peace River District in the Kelly Lake vicinity; thence westerly in a straight line along the south boundary of District Lot 341, P.R.D. to the southwest corner thereof; thence westerly in a straight line crossing the Highway No. 52 Right-of-Way and continuing to the centre line of the Kiskatinaw River; thence in a general northerly direction along the centre line of the Kiskatinaw River to a point which is south of the westerly boundary of District Lot 3037, P.R.D.; thence in a general southerly direction along a line which is one mile west of the One Island Lake Road No. 18 Right-of-Way to the centre line of the Creek that flows from One Island Lake to the Kiskatinaw River; thence in a general westerly and northerly direction along a line which is one mile from the shoreline of One Island Lake to a point which is one mile west of the most northerly tip of One Island Lake; thence in a general northerly direction along a line which is one mile west of the One Island Lake Road No. 18 Right-of-Way to the southwest corner of District Lot 3038, P.R.D.; thence northerly along the westerly boundaries of District Lot 3038 and 269, P.R.D. to the northwest corner of District Lot 269; thence westerly and northerly along the southerly and westerly boundaries of Section 20, Township 29, P.R.D., W6M to the northwest corner of said Section 20; thence westerly along the southerly boundary of Section 30, Township 29, W6M to the southwest corner thereof; thence northerly along the westerly boundaries of Section 30 and Section 31, Township 29, W6M to the northwest corner of said Section 31; thence westerly along the southerly boundary of Section 6, Township 24, W6M to the southwest corner thereof; thence northerly along the westerly boundaries of Townships 24 and 23, W6M to the northwest corner of Township 23; thence westerly along the southerly boundaries of Section 6, Township 77, Range 15, W6M and Sections 1, 2, 3, 4, 5 and 6 of Township 77, Range 16, W6M and the southerly boundary of Section 1, Township 77, Range 17, W6M to the centre line of the Kiskatinaw River; Thence southerly along the centre line of the Kiskatinaw River

**SCHEDULE 'A'**

to the southerly boundary of Township 22, W6M; thence westerly in a straight line to the southeast corner of Section 6, Township 22, W6M; thence westerly along the southerly boundaries of Section 6, Township 22, W6M and Section 1, Township 20, W6M to the southwest corner of Section 1, Township 20; thence northerly along the westerly boundaries of Sections 1, 12, 13 and 24, Township 20, W6M to the northwest corner of said Section 24; thence westerly along the southerly boundaries of Sections 26 and 27, Township 20, W6M to the southwest corner of said Section 27; thence northerly along the westerly boundary of Section 27, Township 20, W6M to the northwest corner thereof; thence westerly and northerly along the southerly and westerly boundaries of Section 33, Township 20, W6M to the northwest corner thereof; thence westerly along the southerly boundaries of Sections 5 and 6, Township 19, W6M to the southwest corner of said Section 6; thence westerly in a straight line for one mile to a point which is one mile south of the southwest corner of District Lot 2865, P.R.D.; thence northerly to said southwest corner of District Lot 2865, P.R.D.; thence northerly along the westerly boundaries of District Lot 2865, 2864, 1883, and 2447, P.R.D. to the northwest corner of said Section 2447; thence northerly in a straight line to the southerly boundary of Section 1, Township 77, Range 18, W6M; thence in a westerly direction along the southerly boundary of Township 77, Range 18 to the southwest corner thereof; thence in a northerly direction along the westerly boundary of Township 77, Range 18, W6M to the northwest corner of Section 30, Township 77, Range 18; thence westerly and northerly along the southerly and westerly boundaries of District Lot 2265, P.R.D. to the northwest corner thereof; thence northerly along the westerly boundary of Section 1, Township 78, Range 19, W6M to the northwest corner of the Southwest quarter thereof; thence westerly along the southerly boundaries of the north half of Sections 2, 3, 4, 5, and 6 of Township 78, Range 19, W6M and the southerly boundary of the north half of Sections 1 and 2, Township 78, Range 20, W6M to the southwest corner of the north half of Section 2, Township 78, Range 20; thence in a straight line to the southeast corner of District Lot 2293, P.R.D.; thence along the southerly boundary of District Lot 2293 and District Lot 2294, P.R.D. to the southwest corner of said District Lot 2294; thence in a westerly and southwesterly direction along the northerly boundary of the Government Grazing

**SCHEDULE 'A'**

Reserve to a point which is south of the west boundary of District Lot 1982, P.R.D.; thence northerly in a straight line to the southwest corner of District Lot 1982, P.R.D.; thence northerly along the westerly boundary of District Lots 1982 and 1981, P.R.D. to the south boundary of the Hart Highway No. 97 Right-of-Way; thence northerly to the northerly boundary of the Hart Highway No. 97 Right-of-Way; thence southwesterly along the northerly boundary of the Hart Highway No. 97 Right-of-Way to the westerly boundary of District Lot 692, P.R.D.; thence northerly and westerly along the boundaries of District Lot 692, P.R.D. to the easterly boundary of District Lot 2851, P.R.D.; thence in a general westerly direction along the northerly boundaries of District Lot 3089 and 2629, P.R.D. to the northwest corner of District Lot 2629; thence westerly in a straight line to the easterly boundary of the B.C.R. Railway Right-of-Way; thence westerly to the westerly boundary of the B.C.R. Railway Right-of-Way; thence westerly in a straight line to the centre line of the Pine River; thence in a northerly direction along the centre line of the Pine River to a point which is west of the northwest corner of District Lot 1085, P.R.D.; thence easterly in a straight line to the northwest corner of District Lot 1085, P.R.D.; thence easterly along the northerly boundaries of District Lot 1085, 1086, 1087 and 1088, P.R.D. to the northeast corner of said District Lot 1088; thence northerly along the westerly boundary of District Lot 2839, P.R.D. to the northwest corner thereof; thence northerly along the westerly boundary of Section 18, Township 79, Range 20, W6M to the northwest corner thereof; thence westerly along the northerly boundaries of Sections 18, 17, 16, 15, 14, and 13, Township 79, Range 20, W6M to the northeast corner of said Section 13; thence northerly along the westerly boundary of Sections 19, 30 and 31, Township 79, Range 19, W6M to the northwest corner of Section 31; thence easterly along the northerly boundaries of Sections 31, 32, 33, 34, 35, and 36, Township 79, Range 19, W6M to the northeast corner of said Section 36; thence westerly along the northerly boundary of Section 31, Township 79, Range 18, W6M to the northeast corner thereof; thence northerly and westerly along the westerly and northerly boundaries of the South half of Section 5, Township 80, Range 18, W6M to the northeast corner thereof; thence easterly and northerly along the northerly boundary of the Southwest quarter of Section 4, Township 80, Range 18, W6M and the westerly boundary of the Northeast quarter of said Section 4 to the northwest corner thereof;

**SCHEDULE 'A'**

thence westerly along the northerly boundary of Section 4, Township 80, Range 18, W6M to the northeast corner thereof; thence northerly along the westerly boundaries of Sections 10, 15, 22, 27, and 34, Township 80, Range 18, W6M to the northwest corner of said Section 34; thence westerly along the southerly boundaries of District Lots 2940, 2939, and 2938, P.R.D. to the southwest corner of said District Lot 2938; thence northerly along the westerly boundaries of District Lots 2938, 2933, 2930, 2853, and 2854, P.R.D. to the northwest corner of said District Lot 2854; thence northerly along the westerly boundary of Section 31, Township 80, Range 17, W6M to the northwest corner thereof; thence easterly along the northerly boundaries of Sections 31, 32, 33, 34, 35, and 36, Township 80, Range 17, W6M to the northeast corner of said Section 36; thence westerly along the northerly boundary of Section 31, Township 81, Range 17 to the westerly boundary of the Alaska Highway No. 97 Right-of Way; thence easterly to the easterly boundary of the Highway No. 97 Right-of-Way; thence easterly along the northerly boundaries of Township 81, Range 17, W6M and Township 81, Range 16, W6M and Township 81, Range 15, W6M to the northeast corner of said Township 81, Range 15; thence easterly along the northerly boundary of Section 31, Township 81, Range 14, W6M to the northeast corner thereof; thence northerly along the westerly boundaries of Sections 5 and 8, Township 81, Range 14, W6M to the centre line of the Peace River; thence in a general northeasterly direction along the centre line of the Peace River to the British Columbia/Alberta Provincial Boundary, being the point of commencement.

CERTIFIED A TRUE AND CORRECT COPY of  
Schedule 'A' of the Peace River-Liard  
Regional District Zoning By-Law No. 479, 1986.