



PEACE RIVER REGIONAL DISTRICT

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Regional Zoning Bylaw No. 2582, 2025

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Bylaw No. 2582, 2025
*A bylaw to adopt the Peace River
 Regional District Regional Zoning Bylaw*

WHEREAS, the Regional Board may adopt a bylaw to establish zoning and other regulations under the *Local Government Act*;

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

1. This bylaw shall be cited as the "Peace River Regional District Regional Zoning Bylaw No. 2582, 2025."
2. The following schedules are attached to and form part of this bylaw:
 - a. Schedule 'A' Regional Zoning Bylaw Text; and
 - b. Schedule 'B' Regional Zoning Bylaw Maps.
3. Zoning Bylaw No. 85, 1976, Zoning Bylaw No. 479, 1986, Zoning Bylaw No. 506, 1986, Zoning Bylaw No. 1000, 1996 and Zoning Bylaw No. 1343, 2001 and all amendments thereto are hereby repealed as of the effective date of this bylaw.
4. If any section, subsection, clause or phrase of this bylaw is for any reason deemed invalid by a Court of Law, such decision shall not affect the validity of the remaining sections, subsections, clauses or phrases of this bylaw.
5. This bylaw shall take effect on _____, 2026.

READ A FIRST TIME THIS	_____	day of _____	, 2025.
READ A SECOND TIME THIS	_____	day of _____	, 2026.
Public Notice mailed on the	_____	day of _____	, 2026.
READ A THIRD TIME THIS	_____	day of _____	, 2026.
ADOPTED THIS	_____	day of _____	, 2026.

 Leonard Hiebert, Chair

(Corporate Seal has been affixed to
 the original bylaw)

 Tyra Henderson,
 Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2581, 2025", as adopted by the Peace River Regional District Board on _____, 2025.

 Tyra Henderson, Corporate Officer

List of Amendments to the Peace River Regional District Regional Zoning Bylaw No. 2582, 2025

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Schedule A

“TEXT”

Peace River Regional District

Zoning Bylaw No. 2582, 2025

TABLE OF CONTENTS

1. ADMINISTRATION	9
1.1 Application.....	9
1.2 Administration.....	9
1.3 Interpretation	9
1.4 Metric Units	9
1.5 Figures	9
1.6 Location of Zones.....	9
1.7 Zone Boundaries.....	9
1.8 Compliance With Other Bylaws and Legislation	10
1.9 Severability.....	10
2. ENFORCEMENT	10
2.1 General Enforcement	10
2.2 Designated Inspectors:	10
2.3 Violation	11
2.4 Prohibitions	11
2.5 Penalties	11
3. DEFINITIONS	12
4. GENERAL REGULATIONS	30
4.1 Application Of General Regulations	30
4.2 Agriculture Development.....	30
4.3 Permitted Uses In All Zones	30
4.4 Prohibited Uses	31
4.5 Height Exemptions	31

4.6	Setback Exemptions.....	32
4.7	Principal Buildings per Parcel.....	32
4.8	Panhandle Parcel Setbacks	32
4.9	Sight Triangle	33
4.10	Cannabis	33
4.11	Attached Garages.....	33
4.12	Landscaping	Error! Bookmark not defined.
5.	SUBDIVISION REGULATIONS	34
5.1	Panhandle Parcels	34
5.2	Minimum Parcel Size Exemptions for Subdivision.....	34
5.3	Subdivision to Provide Residence for a Relative	34
5.4	Hooked Parcels	34
6.	ACCESSORY BUILDINGS	35
6.1	General Provisions.....	35
6.2	Exemptions.....	35
6.3	Farm Buildings	35
6.4	Accessory Building Area	36
6.5	Accessory Building Setbacks.....	36
6.6	Greenhouses	36
6.7	Shipping Containers and Temporary Storage Structures	37
7.	SUITES	38
7.1	Detached Suites.....	38
7.2	Secondary Suites	38
7.3	Caretaker Suites.....	38
8.	HOME BASED BUSINESS	39

8.1	General HOME BASED BUSINESS Regulations.....	39
8.2	Home Based Business Major	41
8.3	Home Based Business Minor	41
9.	BED AND BREAKFAST	42
10.	TEMPORARY USE PERMITS	42
11.	OFF-STREET PARKING AND LOADING.....	43
11.1	General Parking Provisions	43
11.2	Off-Street Parking Spaces.....	44
11.3	Off-Street Loading Spaces	46
12.	ZONES	47
12.1	Agricultural Zone (AG)	47
12.2	RESIDENTIAL ZONE 1 (R-1)	50
12.3	RESIDENTIAL ZONE 2 (R-2)	52
12.4	RESIDENTIAL ZONE 3 (R-3)	54
12.5	RESIDENTIAL ZONE 4 (R-4)	56
12.6	FACTORY-BUILT HOUSE PARK (R-5)	58
12.7	LOCAL COMMERCIAL ZONE (C-1).....	60
12.8	GENERAL COMMERCIAL ZONE (C-2)	62
12.9	TOURIST COMMERCIAL ZONE (C-3).....	64
12.10	LIGHT INDUSTRIAL ZONE (I-1)	66
12.11	HEAVY INDUSTRIAL ZONE (I-2)	68
12.12	PARKS AND RECREATION ZONE (P-1)	70
12.13	CIVIC, ASSEMBLY, AND INSTITUTIONAL ZONE (P-2).....	72

1. ADMINISTRATION

1.1 Application

1. This Bylaw applies to land, including the surface of water, and to buildings, STRUCTUREs and subdivision within those areas of the Peace River Regional District delineated on Schedule "B" attached to and forming part of this Bylaw.

1.2 Administration

1. The administration and enforcement of this bylaw is to be the responsibility of the General Manager of Development Services or their designate, as appointed by the Regional District Board of Directors.
2. This bylaw may be amended according to the procedures established from time to time, by bylaw, as adopted by the Regional District Board of Directors.

1.3 Interpretation

1. The words "shall", "must" and "is" require mandatory compliance except where a variance has been granted pursuant to the Local Government Act.
2. The words "should", "may" and "maybe" shall be required at the discretion of the General Manager of Development Services, or their designate.

1.4 Metric Units

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

1.5 Figures

1. All illustrative figures used in this Bylaw are not to scale.

1.6 Location of Zones

1. The location of each zone is established on Schedule B, of this Bylaw.

1.7 Zone Boundaries

1. If a zone boundary is shown as following a Highway right-of-way, the centre line of that Highway right-of-way shall be considered the zone boundary. In cases where the Highway, or a portion of it, is consolidated with ABUTting land, it shall be construed to have the same zoning as that ABUTting land.

2. If a zone boundary is shown as following the edge of a body of water or a watercourse, the natural boundary of the body of water or watercourse is to be considered the zone boundary and shall be construed to move along with the natural boundary.

1.8 Compliance With Other Bylaws and Legislation

1. In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable Peace River Regional District bylaws as well as Provincial and Federal enactments.

1.9 Severability

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

2. ENFORCEMENT

2.1 General Enforcement

1. Subject to the property entry provisions of the *Community Charter*, the individuals appointed to their positions or titles identified in Section 3.0.2 As designated inspectors are authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulation under this Bylaw, to ascertain whether the provisions of this Bylaw are being adhered to.

2.2 Designated Inspectors:

1. The following persons are hereby designated as inspectors for the purposes of enforcing this Bylaw:
 - a) Building Inspector;
 - b) Bylaw Enforcement Officer;
 - c) Development Services Manager; and
 - d) General Manager of Development Services.
2. No person shall interfere with or obstruct the entry of a designated inspector onto any land or into any building to which entry is made or attempted pursuant to the provisions of this Bylaw.

2.3 Violation

1. 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 a Designated Inspector;

Shall be deemed to have committed an offence under this Bylaw and each day an offence continues shall be treated as a separate offence.

2.4 Prohibitions

1. No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
2. No person shall commence or undertake a use which is not permitted by this Bylaw.
3. No person shall construct, make an addition to, or alter a building or STRUCTURE, which is not permitted by this Bylaw.
4. No person shall contravene a condition of permit issued under this Bylaw.
5. No person shall create a PARCEL by subdivision, other than specifically permitted by this Bylaw.

2.5 Penalties

1. Any person who commits an offence under this Bylaw is liable on summary conviction to the maximum penalty and costs pursuant to the Offence Act.
2. This bylaw may be enforced by the issuance of a bylaw notice under Peace River Regional District Bylaw Notice Enforcement Bylaw.
3. Every person who fails to comply with any order or notice issued by a designated inspector, or who allows a violation of this bylaw to continue, contravenes this bylaw.

3. DEFINITIONS

The following words, terms, and phrases, wherever they occur in this Bylaw, shall have the meaning assigned to them as follows:

ABATTOIR MAJOR

Means a building or STRUCTURE specifically designed to accommodate the penning and slaughtering of animals and the preliminary processing of animal carcasses and may include a FEEDLOT, the cutting, packing, treating, curing, smoking, storing and sale of associated products.

ABATTOIR MINOR

Means a building or STRUCTURE specifically designed to accommodate the small-scale slaughtering of animals and the preliminary processing of animal carcasses and may include the cutting, packing, treating, curing, smoking, storing and sale of associated products, in compliance with farmgate or farmgate plus regulations.

ABUT

Means having a common border with or being separated from such a common border by a right-of-way, HIGHWAY, alley, or easement.

ACCESSORY BUILDING

Means a building separate from and subordinate to the PRINCIPAL BUILDING and is located on the same PARCEL of land.

ACCESSORY USE

Means a use that is subordinate and incidental to and located on the same PARCEL of land as the PRINCIPAL USE of the land or the PRINCIPAL BUILDING. An ACCESSORY USE may or may not be within the same building as the PRINCIPAL USE.

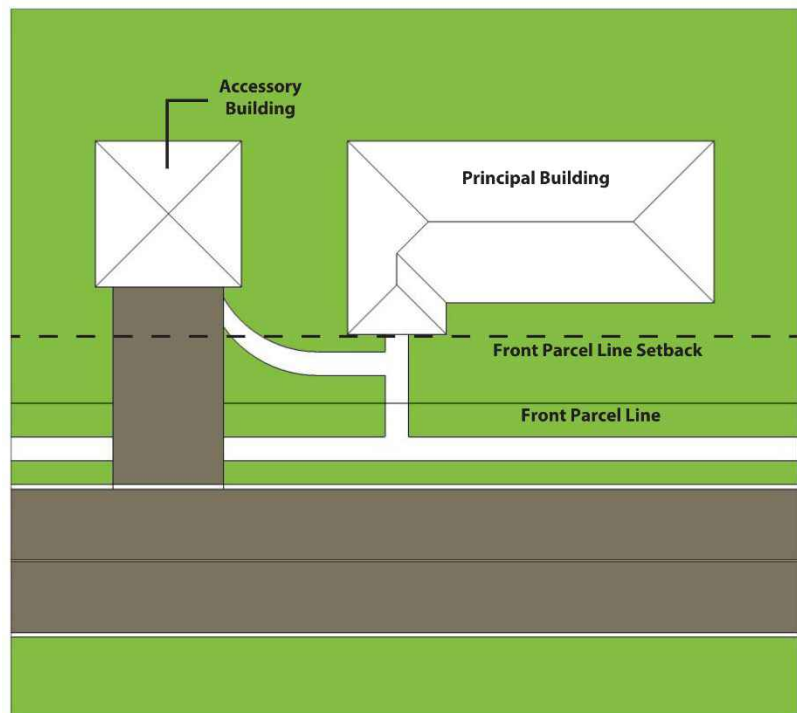


Figure 1: Accessory & Principal Buildings

ADULT ENTERTAINMENT

Means any exotic or erotic dancing as part of a business, or sexually explicit performance as part of a business, including but not limited to strip-tease performance.

AGRICULTURE MAJOR

Means the use of land, buildings or STRUCTUREs, involved in carrying on a farm business including but not limited to:

- a) The growing, producing, raising, or keeping of animals or plants;
- b) Processing of agricultural products;
- c) The retail sales of agricultural products;
- d) ABATTOIR MAJOR;
- e) Alcohol production facility and ancillary uses prescribed by the ALC;
- f) Agri-tourism;
- g) Aquaculture facilities;
- h) AUCTION SALES BARN;
- i) FEEDLOTS;
- j) Mushroom production; and
- k) Any other agricultural activity occurring on ALR land as permitted pursuant to the *ALC Act*, regulations, and orders thereto.

AGRICULTURE MINOR

Means the ACCESSORY USE of land, buildings or STRUCTUREs involved in carrying on a farm business, limited to the following:

- a) The growing, producing, raising, or keeping of animals or plants;
 - b) Processing of agricultural products;
 - c) The retail sales of agricultural products;
- but does not include:
- d) ABATTOIR MAJOR;
 - e) Alcohol production facility and ancillary uses prescribed by the ALC;
 - f) Agri-tourism;
 - g) AUCTION SALES BARN; and
 - h) FEEDLOTS.

AIRSTRIP

Means any area of land or water designed or used for the landing and take-off private aircraft.

ANIMAL HOSPITAL

A place where animals or pets are given medical or surgical treatment and may include a KENNEL.

ART GALLERY

Means premises used for the exhibition, creation or retail sale of works of art, which may include the collection, storage or preservation of works of art.

ASPHALT OR CONCRETE PLANT

Means an industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and may include the stockpiling of bulk materials used in the productions process or of finished products manufactured on the premises, and the retail sale of finished asphalt or concrete products.

ASSEMBLY BUILDING

Means the occupancy or the use of a building or part thereof by a gathering of persons for civic, political, travel, religious, social, educational, recreational or like purposes, or for the consumption of food or drink, but does not include EVENT VENUE.

ATTACHED GARAGE

Means a building attached to the PRINCIPAL BUILDING by sharing a common foundation wall and a common roof or a BREEZEWAY.

AUCTION SALES BARN

Means any premises used predominantly as a livestock auction facility and may include the auction of agriculturally related goods on an incidental or accessory basis only and may include a FEEDLOT.

AUCTION SALES MAJOR

Means sale by auction of animals, HEAVY EQUIPMENT, vehicles and agricultural related items and may include a FEEDLOT.

AUCTION SALES MINOR

Means the sale by auction of items such as antiques, art and collectibles, but does not include the sale of animals or agricultural related items, HEAVY EQUIPMENT, or LIGHT PASSENGER VEHICLES.

AUTOMOTIVE SALES AND SERVICE

Means the sales, rental, repair and servicing of LIGHT PASSENGER VEHICLES and RECREATIONAL VEHICLES, including LIGHT PASSENGER VEHICLE structural or body repairs and painting but does not include HEAVY EQUIPMENT SALES AND SERVICE, SALVAGE YARD, or VEHICLE TOWING AND STORAGE.

AUTOMOTIVE SERVICE

Means the repair and service of LIGHT PASSENGER VEHICLES, small machinery and RECREATIONAL VEHICLES but does not include AUTOMOTIVE SALES AND SERVICES, HEAVY EQUIPMENT SALES AND SERVICE, painting, SALVAGE YARD, structural or body repairs, or VEHICLE TOWING AND STORAGE.

BED AND BREAKFAST

Means a use to provide accommodation for the travelling public, where such a use may only occur as ACCESSORY USE within a SINGLE DETACHED DWELLING.

BREEZEWAY

Means a roofed, open-air passageway, connecting a SINGLE DETACHED DWELLING and an ATTACHED GARAGE.

BUILDING AREA

Means the area of a building above grade within the outside surface of exterior walls or supports and includes the area that is covered by a roof, such as a lean-to.

BULK FUEL SALES

Means any building or land used or intended to be used for the sale of fuels or lubricants to vehicles and equipment, either through the use of keys, cards or service attendants, and may include storage of fuel in above ground tanks, but shall not include a GAS STATION, SALVAGE YARD, TANK FARM or VEHICLE TOWING AND STORAGE.

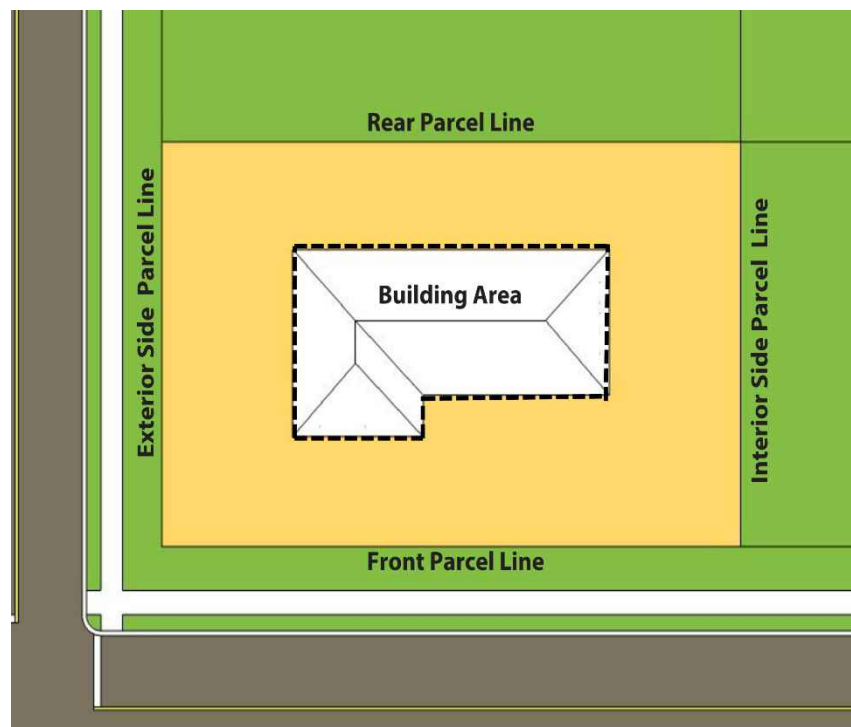


Figure 2: Building Area

BUSINESS VEHICLES

Means a LIGHT PASSENGER VEHICLE, COMMERCIAL VEHICLE, trailer, equipment or other implement, used in carrying out work as part of a home-based business, but does not include vehicles or equipment used for farming operations.

CABIN

means a Building

- A) that is used or occupied, or designed to be used or occupied as a DWELLING UNIT;
- B) Having a maximum GROSS FLOOR AREA of 125 m² (1,345 sf);
- C) That is used for seasonal or recreational purposes for no more than 200 days per calendar year; and
- D) That does not contain washroom or cooking facilities.

CAMPGROUND MAJOR

Means a commercial use providing accommodation for an unlimited term, including tenting or CAMPING VEHICLE sites for a continuous term with no fixed end. CAMPGROUND MAJOR may include ACCESSORY USEs such as administration office, laundry facilities, RESTAURANT and RETAIL STORE.

CAMPGROUND MINOR

Means a commercial use providing temporary accommodation, including tenting or CAMPING VEHICLE sites, during April to October only and may include ACCESSORY USEs such as administration office, laundry facilities, RESTAURANT and RETAIL STORE.

CAMPING VEHICLE

Means an operational vehicle or a trailer designed and manufactured for travel on wheels for vacation or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers but not manufactured homes or other STRUCTUREs.

CANNABIS

Means CANNABIS as defined in the federal *Cannabis Act*.

CANNABIS PROCESSING FACILITY

Means the processing, testing, packaging, storing or distributing of CANNABIS or any products containing or derived from CANNABIS as lawfully permitted and authorized under the federal *Cannabis Act*.

CANNABIS PRODUCTION FACILITY

Means the cultivating, growing, and processing of CANNABIS as lawfully permitted and authorized under the federal *Cannabis Act*.

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*.

CARETAKER SUITE

Means a self-contained DWELLING UNIT within a commercial, industrial or institutional building for the purpose of providing a residence for an on-site caretaker.

CEMETERY

Means the use of land, buildings or STRUCTUREs for the interment of deceased persons, subject to provincial regulations.

COMMERCIAL KITCHEN

Means a kitchen, which includes any kitchen equipment used for cooking, except where the cooking serves only a single DWELLING UNIT.

COMMERCIAL RECREATION FACILITY

Means a use providing for commercial recreational activities including but is not limited to archery range, bowling, golf courses, gun range, MARINA, ski resort or yacht club.

COMMERCIAL VEHICLES

Means a motor vehicle in excess of a gross vehicle weight of 5500 kg used for commercial purposes with or without an attached or permanently attached delivery body and includes vehicles such as cube vans, tow trucks, dump trucks, trailers, semi-trailers and any vehicle which has an exterior fixture or fixtures for the purposes of carrying equipment, materials, or supplies for commercial purposes.

COMMUNAL FARM

Means a property wherein the PRINCIPAL USE is AGRICULTURE MAJOR and there are three (3) or more DWELLING UNITs and may include a CEMETERY, RELIGIOUS CENTRE or SCHOOL.

COMMUNITY CARE FACILITY

Means a building with multiple DWELLING UNITs licenced under the *Community Care and Assisted Living Act*.

DATA PROCESSING FACILITY

Means a building used for computing hardware, software and storage systems necessary for the processing and management of digital information and services.

DAY CARE CENTRE MAJOR

Means a licenced commercial or institutional facility where care is intended to be provided to children under the *Community Care and Assisted Living Act*.

DAY CARE CENTRE MINOR

Means a licensed private facility where care is provided to a maximum of 8 children under the *Community Care and Assisted Living Act*.

DECK

Means a STRUCTURE attached to a DWELLING UNIT, with no walls except for visual partitions and railings, which is constructed with a floor on posts and beams above GRADE for use as an outdoor living area.

DERELICT VEHICLE

Means any vehicle which is wrecked, discarded, dismantled or partially dismantled or is not in an operable condition and which is not housed within a principal or ACCESSORY BUILDING.

DETACHED SUITE

Means a DWELLING UNIT located in an ACCESSORY BUILDING completely separate from the principal SINGLE DETACHED DWELLING on the same PARCEL.

DRIVE AISLE

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

DWELLING UNIT

Means one or more rooms in a building used or intended to be used as a residence by an individual or a group of individuals living together in common occupancy, but does not mean Atco shacks, CAMPING VEHICLE, camp shacks or RECREATIONAL VEHICLES.

EMERGENCY SERVICES

Means the use of land, buildings or STRUCTUREs for the provision of ambulance, fire protection, police, or other such services.

EQUESTRIAN FACILITY

Means the use of land, buildings or STRUCTUREs including an indoor or outdoor riding ring, to house, show, exercise, train or board horses and does not include commercial horse racing.

EVENT VENUE

Means the use of land, buildings, or STRUCTUREs for the purpose of providing a commercially operated space that can hold events; including but not limited to anniversaries, concerts, parties, reunions, and weddings.

FACTORY-BUILT HOUSE

Means a DWELLING UNIT that is compliant with the CSA-A277 and/or CSA-Z240 MH standards, but does not include camp shacks (CSA-Z250) or RECREATIONAL VEHICLEs.

FACTORY-BUILT HOUSE PARK

Means a PARCEL of land used for the siting of FACTORY-BUILT HOUSEs for residential use and may include ACCESSORY BUILDINGs and/or STRUCTUREs.

FARM BUILDING

Means a building, STRUCTURE, or part thereof which does not contain a DWELLING UNIT, and which is associated with and located on land devoted to the practice of AGRICULTURE MAJOR or AGRICULTURE MINOR and used for the purposes of AGRICULTURE MAJOR or AGRICULTURE MINOR, subject to provincial legislation.

FEEDLOT

Means a commercial business for the purpose of fattening cattle or other animals or temporarily holding such animals in a confined area for shipping or slaughter.

FENCE

Means a built barrier or vertical STRUCTURE of any material or materials that encloses or marks a boundary of an area of land.

FLOODPLAIN

Means any land which is susceptible to flooding.

FLOODPLAIN SETBACK

Means the required minimum distance from the NATURAL BOUNDARY of a watercourse, lake or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood level, so as to maintain a floodway and allow for potential land erosion.

FLOOR AREA

Means the space on any floor of a building between exterior walls and required fire walls including the space occupied by interior walls and partitions but not including exits, vertical surface spaces and their enclosing assemblies.

FREIGHT FACILITY

Means a facility for the transportation of goods using multi-modal shipping methods such as rail to truck or truck to air.

GARDEN CENTRE

Means the use of land or STRUCTUREs for the commercial purpose of growing, cultivating, harvesting, storing or sale of plants and trees, and may include the retail sale of furniture or supplies, GREENHOUSEs, or landscaping and garden equipment, but excludes CANNABIS PRODUCTION FACILITY and CANNABIS retail.

GAS STATION

Means the retail sale of motor fuels, lubricating oils and motor vehicle accessories. A GAS STATION may include accessory retail sales of other vehicle related products, and a convenience store contained within one building, but shall not include BULK FUEL SALES, motor vehicle sales, servicing or painting, SALVAGE YARD, TANK FARM, vehicles repairs or vehicle storage.

GOVERNMENT OFFICE

Means an office used for local or other government administration purposes and may include a court house or post office.

GRADE

Means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances shall not be considered in the determination of average levels of finished ground.

GREENHOUSE

Means a STRUCTURE with a soil base for the purpose of growing, cultivating, harvesting, and storing plants and trees, but excludes CANNABIS PRODUCTION FACILITY.

GROSS FLOOR AREA

Means the total FLOOR AREA of all floors, measured to the outside surface of the exterior walls of the building(s).

HEALTH SERVICES

Means a facility primarily engaged in the provision of medical, surgical or other services to individuals, including the offices of physicians, dentists or other health practitioners, medical and dental laboratories, out-patient care facilities, blood banks, oxygen and miscellaneous types of medical supplies and services, and may include accessory staff residences and a RESTAURANT.

HEAVY CONSTRUCTION CONTRACTOR

Means a business which provides construction services such as road, lease and pipeline construction, road maintenance and may include the storage of aggregate materials, HEAVY EQUIPMENT or other materials required for operation, but does not include ASPHALT OR CONCRETE PLANT or TANK FARM.

HEAVY EQUIPMENT

Means machinery used for construction, earth moving, mining, agriculture, forestry, oil and gas or other purposes, including but not limited to bulldozers, excavators, fork lifts, graders and skid steers.

HEAVY EQUIPMENT SALES AND SERVICE

Means a property used primarily for HEAVY EQUIPMENT and COMMERCIAL VEHICLE repairs and servicing, including vehicle structural or body repairs and painting, but does not include VEHICLE TOWING AND STORAGE.

HEIGHT

means the vertical distance between the highest point of a building or STRUCTURE and ground surface directly below that highest point, and is determined as follows:

- a) for buildings with flat or dome roofs, the highest point is the highest point of the building;
- b) for buildings with pitched roofs, the highest point is the highest ridge of the building; or
- c) for buildings with gambrel roofs, the highest point is the highest ridge of the building.

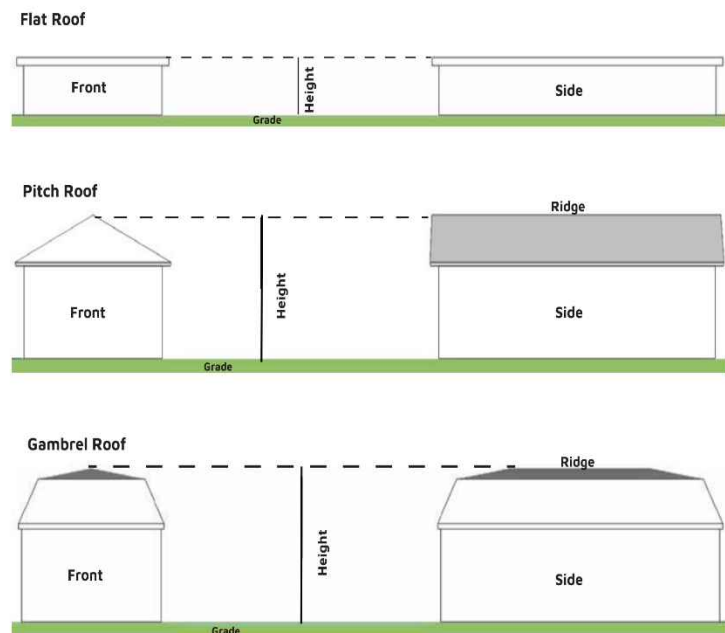


Figure 3: Height

HIGHWAY

Means a way open to public use, and includes a street, road, lane, bridge, right-of-way, but does not include a private right-of-way or easement on private property.

HOME BASED BUSINESS MAJOR

Means an occupation or profession which is carried out within a DWELLING UNIT or ACCESSORY BUILDING or both by the residents of the DWELLING UNIT and may include OUTDOOR STORAGE.

HOME BASED BUSINESS MINOR

Means an occupation or profession which is carried out entirely within a DWELLING UNIT or ACCESSORY BUILDING by the residents of the DWELLING UNIT and does not include OUTDOOR STORAGE.

HOTEL

Means a building providing rooms or suites for temporary accommodation where each room or suite is accessed by an enclosed common interior corridor which may include common public facilities, such as a PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, and retail sales, but does not include WORK CAMP.

KENNEL

Means a commercial establishment for the temporary keeping, boarding, breeding, training, rehoming, and sale of domesticated pets.

LAND TREATMENT FACILITY

Means a facility designed and operated for the purpose of restoring and rehabilitation contaminated soil, sediment, snow or other similar material subject to provincial regulations.

LIGHT PASSENGER VEHICLE

Means a car, truck or other vehicle that has a gross vehicle weight of less than 5500 kg.

LIQUOR STORE

Means the retail sales of alcohol or spirits, subject to provincial approvals and legislation.

LODGE

Means a building or buildings providing rooms, suites or CABINs for temporary accommodation, which may include common public facilities, such as a PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, and retail sales, but does not include WORK CAMP.

MARINA

means a commercial or government establishment or premises, containing docking or mooring facilities where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, constructed, or kept for sale or for rent. Accessory and related uses to MARINAs are permitted such as a marine sani-dump, a marine fueling facility, marine equipment rentals, and retail sales of goods that are convenience in nature and related to the MARINA operation.

MUSEUM

Means the use of land, buildings or STRUCTUREs for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection of artifacts of scientific, cultural or historical interest.

MOTEL

Means a building providing rooms or suites for temporary accommodation where each room or suite has direct access to the parking lot and may include common public facilities, such as a PERSONAL SERVICE ESTABLISHMENT, RESTAURANT, and retail sales, but does not include WORK CAMP.

NATURAL BOUNDARY

Means the visible high watermark of any river, stream, or other body of water.

NEIGHBOURHOOD PUB

Means a liquor primary establishment for the purpose of serving alcoholic and/or other beverages and may include food service, but does not include ADULT ENTERTAINMENT.

OIL AND GAS EXPLORATION, PRODUCTION AND TRANSMISSION

Means any oil and gas development or activity regulated and authorized by provincial or federal agencies, including but not limited to wells, pipelines, production facilities and roads.

OIL AND GAS SERVICES

Means the use of building or land for the rental, sales or provision of oilfield-related services, equipment and materials, but does not include HEAVY CONSTRUCTION CONTRACTOR, TANK FARM.

OUTDOOR STORAGE

Means the storage of BUSINESS VEHICLES, goods, materials, or other objects related to a HOME-BASED BUSINESS outside of a DWELLING UNIT or ACCESSORY BUILDING, and typically consists of a cleared and/or surfaced area.

PANHANDLE

Means a narrow strip of land which is used for accessing a parcel which is not a dedicated highway.

PARCEL

Means a distinct area of land with defined boundaries and registered under the provisions of the *Land Title Act* or *Strata Property Act*.

PARCEL AREA

Means the area within the boundaries of a PARCEL. The panhandle portion of a PARCEL shall be excluded from the PARCEL AREA calculation.

PARCEL LINE

Means a legal boundary of a PARCEL as shown or described on the legal records of the land title office;

EXTERIOR SIDE PARCEL LINE

Means a PARCEL LINE that ABUTs a HIGHWAY or access route in a bare land strata plan, but is not a FRONT PARCEL LINE or REAR PARCEL LINE;

FRONT PARCEL LINE

Means any PARCEL LINE that ABUTs a HIGHWAY or access route in a bare land strata plan but is not an EXTERIOR PARCEL LINE. For parcels which ABUT more than one HIGHWAY or access route in a bare land strata plan, the side of the building containing the primary access to the building is the FRONT PARCEL LINE;

INTERIOR SIDE PARCEL LINE

Means a PARCEL LINE between two (2) or more PARCELS that is not a front, rear or EXTERIOR PARCEL LINE;

REAR PARCEL LINE

Means a PARCEL LINE which is opposite to, and does not intersect, the FRONT PARCEL LINE.

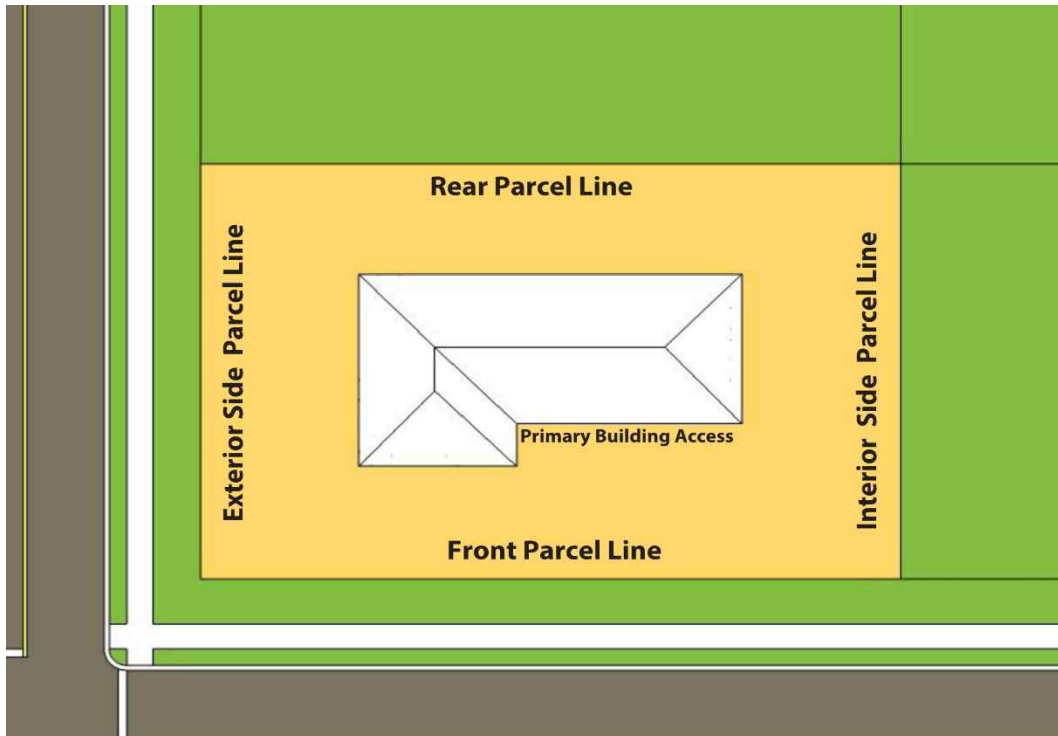


Figure 4: Parcel Lines

PARK

Means any open space or area devoted to PUBLIC RECREATION uses.

PATIO

Means a platform or hard surfacing the surface of which is less than 0.6 m above GRADE and that does not have a roof.

PERSONAL SERVICE ESTABLISHMENT

Means a commercial service intended to serve the health, grooming, financial, fitness, or related well-being of an individual; and where retail sale of goods, wares, merchandise or articles are only accessory to the provisions of services.

PORCH

Means a roofed STRUCTURE ABUTting a building and forming a covered approach to a doorway.

PORTABLE ASPHALT PLANT

Means equipment designed to produce asphalt paving material which is not permanent construction and is designed to be dismantled and moved to another location as required and may include stockpiling and storage of bulk materials used in the process on a temporary basis.

PRINCIPAL BUILDING

Means a building which is the main or primary building on a PARCEL, or constitutes, by reason of its use, the primary purpose for which the PARCEL is used.

PRINCIPAL USE

Means the main purpose for which a PARCEL, building or STRUCTURE is used.

PUBLIC RECREATION

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

PUBLIC UTILITY

Means the use of land, buildings or STRUCTUREs providing for the servicing of water, sewer, storm water, electrical, telecommunications, natural gas, solid waste sites, transportation or similar services where such use is established by a municipality, the regional district, an improvement district or a utility company regulated by government legislation.

RECREATIONAL VEHICLE

Means any vehicle used for recreation including but not limited to travel trailers, campers, quads, dirt bikes, boats, CAMPING VEHICLEs. A RECREATIONAL VEHICLE is not a DWELLING UNIT.

RECYCLING DEPOT

Means a facility for the drop-off and temporary holding of beverage containers, paint or small electronics and may include the packaging of materials for shipping. A RECYCLING DEPOT is not a RECYCLE SORTING FACILITY or SALVAGE YARD.

RECYCLE SORTING FACILITY

Means a facility for the drop-off and temporary holding of recyclable materials of various types including large appliances and may include the separation, baling or crushing of materials on site for the purposes of storage and transfer, but does not include other processing activities such as smelting. A RECYCLE SORTING FACILITY is not a SALVAGE YARD.

RELIGIOUS CENTRE

Means a building or STRUCTURE dedicated to religious worship and may include such ACCESSORY USEs as ASSEMBLY BUILDING, CARETAKER SUITE, CEMETERY, DAYCARE CENTRE MAJOR, and SCHOOL .

RESTAURANT

Means an eating establishment where food and drinks are consumed, on the premises either inside or outside the building and may include the serving of alcohol to patrons pursuant to provincial legislation, but does not include ADULT ENTERTAINMENT.

RETAIL STORE

Means a building or part thereof in which foods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public at retail.

SALVAGE YARD

Means the use of land for the abandonment, collection, demolition, dismantlement, storage, salvage, or sale of used, discarded, worn out or scrapped appliances, machinery, vehicles, vehicle parts, metal, wood, DERELICT VEHICLES and/or discarded materials, and may include a RECYCLING SORTING FACILITY, but does not include a landfill.

SCHOOL

Means an establishment which provides instruction in any subject and includes private or public SCHOOLS.

SECONDARY SUITE

Means a self-contained second DWELLING UNIT located within a building of only residential occupancy and where both DWELLING UNITs constitute a single real estate entity as per the BC Building Code.

SETBACK

Means the horizontal minimum distance measured at right angles to a PARCEL LINE, between the PARCEL LINE and a building or STRUCTURE or in the case of a steep slope, FLOODPLAIN or watercourse, distance measured from the high water mark or top of bank, whichever is applicable.

SHIPPING CONTAINER

Means the use of an enclosed unit used for or intended to be used for storing and transporting goods via ship, rail, or truck, whether it is actually being used for such a purpose, but does not include a COMMERCIAL VEHICLE.

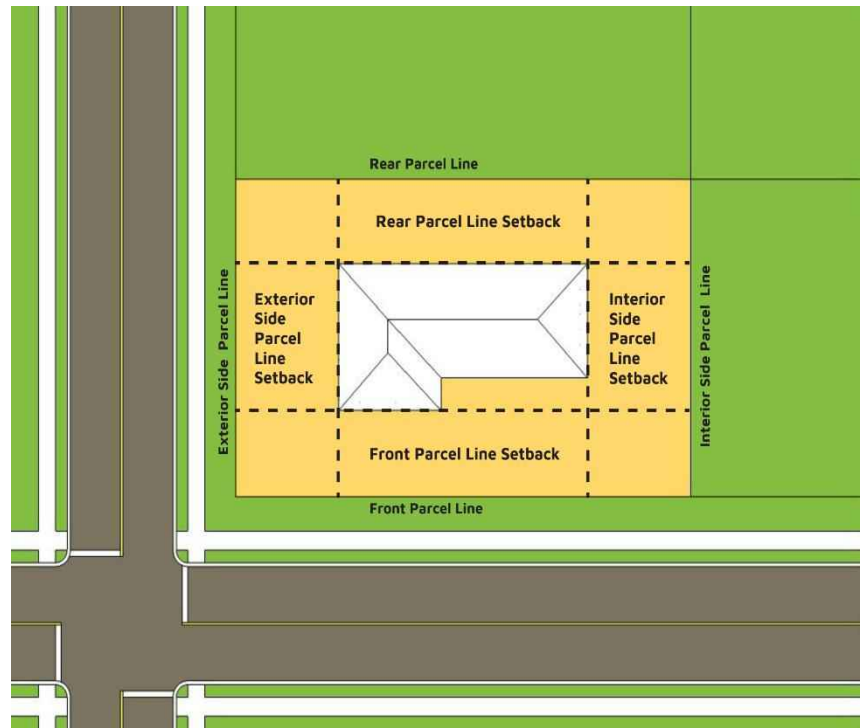


Figure 5: Setbacks

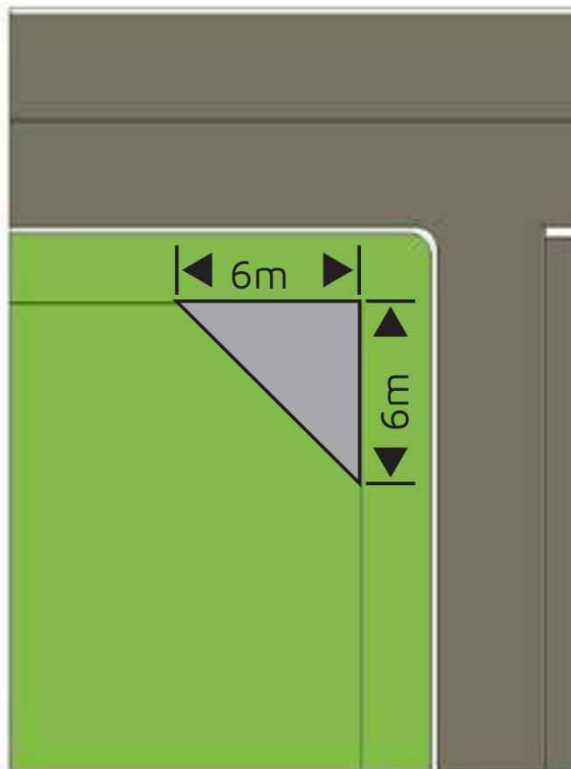


Figure 6: Site Triangle

SIGHT TRIANGLE

Means the triangular space created by a line joining adjacent property lines on a corner PARCEL, 6.0 m from the point of the street intersection as illustrated in Figure 6.

SINGLE DETACHED DWELLING

Means a detached building consisting of one (1) DWELLING UNIT, which may include a SECONDARY SUITE but does not mean Atco shacks, CABIN, CAMPING VEHICLE, camp shacks or RECREATIONAL VEHICLES.

STRUCTURE

Means any construction accessory to either a PRINCIPAL BUILDING or an ACCESSORY BUILDING which is fixed to, supported by or sunk into land or water, but does not include FENCES, signs, parking areas or off-street loading spaces.

TANK FARM

Means a facility having two or more storage containers for the transfer of inorganic liquids or gases and from which no retail sale of fuel to the public is or may be conducted.

TEMPORARY STORAGE STRUCTURE

Means a non-permanent structure for the storage of goods and may include a quonset, tarp shed, or other similar structures.

TRADE CONTRACTOR

Means the use of a building or land by a contractor engaged in skilled trades such as carpentry, electrical, HVAC, instrumentation, logging or landscaping, surveying, but does not include HEAVY CONSTRUCTION CONTRACTOR or OIL AND GAS SERVICES.

VEHICLE TOWING AND STORAGE

Means the use of land, buildings, and STRUCTURES involved in operating a towing business and may include the storage of vehicles, including RECREATIONAL VEHICLES, but does not include SALVAGE YARD.

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.

WORK CAMP

Means buildings for the purpose of housing employees on a temporary basis and may include common kitchen, bathroom and recreational facilities.

4. GENERAL REGULATIONS

4.1 Application Of General Regulations

1. Except as otherwise provided, this section applies to all zones established under this bylaw.

4.2 Agriculture Development

1. The following uses are permitted in any zone:
 - a) AGRICULTURE MAJOR and AGRICULTURE MINOR, subject to:
 - i) the PARCEL being within the Agricultural Land Reserve; and
 - ii) any specific zoning provisions contained within this Bylaw which may restrict or prohibit the type or extent of agricultural uses that may be permitted on the PARCEL, pursuant to the Agricultural Land Commission Act, and all regulations, conditions, and orders thereto.
2. 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 provisions of the Agricultural Land Commission Act, regulations thereto, and Orders of the Commission.

4.3 Permitted Uses In All Zones

1. Except where expressly prohibited, the following uses are permitted in every zone, subject to the ALC Act and Regulations where applicable:
 - a) COMMUNITY CARE FACILITY;
 - b) GOVERNMENT OFFICE;
 - c) Natural resource extraction;
 - d) Oil and Gas Development;
 - e) PARK;
 - f) PORTABLE ASPHALT PLANT, provided it is not located on a parcel for a period greater than 60 days;
 - g) Post office; and
 - h) PUBLIC UTILITY.

4.4 Prohibited Uses

1. Uses which are not listed in a zone are prohibited.
2. No PARCEL of land shall be used for a junkyard or SALVAGE YARD, except as provided for in the Heavy Industrial Zone (I-2).

4.5 Height Exemptions

1. Unless otherwise specified, no building, STRUCTURE, FENCE, or screening FENCE shall exceed the maximum HEIGHT regulations specified in this Bylaw, except for the following:
 - a) Chimneys;
 - b) Communication towers or antennas;;
 - c) FARM BUILDINGS;
 - d) Flagpoles;
 - e) Hose towers, training towers and bell towers;
 - f) Monuments, sculptures;
 - g) PUBLIC UTILITY;
 - h) Spires, steeples, belfry;
 - i) Water tower; and
 - j) Windmills, WIND TURBINES.

4.6 Setback Exemptions

1. No features for any type of building or STRUCTURE shall project into the SETBACK required by this Bylaw, except the following:
 - a) A PATIO;
 - b) Arbors and trellises, ornaments, flag poles, or similar landscape features;
 - c) Eaves and gutters, fire escapes, cornices, sills, belt courses, bay windows, chimneys, or other similar features provided such STRUCTURES do not project more than 0.6 m into the required SETBACK, and the foundations or supports do not project into the required SETBACK;
 - d) FENCES, screening FENCES;
 - e) PORCHes, DECKs, sunshade, and canopies, provided that such STRUCTURES do not project more than 0.6m into the required SETBACK, and the foundations or supports do not project into the required SETBACK; and
 - f) PUBLIC UTILITY, except for buildings greater than 20 m²;
 - g) Signs provided there is no more than one sign, and it is no larger than 1m².
2. Where a common wall shared by two or more DWELLING UNITs within a building for residential use, commercial use or industrial use coincides with an INTERIOR SIDE PARCEL LINE of a PARCEL subdivided under *the Land Title Act* or of a strata PARCEL shown on a registered strata plan, the SETBACKs for the PRINCIPAL BUILDING specified in this Bylaw with respect to the INTERIOR SIDE PARCEL LINE shall not apply.

4.7 Principal Buildings per Parcel

1. Multiple principal buildings may be permitted per parcel subject to zone-specific regulations and all other bylaw requirements and provincial legislation being met.

4.8 Panhandle Parcel Setbacks

1. Where a PANHANDLE PARCEL exists, the minimum FRONT, REAR, INTERIOR or EXTERIOR SIDE PARCEL LINE SETBACK from the PARCEL LINE which is contiguous with the PANHANDLE is 27.0m for all buildings and STRUCTURES.

4.9 Sight Triangle

1. Within a SIGHT TRIANGLE, nothing shall be erected, placed, planted or allowed to grow in such a manner as to impede vision of an eye 0.9m above the surface elevation of one HIGHWAY can, by looking directly over the sign or STRUCTURE or tree or other plant, see an object 0.9 m above the surface elevation of the other HIGHWAY.
2. Section 4.8.1 shall not apply to official warning signs or signals necessary to public safety.

4.10 Cannabis

1. Where permitted, CANNABIS RETAIL STOREs may not be located on properties within:
 - a) 200 metres from a PARCEL containing a DAY CARE CENTRE MAJOR, DAY CARE CENTRE MINOR or SCHOOL; and
 - b) 100 metres from any PARCEL containing a PARK, RELIGIOUS CENTRE, health service, or other CANNABIS related business.
2. CANNABIS PRODUCTION FACILITIES may only be permitted on parcels within the ALR, subject to compliance with the *ALC Act* and regulations.

4.11 Attached Garages

1. ATTACHED GARAGES may only be attached to a SINGLE DETACHED DWELLING.
2. ATTACHED GARAGES are considered part of the SINGLE DETACHED DWELLING to which they are attached, for the purposes of calculating BUILDING AREA, FLOOR AREA and GROSS FLOOR AREA.
3. ATTACHED GARAGES are considered part of the SINGLE DETACHED DWELLING to which they are attached, for the purposes of determining setbacks.
4. The ATTACHED GARAGE must not exceed the HEIGHT of the SINGLE DETACHED DWELLING to which it is attached or 5 m, whichever is greater.
5. The BUILDING AREA of the ATTACHED GARAGE must not exceed the BUILDING AREA of the SINGLE DETACHED DWELLING to which it is attached.
6. Where the ATTACHED GARAGE is connected to the SINGLE DETACHED DWELLING by a BREEZEWAY, the maximum distance between the DWELLING UNIT and the ATTACHED GARAGE shall not exceed 6m.

5. SUBDIVISION REGULATIONS

5.1 Panhandle Parcels

1. The creation of PANHANDLE PARCELS, through subdivision, is prohibited.
2. The minimum width of a PANHANDLE shall be no less than 20 m for the entirety of the PANHANDLE portion of the parcel.

5.2 Minimum Parcel Size Exemptions for Subdivision

1. Minimum PARCEL size requirements do not apply to PUBLIC UTILITY;
2. Minimum PARCEL size requirements do not apply where PARCEL LINEs are moved if:
 - a) No additional PARCELS are created;
 - b) All affected PARCELS are contiguous; and
 - c) No PARCEL shall be enlarged to a size permitting further subdivision.
3. Where two or more PARCELS are consolidated, the minimum PARCEL AREA requirements do not apply.
4. The minimum PARCEL size required by this Bylaw may be reduced by a maximum of ten percent (10%) if part of the proposed PARCEL is required for the purpose of a HIGHWAY.

5.3 Subdivision to Provide Residence for a Relative

1. For PARCELS within the ALR, subdivision applications pursuant to Section 514 of the *Local Government Act* may only be supported if the PARCEL qualifies for subdivision under the ALC's Homesite Severance Policy.
2. For subdivision applications pursuant to Section 514 of the *Local Government Act*:
 - a) The minimum PARCEL size shall be 1.8 ha (4.5 acres); and
 - b) The maximum PARCEL size shall be 4.0 ha (10 acres).

5.4 Hooked Parcels

1. A hooked PARCEL may be created where each portion:
 - a) satisfies the minimum PARCEL area requirements of the applicable zone; and
 - b) is separated by a distance not exceeding 20 m.

6. ACCESSORY BUILDINGS

6.1 General Provisions

1. No ACCESSORY BUILDING shall be placed on any residential zoned PARCEL without the prior or simultaneous construction of the PRINCIPAL BUILDING.
2. No ACCESSORY BUILDING shall be used as a DWELLING UNIT unless otherwise permitted in this zoning bylaw.
3. No ACCESSORY BUILDINGS shall be located within 1.5 m of any PRINCIPAL BUILDING on the same PARCEL.

6.2 Exemptions

1. Commercial, industrial, institutional or park zoned properties are exempt from the maximum ACCESSORY BUILDING AREA regulations listed in Table 1.
2. The following ACCESSORY BUILDINGS are excluded from the calculation of the aggregate BUILDING AREA of all ACCESSORY BUILDINGS:
 - a) FARM BUILDINGS, subject to any other regulations contained in this bylaw;;
 - b) GREENHOUSES with a soil base;
 - c) One GREENHOUSE with a foundation having a BUILDING AREA not exceeding 20m² (215 ft²);
 - d) One garden shed or tool shed having a BUILDING AREA not exceeding 20 m² (215 ft²);
 - e) One power shed having a BUILDING AREA not exceeding 20 m² (215 ft²); and
 - f) One water shed or pump house for domestic purposes, having a BUILDING AREA not exceeding 20 m² (215 ft²).

6.3 Farm Buildings

1. A FARM BUILDING may be located on a PARCEL provided it is for agricultural use and provided the land is classified as 'Farm' under the *Assessment Act*.
2. Notwithstanding any regulations contained in this bylaw, buildings located within the ALR are subject to the *ALC Act* and regulations.

6.4 Accessory Building Area

1. The aggregate BUILDING AREA of all ACCESSORY BUILDINGS must not exceed the BUILDING AREA set out in Table 1.

Table 1: ACCESSORY BUILDING AREA Requirements		
	PARCEL Size	Maximum ACCESSORY BUILDING AREA
a)	Less than or equal to 0.2 ha (0.5 ac)	232 m ² (2497 ft ²)
b)	Greater than 0.2 ha (0.5 ac) but less than or equal to 1.8 ha (4.5 ac)	300 m ² (3229 ft ²)
c)	Greater than 1.8 ha (4.5 ac) but less than or equal to 4 ha (10 ac)	400 m ² (4306 ft ²)
d)	Greater than 4 ha (10 ac)	450 m ² (4844 ft ²)

6.5 Accessory Building Setbacks

1. Except as otherwise specifically permitted in this Bylaw, no ACCESSORY BUILDING or STRUCTURE shall be located within the SETBACKS of Table 2.

Table 2: SETBACK Requirements					
	PARCEL Size	FRONT PARCEL LINE	INTERIOR SIDE PARCEL LINE	EXTERIOR SIDE PARCEL LINE	REAR PARCEL LINE
a)	All PARCELS	7.0 m (16.4 ft.)	1.5 m (10 ft.)	4.5 m (13.1 ft.)	4.5 m (16.4 ft.)

6.6 Greenhouses

1. GREENHOUSES are permitted in all zones unless otherwise stated in this Bylaw.
2. GREENHOUSES larger than 20 m² or those constructed with a foundation (pilings, concrete, or other similar material) must comply with BC Building Code regulations.
3. GREENHOUSES on PARCELS within the Agricultural Land Reserve are subject to the *ALC Act* and regulations.

6.7 Shipping Containers and Temporary Storage Structures

1. All SHIPPING CONTAINERS and TEMPORARY STORAGE STRUCTURES are considered ACCESSORY BUILDINGS and must comply with the ACCESSORY BUILDING requirements.
2. All SHIPPING CONTAINERS and TEMPORARY STORAGE STRUCTURES
3. The use of SHIPPING CONTAINER(s) or TEMPORARY STORAGE STRUCTURES as an ACCESSORY BUILDING or STRUCTURE is permitted in accordance with the following criteria:
 - a) One SHIPPING CONTAINER or TEMPORARY STORAGE STRUCTURE is permitted on any Residential zoned PARCEL;
 - b) There is no limit to the number of SHIPPING CONTAINERS or TEMPORARY STORAGE STRUCTURES allowed on any commercial, industrial, institutional or park zoned PARCEL, provided they comply with all regulations of this bylaw; and
 - c) They must be designed and constructed in compliance with the BC Building Code..
4. SHIPPING CONTAINERS and TEMPORARY STORAGE STRUCTURES must not be placed:
 - a) In between the PRINCIPAL BUILDING and the FRONT PARCEL LINE; and
 - b) In an area used for off-street parking.

7. SUITES

7.1 Detached Suites

1. No DETACHED SUITE shall be located within 1.5m of the PRINCIPAL BUILDING.
2. No DETACHED SUITE shall be subdivided or strata titled.
3. DETACHED SUITES are not permitted on PARCELS within the ALR.
4. DETACHED SUITES shall adhere to ACCESSORY BUILDING SETBACK requirements.
5. A DETACHED SUITE shall not exceed the BUILDING AREA laid out in Table 3.

Table 3: Maximum DETACHED SUITE BUILDING AREA

	PARCEL Size	Maximum DETACHED SUITE BUILDING AREA
a)	All PARCELS	90 m ² (969 ft ²)

7.2 Secondary Suites

1. One SECONDARY SUITE is permitted within a SINGLE DETACHED DWELLING.
2. SECONDARY SUITES shall comply with all BC Building Code requirements.
3. SECONDARY SUITES shall not be subdivided, or strata titled.

7.3 Caretaker Suites

1. Where permitted, one CARETAKER SUITE is permitted per PARCEL.
2. No CARETAKER SUITE shall be subdivided or strata titled.
3. Where permitted, a CARETAKER SUITE shall be contained entirely within a PRINCIPAL or ACCESSORY BUILDING on a parcel.
4. CARETAKER SUITES are not permitted on PARCELS within the ALR.

8. HOME BASED BUSINESS

8.1 General HOME BASED BUSINESS Regulations

1. Where permitted, a HOME BASED BUSINESS MAJOR and a HOME BASED BUSINESS MINOR is subject to the following general regulations:
 - a) Must be accessory to the residential use occurring on the subject property;
 - b) The owner of the business must be the principal occupant(s) of the DWELLING UNIT and must occupy the DWELLING UNIT for no less than 200 days per calendar year;
 - c) Shall not occupy more than 25% to a maximum of 25m² of the FLOOR AREA of a DWELLING UNIT, whichever is less;
 - d) May occupy the entirety of an ACCESSORY BUILDING;
 - e) May include the retail sale of products produced on the subject property or of products that are incidental to a service being provided;
 - f) Must not have advertisements, displays, or changes to the external appearance of the land, buildings, or STRUCTUREs to mark the presence of a HOME BASED BUSINESS except for one sign not greater than 1.0 m²;
 - g) Must not produce excessive noise, traffic congestion, excessive odors, noxious uses, or produce inflammable or explosive vapors or gases;
 - h) All parking of BUSINESS VEHICLES must be accommodated on the PARCEL in compliance with Table 4; and
 - i) Multiple HOME BASED BUSINESSes may be permitted on a property provided the aggregate operation of the businesses comply with the regulations.

Table 4: Maximum Number of BUSINESS VEHICLES

	PARCEL Size	Maximum Number of BUSINESS VEHICLES Per PARCEL
a)	Less than or equal to 0.4 ha (1 ac)	2
b)	Greater than 0.4 ha (1 ac) – to less than or equal to 1.8 ha (4.5 ac)	4
c)	Greater than 1.8 ha (4.5 ac) to less than or equal to 4 ha (10 ac)	6
d)	Greater than 4 ha (10 ac)	8

2. Traffic related to a HOME BASED BUSINESS is prohibited between the hours of 10:00pm and 5:00am, except for Home-Based Business' regulated by the *Community Care & Assisted Living Act*;
3. The following uses are not permitted as a HOME BASED BUSINESS MAJOR or HOME BASED BUSINESS MINOR:
 - a) ABATTOIR MAJOR;
 - b) BULK FUEL SALES;
 - c) CAMPGROUND MAJOR;
 - d) CAMPGROUND MINOR;
 - e) CHEMICAL STORAGE;
 - f) DAY CARE CENTRE MAJOR;
 - g) GAS STATION;
 - h) LODGE, HOTEL, MOTEL ;
 - i) Principal uses permitted in the heavy industrial zone (I-2);
 - j) RESTAURANT;
 - k) SALVAGE YARD; and
 - l) TANK FARM.

8.2 Home Based Business Major

1. A HOME BASED BUSINESS MAJOR must comply with the following:
 - a) May be conducted within a DWELLING UNIT or ACCESSORY BUILDING or both.
 - b) May be conducted outdoors subject to compliance with the outdoor storage regulations below.
 - c) A maximum of three employees are permitted to work on the subject property that do not reside on the property;
 - d) OUTDOOR STORAGE is permitted provided it does not exceed the maximums set out in Table 5;
 - e) OUTDOOR STORAGE must be screened from adjacent PARCELS and HIGHWAYS by either fencing or landscaping or any combination thereof.
 - f) For the purposes of this section landscaping shall consist of:
 - i) A minimum of 1 tree every 10m along the property line; and
 - ii) Consist of a tree mixture of deciduous to coniferous species at a ratio of 3:1.

Table 5: Maximum OUTDOOR STORAGE Area Permissions		
	PARCEL Size	Maximum OUTDOOR STORAGE Area Per PARCEL
a)	Less than or equal to 0.4 ha (1 ac)	No OUTDOOR STORAGE permitted
b)	Greater than 0.4 ha (1 ac) – to less than or equal to 1.8 ha (4.5 ac)	5% of PARCEL AREA
c)	Greater than 1.8 ha (4.5 ac)	5% of PARCEL AREA to a max of 2000m ²

8.3 Home Based Business Minor

1. A HOME BASED BUSINESS MINOR must comply with the following:
 - a) Must be conducted entirely within a DWELLING UNIT, ACCESSORY BUILDING or both;
 - b) No employees, outside of persons who reside on the property, are permitted to work on the property; and
 - c) No OUTDOOR STORAGE is permitted.

9. BED AND BREAKFAST

1. Where permitted, a BED AND BREAKFAST is subject to the following regulations:
 - a) Must be accessory to the principal SINGLE DETACHED DWELLING;
 - b) Must be operated by the principal occupant of the SINGLE DETACHED DWELLING;
 - c) Shall be permitted in no more than three (3) bedrooms which may be contained within a SINGLE DETACHED DWELLING, DETACHED SUITE, SECONDARY SUITE or combination thereof;
 - d) No alterations may be made to the external appearance of the land, buildings or STRUCTURES which would indicate a BED AND BREAKFAST accommodation is being conducted on the premises;
 - e) Must not have advertisements, displays, or changes to the external appearance of the land, buildings, or STRUCTURE to mark the presence of a BED AND BREAKFAST except for one sign not greater than 1.0m²; and
 - f) Shall be limited to one BED AND BREAKFAST per PARCEL.
2. BED AND BREAKFASTS on PARCELS within the ALR are subject to the *ALC Act* and Regulations.

10. TEMPORARY USE PERMITS

1. Pursuant to the *Local Government act* all lands within the Peace River Regional District are designated as areas for consideration of temporary use permits.
2. Temporary use permit applications will be examined and considered, subject to factors including, but not limited to, the following:
 - a) Compatibility of the proposed use with the OCP designation and zoning of adjacent parcels within 1 km of the parcel under application;
 - b) Proximity to DWELLING UNITS;
 - c) Potential for the proposed use to emit dust, air emissions, noise and light affecting adjacent PARCELS;
 - d) Potential traffic impacts of the proposed use including but not limited to:
 - i) Volume of traffic;
 - ii) Hours of operation;

- iii) Number of employees;
 - e) The impact of the proposed use on the natural environment or environmentally sensitive areas including any proposed remedial measures to mitigate potential damage to the natural environment or environmentally sensitive areas;
 - f) Whether the use could be accommodated on lands elsewhere in the Regional District;
 - g) The siting, layout and access of the proposed use, including visibility of all proposed operations to adjacent PARCELS; and
 - h) Proposed restoration activities to return the parcel to pre-development conditions;
3. Temporary use permits may be renewed once and should then be directed to apply for a zoning amendment should the use be intended to continue for an extended period.

11. OFF-STREET PARKING AND LOADING

11.1 General Parking Provisions

1. Required off-street parking, accessible parking and off-street loading spaces, shall be located on the same PARCEL as the building they serve.
2. The GROSS FLOOR AREA of all Buildings larger than 20m² on a PARCEL shall be considered in aggregate when calculating the minimum number of off-street parking, accessible parking and off-street loading spaces required.
3. Where the calculation for the total number of required off-street parking, accessible parking and off-street loading spaces results in a fraction, one space, whichever the case may be, shall be provided in respect of the fraction.
4. Where a DRIVE AISLE is required in a parking area it shall be at least 6 metres in width.
5. Off-street parking spaces, as required by this bylaw, shall not be credited against the requirement for off-street loading spaces and vice versa.
6. All parking of vehicles associated with a Home-Based Business must be accommodated on the PARCEL it operates from.

11.2 Off-Street Parking Spaces

1. Each off-street parking space shall not be less than 3 metres in width by 6 metres in length with a minimum of 2.2 metres of vertical clearance.
2. Where 50 or more off-street parking spaces are required, accessible parking spaces shall be provided in the ratio of 1 for every 100 off-street parking spaces, excluding:
 - a) PARCELS zoned Light Industrial (I-1); and
 - b) PARCELS zoned Heavy Industrial (I-2).
3. Where accessible parking spaces are required, they must:
 - a) Have the following minimum dimensions:
 - i) 4 metres in width;
 - ii) 6 metres in length; and
 - iii) 2.2 metres of vertical clearance.
 - b) Be the parking spaces located closest to the entrance;
 - c) Be properly identified by a sign located not less than 1.5 metres above ground level with the International Symbol of Access; and,
 - d) Have a firm, slip-resistant and level surface.
4. A path of travel designed utilizing the principles of universal design shall be provided between accessible parking stalls and the entrance.
5. Off-Street parking spaces shall be provided on a PARCEL in accordance with Table 5.
6. When a PARCEL is split between two or more zones the PARCEL shall be considered, for the purposes of calculating the minimum number of off-street parking spaces, to be zoned in its entirety as the zone which would result in the largest number of required off-street parking spaces, in accordance with Table 6.

Table 6: Off-Street Parking

	Zone	Minimum Number of Parking Spaces Required
a)	AG	2 per SINGLE DETACHED DWELLING, plus 1 per Accessory DWELLING UNIT
b)	R-1	2 per SINGLE DETACHED DWELLING, plus 1 per Accessory DWELLING UNIT
c)	R-2	2 per SINGLE DETACHED DWELLING, plus 1 per Accessory DWELLING UNIT
d)	R-3	2 per SINGLE DETACHED DWELLING, plus 1 per Accessory DWELLING UNIT
e)	R-4	2 per SINGLE DETACHED DWELLING, plus 1 per Accessory DWELLING UNIT
f)	FP	2 per FACTORY BUILT HOUSE
g)	C-1	1 per 50m ² of GROSS FLOOR AREA
h)	C-2	1 per 50m ² of GROSS FLOOR AREA
i)	C-3	1 per 50m ² of GROSS FLOOR AREA
j)	I-1	1 per 100m ² of GROSS FLOOR AREA
k)	I-2	1 per 100m ² of GROSS FLOOR AREA
l)	P-1	No Minimum Requirement
m)	P-2	1 per 50m ² of GROSS FLOOR AREA

11.3 Off-Street Loading Spaces

1. Where off-street loading spaces are required, they must have the following minimum dimensions:
 - a) 4 metres in width;
 - b) 9 metres in length; and
 - c) 4 metres of vertical clearance.
2. PARCELS zoned commercial, industrial and institutional shall require off-street loading spaces in accordance with Table 7.

Table 7: Off-Street Loading		
	GROSS FLOOR AREA of Building(s)	Minimum Number of Required Loading Spaces
a)	Less than 500m ²	1 Space
b)	Between 500m ² and 2000m ²	2 Spaces
c)	Greater than 2000m ²	3 Spaces

12. ZONES

12.1 Agricultural Zone (AG)

1. Principal Uses

- a) AGRICULTURE MAJOR
- b) SINGLE DETACHED DWELLING

2. Accessory Uses

- a) ACCESSORY BUILDING
- b) AUCTION SALES BARN
- c) BED AND BREAKFAST
- d) HOME BASED BUSINESS MAJOR
- e) HOME BASED BUSINESS MINOR
- f) KENNEL
- g) SECONDARY SUITE

3. Minimum Parcel Size

- a) The minimum PARCEL size is 63 hectares.

4. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Residential Density

- a) A PARCEL shall have a maximum of 2 SINGLE DETACHED DWELLINGS and 1 SECONDARY SUITE, subject to the ALC Act and regulations for PARCELS within the ALR.

7. Communal Farms

- a) COMMUNAL FARM is a permitted PRINCIPAL USE on the lands legally described as:
- i) BLOCK A OF SECTION 30 TOWNSHIP 88 RANGE 22 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT;
 - ii) DISTRICT LOT 2712 PEACE RIVER DISTRICT;
 - iii) DISTRICT LOT 2741 PEACE RIVER DISTRICT;
 - iv) DISTRICT LOT 2742 PEACE RIVER DISTRICT;
 - v) DISTRICT LOT 2743 PEACE RIVER DISTRICT;
 - vi) DISTRICT LOT 2951 PEACE RIVER DISTRICT;
 - vii) DISTRICT LOT 2659 PEACE RIVER DISTRICT EXCEPT THE WEST 80 FEET;
 - viii) LOT A ST. JOHN INDIAN RESERVE NO. 172 TOWNSHIP 85 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN EPP95788;
 - ix) LOT 1 DISTRICT LOTS 133, 136, 137, 139 AND 4226 PEACE RIVER DISTRICT PLAN EPP22284;
 - x) PARCEL A (M12165) OF DISTRICT LOT 2744 PEACE RIVER DISTRICT, EXCEPT PLAN 32646;
 - xi) PARCEL 1 SECTION 1 TOWNSHIP 77 RANGE 15 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT PLAN 25840;
 - xii) SECTION 34 TOWNSHIP 81 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT; and
 - xiii) THE FRACTIONAL SOUTH EAST 1/4 OF SECTION 31 TOWNSHIP 88 RANGE 22 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT.

8. Work Camps

- a) WORK CAMP is a permitted PRINCIPAL USE on the lands legally described as:
- i) DISTRICT LOT 1349, PEACE RIVER DISTRICT;
 - ii) DISTRICT LOT 1351, PEACE RIVER DISTRICT;
 - iii) DISTRICT LOT 1371 PEACE RIVER DISTRICT EXCEPT PLAN 28971;
 - iv) DISTRICT LOT 2485 PEACE RIVER DISTRICT;
 - v) THE NORTH WEST ¼ OF SECTION 17 TOWNSHIP 84 RANGE 24 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT; and
 - vi) THE NORTH EAST ¼ OF DISTRICT LOT 41 PEACE RIVER DISTRICT.

9. Vehicle Towing and Storage

- a) VEHICLE TOWING AND STORAGE is a permitted PRINCIPAL USE on the lands legally described as:
 - i) A 0.5 ha portion of DISTRICT LOT 2072 PEACE RIVER DISTRICT EXCEPT PART IN PLAN EPP39942.

10. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.2 RESIDENTIAL ZONE 1 (R-1)

1. Principal Uses

- a) AGRICULTURE MAJOR
- b) SINGLE DETACHED DWELLING

2. Accessory Uses

- a) ACCESSORY BUILDING
- b) AGRICULTURE MINOR
- c) BED AND BREAKFAST
- d) DAYCARE CENTRE MINOR
- e) DETACHED SUITE
- f) HOME BASED BUSINESS MINOR
- g) SECONDARY SUITE

3. Servicing Requirement

- a) PARCELS must be connected to a community sewer system in accordance with the PRRD Subdivision and Development Servicing Bylaw.

4. Minimum Parcel Size

- a) The minimum PARCEL size is 0.1 hectares where a PARCEL is connected to a community sewer system.

5. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

6. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 5 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

7. Maximum Building Height

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

8. Residential Density

- a) Notwithstanding the regulations below, the total number of DWELLING UNITS permitted is subject to servicing capacity.
- b) PARCELS 0.1 ha or less which are not within the ALR may have a maximum of 1 SINGLE DETACHED DWELLING and:
 - i) 1 SECONDARY SUITE; or
 - ii) 1 DETACHED SUITE.
- c) PARCELS 0.1 ha or less which are within the ALR may have a maximum of:
 - i) 1 SINGLE DETACHED DWELLING; and
 - ii) 1 SECONDARY SUITE.
- d) PARCELS 0.8 ha or larger which are not within the ALR may have a maximum of:
 - i) 1 SINGLE DETACHED DWELLING;
 - ii) 1 SECONDARY SUITE; and
 - iii) 1 DETACHED SUITE.
- e) PARCELS 0.8 ha or larger within the ALR may have a maximum of:
 - i) 2 SINGLE DETACHED DWELLINGS; and
 - ii) 1 SECONDARY SUITE.

9. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

10. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.3 RESIDENTIAL ZONE 2 (R-2)

1. Principal Uses

- a) AGRICULTURE MAJOR
- b) SINGLE DETACHED DWELLING

2. Accessory Uses

- a) ABATTOIR MINOR
- b) ACCESSORY BUILDING
- c) AGRICULTURE MINOR
- d) BED AND BREAKFAST
- e) DAYCARE CENTRE MINOR
- f) DETACHED SUITE
- g) HOME BASED BUSINESS MAJOR
- h) SECONDARY SUITE

3. Minimum Parcel Size

- a) The minimum PARCEL size is 1.8 hectares.

4. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Maximum Building Height

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

7. Residential Density

- a) The maximum permitted density within the R-2 zone is:
 - i) 2 DWELLING UNITS for PARCELS not within the ALR, provided that in no instance there shall be more than 1 SINGLE DETACHED DWELLING permitted on a PARCEL; or
 - ii) 1 SINGLE DETACHED DWELLING and 1 SECONDARY SUITE for PARCELS within the ALR.

8. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

9. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.4 RESIDENTIAL ZONE 3 (R-3)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) SINGLE DETACHED DWELLING

2. **Accessory Uses**

- a) ABATTOIR MINOR
- b) ACCESSORY BUILDING
- c) AGRICULTURE MINOR
- d) BED AND BREAKFAST
- e) DAYCARE CENTRE MINOR
- f) DETACHED SUITE
- g) HOME BASED BUSINESS MAJOR
- h) SECONDARY SUITE

3. **Minimum Parcel Size**

- a) The minimum PARCEL size is 4.0 hectares.

4. **Minimum Parcel Frontage**

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. **Setbacks**

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. **Maximum Building Height**

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

7. Residential Density

- a) The maximum permitted density within the R-3 zone is:
 - i) 3 DWELLING UNITS for PARCELS not within the ALR, provided that in no instance shall there be more than 2 SINGLE DETACHED DWELLINGS permitted on a PARCEL; or
 - ii) 2 SINGLE DETACHED DWELLINGS and 1 SECONDARY SUITE for PARCELS within the ALR.

8. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

9. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.5 RESIDENTIAL ZONE 4 (R-4)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) CABIN
- c) CAMPING VEHICLE
- d) SINGLE DETACHED DWELLING

2. **Accessory Uses**

- a) ACCESSORY BUILDING
- b) AGRICULTURE MINOR
- c) BED AND BREAKFAST
- d) DAY CARE CENTRE MINOR
- e) DETACHED SUITE
- f) HOME BASED BUSINESS MAJOR
- g) SECONDARY SUITE

3. **Minimum Parcel Size**

- a) The minimum PARCEL size is 1.8 hectares.

4. **Minimum Parcel Frontage**

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. **Setbacks**

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. **Maximum Building Height**

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

7. Residential Density

- a) The maximum permitted density within the R-4 zone is:
 - i) 3 DWELLING UNITS for PARCELS not within the ALR, provided that in no instance shall there be more than 1 SINGLE DETACHED DWELLING permitted on a PARCEL; or
 - ii) 1 SINGLE DETACHED DWELLING and 1 SECONDARY SUITE for PARCELS within the ALR.

8. Camping Vehicles

- a) A maximum of 4 CAMPING VEHICLES are permitted on a parcel for recreational purposes only.
- b) CAMPING VEHICLES may be occupied for a maximum period of 6 months in a calendar year.

9. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

10. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.6 FACTORY-BUILT HOUSE PARK (R-5)

1. Principal Uses

- a) Manufactured Home Park

2. Accessory Uses

- a) ACCESSORY BUILDING
- b) HOME BASED BUSINESS MINOR

3. Minimum Parcel Size

- a) For PARCELS outside of a community sewer system area, the minimum PARCEL size is 4 ha.
- b) For PARCELS within a community sewer system area, the minimum PARCEL size is 1.8 ha, provided the PARCEL's are or will be connected to the community sewer system in accordance with the PRRD Subdivision and Development Servicing Bylaw.
- c) For PARCELS within a community sewer system area which are not or cannot be connected to the community sewer system in accordance with the PRRD Subdivision Development Servicing Bylaw, the minimum PARCEL size is 4 ha.

4. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 7 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 7 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 7 metres of a REAR PARCEL LINE.

6. Maximum Building Height

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

7. Residential Density

- a) The maximum gross density shall be 20 manufactured homes per hectare (8 manufactured homes per acre).

8. Other Regulations

- a) All development must also comply with the current Manufactured Home Park Bylaw.
- b) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.7 LOCAL COMMERCIAL ZONE (C-1)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) ART GALLERY
- c) AUTOMOTIVE SERVICE
- d) CANNABIS RETAIL STORE
- e) COMMUNITY CARE FACILITY
- f) DAY CARE CENTRE MAJOR
- g) GARDEN CENTRE
- h) GAS STATION
- i) HEALTH SERVICES
- j) LIQUOR STORE
- k) PERSONAL SERVICE ESTABLISHMENT
- l) RESTAURANT
- m) RETAIL STORE
- n) SCHOOL

2. **Accessory Uses**

- a) ACCESSORY BUILDING
- b) CARETAKER SUITE

3. **Minimum Parcel Size**

- a) For PARCELS outside of a community sewer system area, the minimum PARCEL size is 1.8 ha.
- b) For PARCELS within a community sewer system area, the minimum PARCEL size is 0.4 ha, provided the PARCEL's are or will be connected to the community sewer system in accordance with the PRRD Subdivision and Development Servicing Bylaw.
- c) For PARCELS within a community sewer system area which are not or cannot be connected to the community sewer system in accordance with the PRRD Subdivision Development Servicing Bylaw, the minimum PARCEL size is 1.8 ha.

4. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Maximum Building Height

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

7. Residential Density

- a) A PARCEL shall have a maximum of 1 CARETAKER SUITE.

8. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

9. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.8 GENERAL COMMERCIAL ZONE (C-2)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) ANIMAL HOSPITAL
- c) ART GALLERY
- d) AUCTION SALES MINOR
- e) AUTOMOTIVE SALES AND SERVICE
- f) AUTOMOTIVE SERVICE
- g) CANNABIS RETAIL STORE
- h) COMMERCIAL RECREATION FACILITY
- i) DAY CARE CENTRE MAJOR
- j) EVENT VENUE
- k) GARDEN CENTRE
- l) GAS STATION
- m) HEALTH SERVICES
- n) HOTEL
- o) LIQUOR STORE
- p) LODGE
- q) MOTEL
- r) PERSONAL SERVICE ESTABLISHMENT
- s) RECYCLING DEPOT
- t) RESTAURANT
- u) RETAIL STORE
- v) SCHOOL
- w) TRADE CONTRACTOR

2. **Accessory Uses**

- a) ACCESSORY BUILDING
- b) CAMPGROUND MINOR
- c) CARETAKER SUITE

3. Minimum Parcel Size

- a) For PARCELS outside of a community sewer system area, the minimum PARCEL size is 1.8 ha.
- b) For PARCELS within a community sewer system area, the minimum PARCEL size is 0.4 ha, provided the PARCEL's are or will be connected to the community sewer system in accordance with the PRRD Subdivision and Development Servicing Bylaw.
- c) For PARCELS within a community sewer system area which are not or cannot be connected to the community sewer system in accordance with the PRRD Subdivision Development Servicing Bylaw, the minimum PARCEL size is 1.8 ha.

4. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Maximum Building Height

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

7. Residential Density

- a) A PARCEL shall have a maximum of 1 CARETAKER SUITE.

8. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

9. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.9 TOURIST COMMERCIAL ZONE (C-3)

10. Principal Uses

- a) AGRICULTURE MAJOR
- b) AIRSTRIP
- c) AUTOMOTIVE SERVICE
- d) BULK FUEL SALES
- e) CAMPGROUND MAJOR
- f) GAS STATION
- g) HOTEL
- h) LIQUOR STORE
- i) LODGE
- j) MOTEL
- k) RESTAURANT
- l) RETAIL STORE

11. Accessory Uses

- a) ACCESSORY BUILDING
- b) CARETAKER SUITE

12. Minimum Parcel Size

- a) For PARCELS outside of a community sewer system area, the minimum PARCEL size is 1.8 ha.
- b) For PARCELS within a community sewer system area, the minimum PARCEL size is 0.4 ha, provided the PARCEL's are or will be connected to the community sewer system in accordance with the PRRD Subdivision and Development Servicing Bylaw.
- c) For PARCELS within a community sewer system area which are not or cannot be connected to the community sewer system in accordance with the PRRD Subdivision Development Servicing Bylaw, the minimum PARCEL size is 1.8 ha.

13. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

14. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

15. Maximum Building Height

- a) Except as otherwise permitted in this bylaw, no building or STRUCTURE shall exceed 10 metres in HEIGHT.

16. Residential Density

- a) A PARCEL shall have a maximum of 1 CARETAKER SUITE.

17. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

18. Work Camps

- a) WORK CAMP is a permitted PRINCIPAL USE on the lands legally described as:

19. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.10 LIGHT INDUSTRIAL ZONE (I-1)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) ANIMAL HOSPITAL
- c) AUCTION SALES MINOR
- d) AUCTION SALES MAJOR
- e) AUTOMOTIVE SALES AND SERVICE
- f) AUTOMOTIVE SERVICE
- g) BULK FUEL SALES
- h) DATA PROCESSING FACILITY
- i) GAS STATION
- j) HEAVY EQUIPMENT SALES AND SERVICE
- k) HEAVY CONSTRUCTION CONTRACTOR
- l) RECYCLING DEPOT
- m) RETAIL STORE
- n) TRADE CONTRACTOR
- o) VEHICLE TOWING AND STORAGE

2. **Accessory Uses**

- a) ACCESSORY BUILDING
- b) AGRICULTURE MINOR
- c) CARETAKER SUITE

3. **Minimum Parcel Size**

- a) For PARCELS outside of a community sewer system area, the minimum PARCEL size is 1.8 ha.
- b) For PARCELS within a community sewer system area, the minimum PARCEL size is 0.4 ha, provided the PARCEL's are or will be connected to the community sewer system in accordance with the PRRD Subdivision and Development Servicing Bylaw.
- c) For PARCELS within a community sewer system area which are not or cannot be connected to the community sewer system in accordance with the PRRD Subdivision Development Servicing Bylaw, the minimum PARCEL size is 1.8 ha.

4. Minimum Parcel Frontage

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Residential Density

- a) A PARCEL shall have a maximum of 1 CARETAKER SUITE.

7. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

8. Work Camp

- a) WORK CAMP is a permitted PRINCIPAL USE on the lands legally described as:
 - i) DISTRICT LOT 2246 PEACE RIVER DISTRICT; and
 - ii) LOT 8 DISTRICT LOT 777 PEACE RIVER DISTRICT PLAN 16785.

9. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.11 HEAVY INDUSTRIAL ZONE (I-2)

1. **Principal Uses**

- a) ASPHALT OR CONCRETE PLANT
- b) BULK FUEL SALES
- c) DATA PROCESSING FACILITY
- d) FREIGHT FACILITY
- e) LAND TREATMENT FACILITY
- f) RECYCLING SORTING FACILITY
- g) SALVAGE YARD
- h) TANK FARM
- i) VEHICLE TOWING AND STORAGE

2. **Accessory Uses**

- a) ACCESSORY BUILDING

3. **Minimum Parcel Size**

- a) The minimum PARCEL size is 1.8 ha.

4. **Minimum Parcel Frontage**

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. **Setbacks**

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. **Agriculture Major**

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

7. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.12 PARKS AND RECREATION ZONE (P-1)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) CAMPGROUND MAJOR
- c) CAMPGROUND MINOR
- d) COMMERCIAL RECREATION
- e) MARINA
- f) MUSEUM
- g) PARK
- h) PUBLIC RECREATION

2. **Accessory Uses**

- a) ACCESSORY BUILDING
- b) AGRICULTURE MINOR
- c) CARETAKER SUITE
- d) LODGE
- e) NEIGHBOURHOOD PUB
- f) RESTAURANT

3. **Minimum Parcel Size**

- a) The minimum PARCEL size is 1.8 ha.

4. **Minimum Parcel Frontage**

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. **Setbacks**

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Residential Density

- a) A PARCEL shall have a maximum of 1 CARETAKER SUITE.

7. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

8. Other Regulations

- a) LODGE and NEIGHBOURHOOD PUB are only permitted as ACCESSORY USES wherein COMMERCIAL RECREATION is a PRINCIPAL USE.
- b) Further applicable regulations can be found in the General Regulations Section of this bylaw.

12.13 CIVIC, ASSEMBLY, AND INSTITUTIONAL ZONE (P-2)

1. **Principal Uses**

- a) AGRICULTURE MAJOR
- b) AIRSTRIP
- c) ART GALLERY
- d) ASSEMBLY BUILDING
- e) CEMETERY
- f) COMMUNITY CARE FACILITY
- g) DAY CARE CENTRE MAJOR
- h) EMERGENCY SERVICES
- i) GOVERNMENT OFFICE
- j) HEALTH SERVICES
- k) MARINA
- l) MUSEUM
- m) PUBLIC RECREATION
- n) PUBLIC UTILITY
- o) RELIGIOUS CENTRE
- p) SCHOOL

2. **Accessory Uses**

- a) ACCESSORY BUILDING
- b) AGRICULTURE MINOR
- c) CARETAKER SUITE
- d) SINGLE DETACHED DWELLING

3. **Minimum Parcel Size**

- a) The minimum PARCEL size is 1.8 ha.

4. **Minimum Parcel Frontage**

- a) The FRONT PARCEL LINE shall be a minimum of 10% of the PARCEL's total perimeter, provided that in no instance shall the minimum PARCEL frontage be less than 20 metres.

5. Setbacks

- a) Except as otherwise permitted by this bylaw, no building or STRUCTURE shall be located within:
 - i) 7 metres of a FRONT PARCEL LINE;
 - ii) 3 metres of an INTERIOR SIDE PARCEL LINE;
 - iii) 5 metres of an EXTERIOR SIDE PARCEL LINE; and
 - iv) 5 metres of a REAR PARCEL LINE.

6. Residential Density

- a) A PARCEL shall have a maximum of 1 CARETAKER SUITE.
- b) SINGLE DETACHED DWELLING is only a permitted use on a PARCEL where SCHOOL is a PRINCIPAL USE with a maximum density of four (4) SINGLE DETACHED DWELLINGS permitted.

7. Agriculture Major

- a) AGRICULTURE MAJOR is only permitted on PARCELS within the ALR.

8. Other Regulations

- a) Further applicable regulations can be found in the General Regulations Section of this bylaw.

Schedule B

“MAPS”

Peace River Regional District

Zoning Bylaw No. 2582, 2025