



NORTHERN ROCKIES REGIONAL MUNICIPALITY

Zoning Bylaw No. 119, 2016 (Townsite)

Consolidated May 2026 for ease of public use

This document is an office consolidation of this bylaw, and is intended for information and reference purposes only. This document is *not* the official version of the bylaw. Please consult the Corporate Manager where accuracy is critical, or if you find any errors or omissions in this consolidation.

Consolidated version includes and is amended by:

- [Zoning Amendment Bylaw No. 152, 2018](#) (District Lot 4241 Peace River District)
- [Zoning Amendment Bylaw No. 154, 2018](#) (Cannabis Regulation)
- [Zoning Amendment Bylaw No. 155, 2018](#) (Cannabis Related Business)
- [Zoning Amendment Bylaw No. 156, 2018](#) (Commercial Recreation Use)
- [Zoning Amendment Bylaw No. 168, 2019](#) (4604 Boundary Road)
- [Zoning Amendment Bylaw No. 176, 2019](#) (Storefront Cannabis Retailer)
- [Zoning Amendment Bylaw No. 178, 2020](#) (Vehicle Storage Regulation)
- [Zoning Amendment Bylaw No. 184, 2020](#) (RM-1 Single Family Setbacks)
- [Zoning Amendment Bylaw No. 201, 2022](#) (Commercial Recreation Use)
- [Zoning Amendment Bylaw No. 202, 2022](#) (Highway Commercial (4804 50th N))
- [Zoning Amendment Bylaw No. 208, 2022](#) (5751 Alaska Highway Site-Specific Propane Retail)
- [Zoning Amendment Bylaw No. 211, 2023](#) (Accessible Parking)
- [Zoning Amendment Bylaw No. 214, 2023](#) (Hwy 77 A-2 Agriculture Small Holdings to C-3 Service Commercial)
- [Zoning Amendment Bylaw No. 228, 2024](#) (Site-Specific Personal Services Establishment)
- [Zoning Amendment Bylaw No. 230, 2024](#) (Small-Scale Multi-Unit Housing)
- [Zoning Amendment Bylaw No. 237, 2025](#) (4603 50 Ave South - C-2, C-3 to RMH)
- [Zoning Amendment Bylaw No. 241, 2025](#) (5100 50th Ave N Cannabis Storefront Retailer)

A list of Map Schedule amendments are as follows:

Schedule B: Zoning Area Context Map	Repealed and Replaced by Bylaw No. 214, 2023
	Repealed and Replaced by Bylaw No. 237, 2025
	Repealed and Replaced by Bylaw No. 241, 2025
Schedule B1: Fort Nelson Area Map	Repealed and Replaced by Bylaw No. 168, 2019
	Updated by Bylaw No. 202, 2022
	Repealed and Replaced by Bylaw No. 208, 2022
	Repealed and Replaced by Bylaw No. 237, 2025
	Repealed and Replaced by Bylaw No. 241, 2025
Schedule B2: Rural West Area Map	Repealed and Replaced by Bylaw No. 208, 2022
	Repealed and Replaced by Bylaw No. 214, 2023
	Repealed and Replaced by Bylaw No. 237, 2025
	Repealed and Replaced by Bylaw No. 241, 2025
Schedule B3: McConachie & Airport Area Map	Repealed and Replaced by Bylaw No. 208, 2022
	Repealed and Replaced by Bylaw No. 237, 2025
	Repealed and Replaced by Bylaw No. 241, 2025
Schedule B4: Muskwa Heights Area Map	Repealed and Replaced by Bylaw No. 152, 2018

**Northern Rockies Regional Municipality
Zoning Bylaw No. 119, 2016
(Townsite)**

A Bylaw of the Northern Rockies Regional Municipality to establish zones and regulate land use within the Regional Municipality.

WHEREAS under the authority of the Local Government Act, the Regional Council for the Northern Rockies Regional Municipality may by Bylaw establish zones and regulate within the zones, the density of lands, the use of lands, buildings, structures and parking;

AND WHEREAS this Zoning Bylaw has been created to be consistent with and as a companion document to the Northern Rockies Regional Municipality Official Community Plan Bylaw No. 64, 2011 that was adopted on October 24th, 2011;

AND WHEREAS the Regional Municipality has provided opportunities they consider appropriate for consultation with persons, organizations and authorities they consider will be affected;

AND WHEREAS all persons who might be affected by this Zoning Bylaw have been afforded the opportunity to be heard on the matters covered therein before the Regional Council of the Northern Rockies Regional Municipality in accordance with the provisions of the Community Charter and the Local Government Act;

NOW THEREFORE the Regional Council of the Northern Rockies Regional Municipality, in open meeting assembled, hereby enact as follows:

1. **CITATION**

This Zoning Bylaw may be cited as “The Northern Rockies Regional Municipality Zoning Bylaw No. 119, 2016.”

2. **SCHEDULES**

The following schedules attached hereto are hereby made part of this Zoning Bylaw and adopted as the zoning bylaw for the Northern Rockies Regional Municipality:

- a. Schedule A Zoning Bylaw Text
- b. Schedule B Zoning Area Context Map
 - Schedule B-1 Fort Nelson Area Map
 - Schedule B-2 Rural West Area Map
 - Schedule B-3 McConachie & Airport Area Map
 - Schedule B-4 Muskwa Heights Area Map

3. **REPEALS**

The following Fort Nelson and Northern Rockies Regional Municipality Bylaw is hereby repealed:

- a. Bylaw No. 729, 2008 – The Town of Fort Nelson Northern Rockies Regional District Zoning Bylaw and all subsequent amending Bylaws.

4. **SEVERABILITY**

If any provision of this Zoning Bylaw is found invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Zoning Bylaw.

READ a first time this 22nd day of February, 2016.

READ a second time this 22nd day of February, 2016.

NOTICE of a Public Hearing published on March 2nd, 2016 and March 9th, 2016.

Public Hearing held on this 14th day of March, 2016.

READ a third time this 14th day of March, 2016.

I hereby certify that the foregoing is a true and correct copy of Bylaw No. 119, 2016 cited as “The Northern Rockies Regional Municipality Zoning Bylaw No. 119, 2016” as read a third time by the Regional Council for the Northern Rockies Regional Municipality on the 14th day of March, 2016.

Original signed by

Heather Cobbett, Corporate Manager

Approved Pursuant to the Transportation Act, this 10th day of March, 2016 on behalf of the District Manager, Ministry of Transportation and Infrastructure.

Original signed by

District Manager, Ministry of Transportation and Infrastructure

Adopted on this 14th day of March, 2016

Original signed by

Acting Mayor, Laurie Dolan

Original signed by

Heather Cobbett, Corporate Manager



Northern Rockies Regional Municipality
Zoning Bylaw No. 119, 2016
(Townsite)

Schedule A: Zoning Bylaw Text

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SECTION 1: Administration and Enforcement

1.1 APPLICATION

- 1.1.1 This Zoning Bylaw applies to land within the boundaries of the Fort Nelson Planning Area as defined on Schedule B – Planning Area Land Use Map in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

1.2 METRIC DIMENSIONS

- 1.2.1 Metric dimensions are used for all measurements in this Zoning Bylaw. For convenience, the following table has been provided to assist with metric to imperial conversions.

	Metric	Imperial
Area		
	1 square metre (sq.m)	10.76 square feet
	9.29 square metres (sq.m)	100 square feet
	92.9 square metres (sq.m)	1,000 square feet
	0.4 hectares (ha) = 4,000 square metres (sq.m)	1 acre = 43,560 square feet
	1 hectare (ha) = 10,000 square metres (sq.m)	2.47 acres = 107,639.1 square feet
Length		
	2.54 centimetres (cm)	1 inch
	0.3 metres (m)	1 foot
	1 metre (m)	3.28 feet
	1.8 metres (m)	6 feet
	1 kilometre (km)	0.62 miles
	1.6 kilometres (km)	1 mile

1.3 GENERAL COMPLIANCE

- 1.3.1 The purpose of this Zoning Bylaw is to provide a clear and efficient system of land **Use** regulation to implement the Vision of the Official Community Plan.
- 1.3.2 No land or **Building** or **Structure** on a **Parcel** shall be used or occupied and no **Building, Structure** or part thereof shall be erected, moved, altered or enlarged unless in conformity with this Zoning Bylaw.
- 1.3.3 Nothing contained in this Zoning Bylaw shall relieve any person from the responsibility to seek out and comply with other municipal policies, permits, bylaws, or Provincial or Federal statutes and regulations applicable to their undertaking.

1.4 SEVERABILITY & NON-CONFORMITY

- 1.4.1 If any section, subsection, clause, subclause, sub-subclause or phrase of this Zoning Bylaw is for any reason found invalid by the decision of the court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Zoning Bylaw.
- 1.4.2 Lawful non-conforming uses and buildings are subject to provisions of the Local Government Act.

1.5 ENFORCEMENT

- 1.5.1 The Bylaw Enforcement Officer, or any other officer of the **Regional Municipality** who may be appointed by **Regional Council**, is hereby authorized to enter at all reasonable times upon any **Parcel** subject to the regulations of this Zoning Bylaw to determine whether the regulations are being or have been observed.
- 1.5.2 No person shall interfere with or obstruct the entry of the Bylaw Enforcement Officer or any other officer of the **Regional Municipality** on to any land or into any **Building** to which entry is made or attempted.

1.6 VIOLATIONS

- 1.6.1 Any person who violates any of the provisions of this Zoning Bylaw, or who suffers or permits any act in contravention of this Zoning Bylaw, including without limitation the construction, erection, placing or alteration of any **Building** or **Structure** or the use of any land, **Building** or **Structure** or who neglects to do or refrains from doing any act or thing to be done or thing which is required to be done by any of the provisions of this Zoning Bylaw, commits an offense against this Zoning Bylaw and is liable to the penalties hereby imposed.

1.7 PENALTY

- 1.7.1 Every person who violates any provision of this Zoning Bylaw, or who permits, suffers or allows any act to be done in violation of any provision of this Zoning Bylaw, or who neglects to do anything required to be done by any provision of this Zoning Bylaw, commits an offence punishable upon summary conviction and is subject to a fine not less than \$2,000.00 and not more than \$5,000.00 in addition to the cost of prosecution.
- 1.7.2 Each day during which any violation, contravention or breach of this Zoning Bylaw continues shall be deemed a separate offence.
- 1.7.3 This Zoning Bylaw may be enforced by means of a ticket in the form prescribed for the purpose of Section 264 of the Community Charter.
- 1.7.4 Pursuant to Section 264(1)(b) of the Community Charter, Bylaw Enforcement Officers or any other officer of the **Regional Municipality** are designated to enforce this Zoning Bylaw.

1.8 APPLICATIONS IN PROCESS

- 1.8.1 A completed application for a **Building Permit**, Zoning Amendment, Development Area Permit or Development Variance Permit that is received prior to the effective date of this Zoning Bylaw shall be processed in accordance with the Fort Nelson Zoning Bylaw No. 729, 2008, as amended. Such applications will have one year from the effective date of this Zoning Bylaw to be issued and after which time they must comply with this Zoning Bylaw.

SECTION 2: Interpretation and Definitions

2.1 DESIGNATION OF ZONES

2.1.1 For the purposes of this Zoning Bylaw, the **Regional Municipality** is divided into the following **Zones**:

Sections	Zones	
Section 6	Residential	
6.1	RS-1	Residential Single Detached and Duplex
6.2	RS-1A	Residential Single Detached
6.3	RS-2	Residential Single Detached - Mixed
6.4	RS-3	Residential Single Detached - Small Lot
6.5	RR-1	Rural Residential - Large Lot
6.6	RR-2	Rural Residential - Small Lot
6.7	RM-1	Residential Multi-Unit Dwelling
6.8	RMH	Residential Manufactured Home Park
Section 7	Agricultural	
7.1	A-1	Agricultural - Large Holdings
7.2	A-2	Agricultural - Small Holdings
Section 8	Commercial	
8.1	C-1	Commercial Core
8.2	C-2	Highway Commercial
8.3	C-3	Service Commercial
8.4	C-4	Campground Commercial
8.5	C-5	Off-Highway Commercial Recreation
8.6	C-6	Service Station Commercial
8.7	C-7	Cordova Retail Commercial
Section 9	Industrial	
9.1	M-1	Light Industrial
9.2	M-2	Heavy Industrial
Section 10	Public Use	
10.1	PI	Public Institutional
10.2	PR	Parks and Recreation
10.3	AP	Airport
10.4	LF	Landfill
10.5	U	Utilities
Section 11	Comprehensive Development	
11.1	CD-2	Comprehensive Development Two
11.2	CD-3	Comprehensive Development Three

2.2 ZONING BYLAW MAPS

2.2.1 The location of the **Zones** established by this Zoning Bylaw is illustrated in the following maps, which, with all explanatory matter thereon, form an integral part of this Zoning Bylaw.

Schedule B Zoning Area Context Map
 Schedule B-1 Fort Nelson Area Map
 Schedule B-2 Rural West Area Map
 Schedule B-3 McConachie & Airport Area Map
 Schedule B-4 Muskwa Heights Area Map

- 2.2.2 The Schedule B maps listed in Section 2.2.1 are included in this Zoning Bylaw for illustrative purposes only. The official zoning map is the digital version which is kept at the Municipal office.
- 2.2.3 Where uncertainty arises as to the precise location of the boundary of any **Zone** as shown on the Zoning Bylaw maps, the following rules shall apply in determining **Zone** boundaries:
- 2.2.3.1 Where **Zone** boundaries are shown to be approximate, they shall be deemed to be the **Parcel** boundaries.
 - 2.2.3.2 **Zone** boundaries shall be determined on the basis of the scale of the map.
 - 2.2.3.3 Where a **Zone** has been established in accordance with a proposed subdivision of land, the **Zone** shall be understood to conform to the plan of survey when registered in the Land Title Office. Prior to registration, the **Zone** boundaries shall be determined from the scale of the map.

2.3 DEFINITIONS

{Some Definitions Amended by [Bylaw No. 230, 2024](#)}

- 2.3.1 Examples listed in a **Use** definition are to illustrate typical **Uses** and are not intended to be exclusive, exhaustive, or restrictive.
- 2.3.2 Where a specific **Use** generally conforms to the wording of two or more **Uses**, the **Use** shall be interpreted to conform to the **Use** that is most similar in character, performance, and purpose.
- 2.3.3 Where **Zones** are listed in the column to the right of **Uses**, they are for convenience only. The list of permitted **Uses** within the **Zone** regulations found in Section 6, 7, 8, 9, 10 and 11 of this Zoning Bylaw determines which **Uses** are allowed in each **Zone**.
- 2.3.4 Definitions for key words and phrases not contained in legislation or other Bylaws are listed below. The following words, terms, and phrases, wherever they occur in the Zoning Bylaw, shall have the meaning assigned to them in the following table.

Definition:		Permitted in Zone(s):
A		
Accessory Building or Structure	means a Building or Structure separate from and subordinate to the Principal Building , the Use or intended Use of which is incidental to or customarily associated with that of the Principal Building and is located on the same Parcel as the Building to which it is accessory. An Accessory Building or Structure does not include an Accessory Dwelling Unit .	All Zones
Accessory Dwelling Unit	means a detached Dwelling Unit , that is secondary to the Principal Use , and, where permitted, is located on a Parcel where the Principal Use is also a Dwelling Unit . An Accessory Dwelling Unit is not an Accessory Building or Structure .	RR-1; RR-2; RS-1; RS-1A; RS2; RS3; RM1; A-1; A-2;
Accessory Use	means a Use customarily incidental and subordinate to the Principal Use , and which is located on the same Parcel with the Principal Use to which is accessory.	
Agriculture	means the growing, producing, keeping or harvesting of farm products, and includes the processing and sale on an individual farm of farm products produced on the farm, and the storage of farm machinery and implements used on that farm.	RR-1; RR-2; A-1; A-2;
Agri-tourism	means any agri-tourism activity defined under the Agricultural Land Commission Act and related regulation or policy, as amended from time to time. Includes the seasonal availability of short-term accommodation to provide a tourist experience on a farm, orchard, or vineyard where the Agri-tourism activity is subordinate and secondary to the principal agricultural use.	A-1; A-2;
Aircraft Maintenance and Repair Facility	means the rental, maintenance and repair of all types of aircraft, including fixed wing and rotary.	AP;
Airport	means an area for the arrival, departure, movement, or servicing of aircraft, and includes any associated Buildings , installations, open space, and equipment in connection therewith. This also includes aircraft and Airport related manufacturing, services, and flying instruction.	AP;
Aisle	means the driving and maneuvering lane between sections of parking Stalls .	
Amenity Area	means a space on a Site provided for the passive enjoyment and active recreational needs of the residents, including a landscaped area, recreational facilities, communal lounges and other similar facilities.	
Animal Shelter	means the temporary accommodation of lost, abandoned, stray or neglected animals, and may include accessory care of such animals.	M-1;
Asphalt Manufacturing and Processing	means the processing, manufacturing, recycling, and sale of asphalt and may include accessory facilities for the administration or management of the business, the stockpiling of bulk materials and finished products and the storage and maintenance of vehicles and equipment.	M-2;
Auction Sales	means the sale of goods, wares, merchandise, or equipment, but not livestock, to the general public at auction;	C-2; C-3; M-1; M-2;
Auto Body Repairs	means a Use of a Building or clearly defined space on a Parcel for the storage, repair and servicing of motor vehicles including body repair, painting and engine rebuilding, not including a Service Station or auto sales.	C-3; M-1; M-2;
Automotive Services	means the general repair and service of vehicles including oil changes, engine repair and rebuilding, general maintenance, sales, rentals, tire service and sales, not including Auto Body Repairs .	C-2; C-3; C-6; C-7;
Aviation Fuel Storage and Sales	means the storage and/or sale of fuels used for aviation purposes.	AP;

B

Bare Land Strata	means a form of property ownership, as regulated by the <u>Strata Property Act SBC 1998</u> .	
Basement	means that portion of a Building between two floor levels which has at least one-half of its volume below the Building Grade adjoining its exterior walls, and includes cellars.	
Bed and Breakfast	means a business operation, conducted within a principal Single Detached Dwelling or Modular Dwelling by the residents of the Dwelling Unit , in which bedrooms are rented on a daily basis or weekly basis, with a breakfast meal being provided.	RS-1; RS-1A; RS-2; RR-1; RR-2; RM-1; A-1; A-2;
Boarding House	means a Use that is carried out within a Dwelling Unit in which rooms are rented on a month to month or yearly basis, with or without meals being provided, to persons other than the primary occupant of the occupant of the Dwelling Unit . The maximum number of rooms permitted for rent in a Boarding House is two (2).	RS-1; RS-1A; RS-2; RR-1; RR-2; RM-1; A-1; A-2;
Buffer	means an area free of all Buildings and Structures , the purpose of which is to mask or separate different land Uses and includes a landscaped buffer and riparian areas.	
Building	means a Structure having a roof supported by columns or walls used for the shelter or accommodation of persons, animals, chattels or property of any kind and having a fixed base on or fixed connection to the ground; includes a Mobile Dwelling when so affixed.	
Building and Garden Supplies	means the sale of building materials, fixtures, hardware, garden furniture, equipment and supplies, and animal feed; includes a lumber yard, building supply outlet, and home improvement centre.	C-2; C-3; M-1;
Building Grade	see Grade, Building	
Building Permit	means the required Permit that is issued by the Regional Municipality for all Buildings as per the applicable NRRM Building Bylaw.	
Bulk Fuel Plant	means a fuel distribution establishment where fuel is received by tanker trucks or rail car and stored in bulk for distribution by tanker trucks.	M-2;
Bus Terminal	means a location for the arrival and departure of commercial buses for personal travel or the shipping of goods, and includes taxi stands or other similar transportation uses.	C-2; C-3; C-7;

C

Camp	see Construction Camp .	
{Cannabis definition is added to Section 2 by Bylaw 154, 2018}		
Cannabis	means cannabis as defined in the <i>Controlled Drugs and Substances Act</i> or <i>Cannabis Act</i> and includes any products containing cannabis .	
Car and/or Truck Wash	means a facility designed, maintained or intended for the washing of vehicles or trailers on an automated, semi-automated or manual basis.	C-2; C-3; C-6; C-7; M-1; M-2;
Card Lock Fuel Sales	means a Use providing for the sale of motor fuels (to a maximum of 1200 litres per fill) by way of a card lock and membership arrangement that has no bulk fuel dispensing capabilities, which can include, as Accessory Uses , the retail sale of lubricating oils and motor vehicle accessories, food stuffs and convenience goods in premises with a Floor Area not exceeding 140sq.m.	C-7; M-1; M-2; AP;
Carport	means a roofed, wall-less shed, usually projecting from the side of a building, used as a shelter for an automobile.	

Child Care Centre	means a care facility for children which includes group child care, family child care, preschool, out-of-school, child minding, specialized child care and emergency child care licensed under the <u>Community Care and Assisted Living Act</u> .	All Zones
Combined Floor Area	see Floor Area, Combined .	
Commercial Campground	means the Use of a Parcel for the temporary accommodation of travellers in travel trailers, Recreational Vehicles , tent-trailers, tents or similar transportable accommodation other than Manufactured Dwellings , which is operated as a commercial enterprise.	C-4; C-5;
Commercial Greenhouse	means the growing, producing, keeping, harvesting of bedding plants, flowers, Nursery stock, forest seedlings, or vegetables produced entirely within a Building for retail sale and includes the retail sale of Landscaping materials or garden furniture, equipment or supplies.	RR-1; RR-2; A-1; A-2; C-2; C-3; M-1;
Commercial Recreation	means a golf course, driving range, ice arena, bowling alley, billiard/snooker/pool hall, roller rink, curling rink, dance or other hall, gymnasium, fitness club, theatre (not including drive-in theatre) and other similar Uses operated as a business.	C-1; C-2; C-5; PI; PR;
{Commercial Vehicle definition in Section 2 is added by Bylaw 178, 2020}		
Commercial Vehicle	Means a licensed and insured motor Vehicle that is used, or designed to be used, to carry individuals, animals, goods, materials, wares or merchandise as part of a Business, and includes without limitation a truck, delivery Vehicle , bus, tow truck, tractor, taxi or other similar Vehicle .	
Community Care Facility	means a Building or part of a Building where care is provided to 3 or more persons who are not related by blood or marriage to the person and includes any other Building or part of that Building , is used in conjunction with the community care facility for the purpose of providing care or designated under the <u>Community Care and Assisted Living Act</u> .	All Zones
Concrete Mixing	means the processing, manufacturing, recycling, and sale of concrete and may include accessory facilities for the administration or management of the business, the stockpiling of bulk materials and finished products, the storage and maintenance of vehicles.	M-1; M-2;
Construction Camp	means a Temporary Use providing boarding and lodging facilities for employees of contractors working on construction projects located on the same site.	
Contractor, Trade	means the continuous Use of a Building or land by a contractor engaged in plumbing, heating, air conditioning, painting, decorating, electrical, mechanical, masonry, ironwork, carpentry, cabinet-making, drywall and similar construction trades and includes machinists, upholsterers, taxidermists, custom meat-cutters, and similar contractors. Includes associated office use and trade operations.	C-2; C-3; M-1;
Controlled Access Highway	means a Highway designated as a 'Controlled Access Highway' under the <u>Transportation Act</u> . Within the Regional Municipality , this includes the Alaska Highway (Hwy 97) and the Liard Highway (Hwy 77).	
Corner Parcel	see Parcel, Corner .	

Cul-de-Sac means a **Highway** that is closed at one end.

Cul-de-Sac
Diagram



Cultural Use means a facility which provides for social, cultural and educational opportunities and includes museums and art galleries.

C-1; C-2; PI;

D

Day Care see **Child Care Centre**.

Deck means an above ground level **Structure** which is not roofed or enclosed by walls and is attached to a **Principal Building**.

Density means a measurement of **Dwelling Units** or **Buildings** permitted on a **Parcel** or area of land.

Drive-Through Business means an establishment providing services to customers traveling in motor vehicles where the customer normally remains in the vehicle for service, not including car washes or **Service Stations**.

C-2; C-6; C-7;

Duplex means a **Building** containing two self-contained **Dwelling Units**, each of which has its own access to the outside. The individual **Dwelling Units** within a **Duplex** may be side by side or above and below

**RS-1; RS-2; RR-1;
RR-2; RM-1; A-1;
A-2;**

Dwelling Unit means a self-contained residential accommodation unit with cooking, sleeping, and washroom facilities, intended as a permanent residence. It has an independent entrance, either directly from the outside of the building or through a common area inside the building.

E

Equestrian Centre means facilities to accommodate horses, donkeys, and mules on a commercial basis and includes horse ranches, boarding stables, riding schools and academies, horse exhibition facilities, pack stations, and gymkhana and rodeo grounds.

RR-1; A-1; A-2;

Equipment Rental including Industrial Equipment means a business involved in the renting of commercial and industrial equipment.

M-1; M-2;

Equipment Rental, Leasing and Sales means a business involved in the renting, leasing, and sales of equipment for personal and commercial use.

C-2; C-3;

Exterior Side Yard see **Yard, Exterior Side**.

F

Farmer's Market	means an open air or fully or partly covered market, for the sale directly by the producers, or their representatives who are involved in the production of regional fresh, dried or frozen fruit and vegetables, regional dried or frozen meat and seafood, regional dairy products, regional plants, local prepared and ready-to-eat foods and regional artisan crafts.	A Zones; C Zones; M Zones; PI; PR; AP; LF; U;
Floor Area	means the total of the areas of all rooms and passageways contained in a Building but not including the area of Basements , attached Garages , attached or detached sheds, open porches, or breeze-ways.	
Floor Area, Combined	means the total sum of all the Floor Areas of all the Accessory Buildings or Structures on a Parcel .	
Floor Area, Gross (also GFA)	means the sum of the Floor Areas of all Storeys in a Building measured to the exterior surface of the exterior walls including the cross-sectional areas of all interior walls.	
Forestry	means the growing, or the cultivating, protecting, harvesting, sorting, or storage of forest products grown on the same Site , and may include accessory auction, retail or wholesale of forest products grown on the same Site , and the storage of harvesting equipment or supplies and temporary repair of such equipment used on the same Site . May include a temporary small scale sawmill as allowed under the <u>Agricultural Land Commission Act</u> .	A-1; A-2;
Foundation, Permanent	means one of: • a full, poured concrete or masonry foundation; • a poured concrete frost wall or a mortared masonry frost wall, with or without a concrete floor; • a floating concrete slab; • a permanent wood foundation (PWF) complying with the BC Building Code; • any other foundation which, pursuant to the BC Building Code is permitted for Single Detached Dwellings and Modular Dwellings and does not include screw piles, or screw jacks, or any other piling construction.	
Frontage	means a boundary shared by the Front Parcel Line of a Parcel and a Highway , excluding a lane. On a Corner Parcel , the Frontage shall be considered to be the shorter of the Highway boundaries, regardless of the direction the Buildings on the Parcel are to face.	
Funeral Parlour	means a facility where the deceased are prepared for burial or cremation, can include a crematorium, and can include a place where those who knew the deceased can come to pay their last respects.	C-2; C-3; M-1; PI;

G

Gaming Centre	means a facility for the purpose of playing or operating games of chance or of mixed chance and skill on which money can be wagered, and for which a license has been issued by the Province of British Columbia; includes bingo and slot machine gaming, and tele-theatre off-track betting.	C-2; C-5; C-7;
Garage	means an Accessory Building or part of the Principal Building , designed and used primarily for the storage of motor vehicles.	
Gas Bar	means premises for the retail sale of automotive fuels, other petroleum products and incidental auto accessories, but does not include the servicing or repair of Motor Vehicles.	C-6; C-7; AP;
Gas Bar Canopy	means the roof-like Structure that projects from a wall of a Building , or a freestanding Structure , covering the fuel pumps at a Gas Bar .	

Golf Course	means the ground or course over which golf is played and may include a driving range and clubhouse.	PR;
Grade, Building	means the ground elevation established for the purpose of regulating the number of Storeys and the Height of a Building , being the level adjacent to the walls of the Building if the finished grade is level, and in other cases, the average of the elevations of the ground for each face of the Building measured from each corner of a wall.	
Gravel Extraction and Processing	means the process of removing gravel from the ground and the processing of those materials on the site it is being extracted, including crushing, washing, and screening.	A-1; A-2; M-2;
Greenhouse	means the growing, producing, keeping, harvesting of bedding plants, flowers, or vegetables produced entirely within a Structure , and does not include the retail sale of such goods.	All Zones
Ground Cover	means the installation of non-invasive plant species or materials that cover an area of ground, used to provide protection from erosion and drought and to improve aesthetic appearance by concealing bare earth. This may include Xeriscaping .	
H		
Health Services	means a Use providing information, referral, counseling, advocacy, physical or mental health services on an out-patient basis, dispensing aid in the nature of food or clothing, or providing drop-in or activity space. Typical uses include but are not limited to medical and dental clinics, chiropractors, acupuncture clinics, massage therapists, physical therapy clinics, health clinics, and counselling services.	C-1; PI;
Heavy Equipment Sales, Repair and/or Storage	means the sale, repair and/or storage of heavy equipment for industrial or other purposes.	M-1; M-2;
Height	in relation to Buildings and Structures means the vertical distance measured from the Building Grade to the highest point of a Building ; excluding an elevator housing, a mechanical housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall, a parapet wall, a flagpole or any similar device not structurally essential to the Building .	
Highway	means any street, road, cul-de-sac , lane, bridge, viaduct and any other way open to Public Use , but does not include a private right-of-way on private property.	
Hobby Farm	means the production, principally for the Use or consumption of the property owner, of plants, animals or their products and for sale to others where such sales are incidental, including gardening, food production, and keeping of poultry, livestock and horses.	RR-1; RR-2; A-1; A-2;
Home Based Business, Minor	means any occupation, trade, profession or craft carried on by an occupant of a residential Building as a Use secondary to the residential Use of the Building (see Section 3.13).	RS-1; RS-1A; RS-2; RS-3; RR-1; RR-2; RM-1; RMH; A-1; A-2;
{Home Based Business, Major definition in Section 2 is amended by Bylaw 178, 2020}		

Home Based Business, Major	means any occupation, trade, profession or craft carried on as a Business by an occupant of a residential Building as a Use secondary or ancillary to the residential Use of the Building , and which may include limited retail activity and outdoor storage, but shall exclude a Salvage and Wrecking Yard and an Industrial, Heavy Use .	RR-1; RR-2; A-1; A-2;
Hotel	means a Building used exclusively for the accommodation of the travelling public which may include a lobby, a public dining room, café, or Restaurant , banquet rooms, Liquor Stores , Licensed Establishments , convention facilities, indoor recreation and personal service Uses , which access to and from the majority of the rooms or units through an interior hallway.	C-1; C-2; C-7; AP;
{Impounded Vehicle definition in Section 2 is added by Bylaw 178, 2020}		
Impounded Vehicle	Means a Vehicle impounded by an authorized peace officer under Part 9 of the Motor Vehicle Act or other municipal, provincial or federal government enactment.	
Industrial, Heavy	means the processing and manufacturing of materials or products predominantly from extracted or raw materials, or the storage or manufacturing process using flammable or explosive material, or storage or manufacturing process that involve hazardous or commonly recognized offensive conditions, includes, but is not limited to, forest products manufacturing, oil and gas processing, and asphalt processing.	M-2;
Industrial, Light	means the processing, fabricating, manufacture, storage, transportation, distribution, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or, things; includes the selling of heavy industrial equipment, and incidental office facilities.	M-1; M-2;
Institutional Use	means a church, library, school, hospital, auditorium, fire hall, ambulance station, police station, land used for assembly purposes, arenas, medical clinic, Community Care Facility , cemetery, tennis courts, swimming pools and other indoor and Outdoor Recreational activities, including office Uses and maintenance Yards .	PI;
Interior Side Yard	see Yard, Interior Side .	
Invasive Species	means any plant species which does not naturally occur in the area where Landscaping is being installed, and whose introductions does or is likely to cause environmental, economic and/or human harm.	
K		
Kennel	means a commercial establishment for the keeping, training, breeding or boarding of domestic animals, and not including livestock.	RR-1; RR-2; A-1; A-2;
L		
Land Treatment Facility	means a facility designed and operated for the purpose of restoring and rehabilitating contaminated soil, sediment, snow or other similar material.	A-1; AP; LF;
Landfill	means a disposal site where solid waste, such as paper, glass, and metal, is buried between layers of dirt and other materials in such a way as to reduce contamination of the surrounding land.	LF;
Landscaping	means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, decorative paving, foundations, sculptures, decorative fences and the like, not including paved parking areas, uncleared natural bush, undergrowth or uncontrolled weeds, arranged and maintained so as to enhance, and embellish the appearance of a Parcel or to screen or mask Use of a Parcel .	

Laundromat and Dry Cleaning	means a commercial establishment where clothes can be washed and dried, using coin-operated machines, or can be cleaned with any of various chemicals rather than water.	C-1; C-2;
Licensed Establishment	means an establishment licensed under the <u>Liquor Control and Licensing Act [RSBC]</u> , other than a Liquor Store .	C-1; C-2; C-5; C-7;
Liquor Store	means the retail sale of packaged liquor for consumption off-site.	C-1; C-2; C-5; C-7;
Loading Space	see Off-Street Loading Space .	
Lot	See Parcel definition.	
M		
Manufactured Dwelling	means a transportable, single or multi-sectional Dwelling Unit conforming to the CAN/CSA Z240 MH Series or the CAN/CSA A277-90 and built in an enclosed factory environment. It does not include recreational vehicles, travel trailers or campers. A Manufactured Dwelling Unit includes Mobile Dwellings and Manufactured Dwellings	RS-2; RR-1; RR-2; A-1, A-2, C-4;
Manufactured Home Park	means a Parcel under single ownership on which two or more Manufactured Dwellings are placed.	RMH;
Manufactured Home Sales	means a commercial enterprise involved in the display and sale of manufactured homes.	C-2; C-3;
Manufactured Home Space	means the area of a Manufactured Home Park that is allocated for each Manufactured Dwelling .	
Mixed Commercial/Residential Use	means a Building where both commercial and residential Uses are located (see Section 3.17).	C-1; C-2;
Mixed Use	see Mixed Commercial/Residential Use .	
Mobile Dwelling	means a transportable, single- or multi-sectional Dwelling Unit conforming to the CAN/CSA Z240 MH Series at the time of manufacture. It does not include recreational vehicles travel trailers or campers.	RS-2; RR-1; RR-2; A-1; A-2; C-4;
Modular Dwelling	Means a Dwelling Unit conforming to the CAN/CSA A277-90 standard at the time of manufacture and intended for transport, assembly and placement on a Permanent Foundation .	RS-1; RS-1A; RS-2; RS-3; RR-1; RR-2; RM-1; A-1; A-2; C-4;
Motel	means a Building or group of Buildings in which lodging is provided to transient guests, and in which access to and from each room or unit is through an exterior door.	C-2; C-7; AP;
{Motor Vehicle definition in Section 2 is added by Bylaw 178, 2020}		
Motor Vehicle	means a Vehicle , not run on rails, that is or is designed to be self-propelled or propelled by power but does not include mobile equipment or a motor assisted cycle.	
Multi-Unit Dwelling	Means a Building containing three (3) or more Dwelling Units .	RM-1

N

Neighbourhood Convenience Store	means the Use of a Building or portion thereof, with a Floor Area of not more than 200sq.m, for the sale of foodstuffs and convenience goods which may include the accessory sale of prepared foods for consumption off premises.	RMH; C-2; C-6; C-7; AP;
Nursery	means the growing, producing, keeping, harvesting of bedding plants, flowers, nursery stock, forest seedlings, or vegetables produced on a Parcel for retail sale and includes the retail sale of Landscaping materials or garden furniture, equipment or supplies.	RR-1; RR-2; A-1; A-2; C-2; C-3; M-1;

O

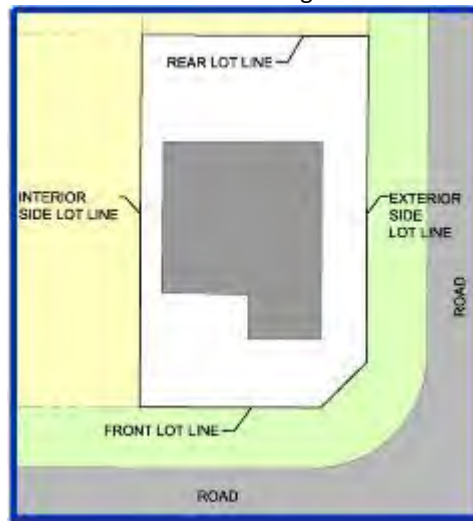
Occupancy Permit	means the permit issued by the Regional Municipality for a Dwelling Unit that has been fully inspected and approved by the Building Inspector to be liveable.	
Off-Street Loading Space	means a space or berth used for the loading or unloading of freight, products, or material from vehicles.	
Off-Street Parking Space	means an open area of a Parcel , which is used for the parking of motor vehicles of clients, customers, employees, residents, or tenants.	
Oil and Gas Field Supplies and Service	means a supply store or service provider whose primary clients or activities are directly related to oil and gas field development and operations and includes offices for any oil and gas supply or service provider.	C-3; C-7; M-1; M-2;
Off-Street Parking	means parking provided on a Parcel for the purposes of the Principal Use located on that Parcel .	
Open Space	means the portion of a Parcel not occupied by parking, vehicle areas, storage areas, or Buildings , accessible to and suitable for gardens, landscaping, and recreational use by Building occupants.	
Outdoor Recreation	means a recreational Use or activity normally conducted in an outdoor setting which includes, but is not limited to, fishing, hiking, hunting, boating, nature observation, photography and trail riding.	A-1; A-2;

P

Parcel	means a single Lot of land registered as such in the Land Title Office and shall include a strata Lot created by Bare Land Strata subdivision but does not include a strata Lot within a building strata plan.	
Parcel Area	means the total area of a Parcel measured on a horizontal plane.	
Parcel, Corner	means a Parcel located at the intersection of two Highways .	
Parcel Coverage	means the combined area of all Buildings or Structures upon the Parcel , including all porches and verandas, enclosed terraces and Decks , steps, cornices, eaves, and similar projections, including air wells, and all other space within an enclosed Building , expressed as a percentage of the total Parcel Area .	

Parcel Line

Parcel Line Diagram



Parcel Line, Front	means the Parcel Line separating the Parcel from a Highway . For a Corner Parcel , the Front Parcel Line is the shortest Parcel Line contiguous to a Highway , other than a lane.	
Parcel Line, Rear	means the Parcel Line opposite and most distant from the Front Parcel Line . For non-rectangular shaped Parcels where the rear of the Parcel is a point created by the intersection of the two Side Parcel Lines , the Rear Parcel Line shall be deemed to be the point of intersection of the Side Parcel Lines .	
Parcel Line, Side	means a Parcel Line other than a Front or Rear Parcel Line . For a Corner Parcel , the Side Parcel Line contiguous to a Highway which is not the Front Parcel Line is the exterior Side Parcel Line .	
Parcel Width	means the length of a Parcel measured between Side Parcel Lines .	
Park	means any outdoor land specifically for passive or active recreation including tot-lots, playgrounds, walkways, trails, environmentally significant areas, forest reserves, wildlife sanctuaries, greenbelts, conservation areas, allotment gardens, buffers, nature and cultural interpretation areas, and similar land Uses . It includes all Landscaping , facilities, sports fields, accesses, trails, Buildings and Structures consistent with the general purpose of parkland. It does not include a campground or Manufactured Home Park .	All Zones
{Parking, Non-Accessory definition in Section 2 is deleted by Bylaw 178, 2020}		
Permanent Foundation	see Foundation, Permanent .	
Personal Services Establishment	means a development used for the provision of services to an individual which are related to the cleaning and repair of personal effects or of the care and appearance of the body including: hairdressers, shoe repair, dress makers, laundry, jeweler, massage therapy, tanning salons and other similar Uses .	C-1; C-5;
Pound	means a facility or enclosure, for the care, containment or euthanasia of domestic animals and livestock.	RR-1; A-1; A-2;
Principal Building(s)	means a Building(s) whose use or intended use is the main or Principal Use conducted on the Parcel .	
Principal Use	means the primary purpose for which a Building or Parcel is used.	
Private Club or Lodge	means a Building used for the meeting, social or recreational activities of members of non-profit, philanthropic, social service, athletic, business or fraternal organizations.	C-2; C-5;

Professional, Financial, Office, and Business Support Service	means the provision of professional, management, administrative, consulting, and financial services, including offices for lawyers, accountants, engineers, planners, doctors, dentists and architects; offices for real estate, insurance firms, and travel agencies; clerical, secretarial, employment, telephone answering, and similar office support services; banks, credit unions, loan offices and similar financial Uses ; and printing establishments, film processing establishments, janitorial firms and business equipment repair shops.	C-1; C-2; C-7;
Public Utilities, Major	means the Use of land for major utility facilities, such as sewage lagoons, sewage treatment facilities, water storage facilities, water treatment facilities, and power generation facilities. May include the outdoor storage of vehicles, maintenance equipment and maintenance materials, and does not include waste management facilities.	U;
Public Utilities, Minor	means facilities and equipment for the provision of water, sewer, electrical, natural gas, telecommunication and similar services. Does not include outdoor storage or waste management facilities.	All Zones
R		
Rear Parcel Line	see Parcel Line, Rear .	
Rear Yard	see Yard, Rear .	
Recreational Vehicle (RV)	means vehicles designed as a temporary dwelling for travel, recreational, and vacation Use and which is either self-propelled or mounted on, or pulled by another vehicle. Examples include, but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth wheel trailer and camper van.	
Recreational Vehicle Sales	means a commercial enterprise involved in the sale of Recreational Vehicles .	C-2; C-3; M-1; M-2;
{Recreational Vehicle Storage permitted zones in Section 2 are amended by Bylaw 178, 2020}		
Recreational Vehicle Storage	means a commercial enterprise involved in the storage of Recreational Vehicles for a period of time.	C-4; M-1; M-2
Recycling Depot	means a Building which is used for or intended to be used for the collecting, sorting, refunding and redistributing recyclable materials but excluding processing of such materials.	C-2; C-3; M-1; LF;
Regional Council	means the Regional Councillors and the Mayor and Chair acting in their jurisdiction for purposes of the Zoning Bylaw as Regional Council of the Northern Rockies Regional Municipality .	
Regional Councillor	means a person elected to serve as Councillor of the Northern Rockies Regional Municipality .	
Regional Municipality	means the local government incorporated and known as the Northern Rockies Regional Municipality as the context may require.	
Restaurant	means a commercial establishment providing prepared food to the public for consumption on or off the premises and includes coffee shop, restaurant and catering establishments which may be licensed to serve beer, wine or spirits but excludes neighbourhood pubs, but does not include a Drive-Through Business .	C-1; C-2; C-4; C-5; C-6; C-7; AP;
{Retail Store definition in Section 2 is amended by Bylaw 154, 2018}		

Retail Store	means premises used for the retail sale of consumer goods including groceries and beverages, electronic goods, furniture and appliances, household goods, printed matter, confectionery, pharmaceutical and personal care items, office supplies, stationery, wine and liquor, books, coffee, music, pets, sporting goods and toys, and other similar goods and includes variety stores, photography studios, bakeries, antique stores, pawn shops, consignment stores, souvenir stores, clothing stores and may include small scale, on-site production and repair of, but not limited to the aforementioned goods. Excludes the sale of Cannabis.	C-1; C-2; C-7;
Retail Warehouse	means retail sale of goods in bulk quantities and the retail sale of household goods such as furniture and carpeting.	C-2; C-3; C-5;
S		
Salvage or Wrecking Yard	means the storage, wrecking, dismantling or sale of inoperable Motor Vehicles , Recreational Vehicles , trailers, farm or industrial equipment and the parts thereof, or recyclable, reusable or discarded goods or materials of any kind or parts thereof, and includes incineration, heat recovery and recycling of materials.	M-1; M-2;
Screening	means a continuous wall, fence, compact hedge or combination thereof, supplemented by Landscaping , effectively screening from view at street level the Parcel or Use which it encloses, and broken only by access drives and walkways.	
Secondary Suite	means a Dwelling Unit added to and wholly contained within a Single Detached Dwelling , for Use as a complete, independent living facility with provision within the Secondary Suite for cooking, eating, sanitation and sleeping.	RS-1; RS-1A; RS-2; RR-1; RR-2; A-1; A-2;
Security Suite	means a Dwelling Unit , with a maximum of two bedrooms, contained entirely within the Principal Use Building , used for providing security for the property and the Building in which it is located.	C-2; C-3; C-5; C-6; C-7; M-1; M-2; AP;
Service and Repair Shop	means a Building or part of a Building used for the repair and servicing of electric appliances, television sets, radios, furniture and similar articles or goods but not motor vehicles.	C-1; C-2; C-3; C-7;
Service Station	means a Use providing for the retail sale of motor fuels and lubricating oils including the servicing or repair of motor vehicles other than body repair, the sale of automobile accessories, food stuffs and convenience goods, and the rental of trailers and motor vehicles.	C-6; C-7; AP;
Setback	means the horizontal distance that the nearest point of the exterior wall of a Building , Structure or Use , or a specified portion of it, must be set back from a Parcel Line ; see also Yard .	
Shopping Mall	means a Building or set of Buildings , usually two or three storeys high, that contain a variety of retail stores, restaurants and entertainment facilities. Shopping Malls have interconnected walkways, whether indoor or outdoor, and share common services and parking facilities.	C-1; C-2; C-7;
Side Parcel Line	see Parcel Line , Side .	

Sight Triangle

means that triangle on a **Parcel** formed by two **Highway** right-of-way boundaries and a line joining two points on those boundaries measured 6.0 metres from the point of intersection or the point at which the boundaries would intersect if extended.

Sight Triangle Diagram



Sight Triangle Diagram

Single Detached Dwelling	Single Detached Dwelling means a Building containing only one Dwelling Unit , A Single Detached Dwelling must be supported on a Permanent Foundation or Basement	RS-1; RS-1A; RS-2; RS-3; RR-1; RR-2; RM-1; A-1; A-2; C-4; M-1;
Site	means an area of land consisting of one or more adjoining Parcels used jointly for a single Use or occupied by a Building or Structure or group of Buildings and Structures united by a common interest, Use or development.	
Stall	means a designated space set aside for a parked vehicle.	
{Storefront Cannabis Retailer definition is added to Section 2 by Bylaw 154, 2018}		
Storefront Cannabis Retailer	means the retail sale of Cannabis or Cannabis accessories as lawfully permitted and authorized under the Cannabis Control and Licensing Act .	
Storey	means that portion of a Building , other than a Basement , included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such Storey .	
Structure	means anything constructed on or fixed to the ground, supported by or sunk into land or water, excluding asphalt or concrete or similar surfacing of a Parcel , and excludes retaining walls, fences, and landscaping elements.	

T

Tank Farm	means a facility housing a container or containers that extend more than 2.0m above grade and where the volume in all of the tanks are greater than 10 cubic metres, used for the storage and distribution of products that contain petroleum or other organic gases or materials. Restrictions on materials for each Zone are subject to the provisions of Section 3.21 of this Zoning Bylaw.	M-1; M-2;
Taxidermy	means the trade of preparing and preserving the skins of animals and of stuffing and mounting them in lifelike form.	C-2; C-3;
Temporary Accommodation Dwelling	means a Mobile Dwelling up to two sections in width, containing up to four (4) bedrooms, a kitchen and washroom facilities placed on pilings or screw jacks.	A-1; A-2; M-1; M-2; AP
Temporary Use	means a use or development established for a fixed period of time with the intent to discontinue the activity upon the expiration of the time period. Temporary Use may include fairs, special events, use of lands for storage of materials or equipment, or a site office while construction work is in process.	

Temporary Use Permit	means a permit issued by the Regional Municipality for a Temporary Use to be allowed on a Parcel for a specified amount of time. A Temporary Use Permit may allow a use not permitted by a specific Zone , may specify conditions under which the Temporary Use may be carried on, and may allow and regulate the construction of buildings or structures in respect of the Use for which the permit is issued.	All Zones
Tire Sales or Repair	means the sale and/or repair of personal or commercial use tires.	C-2; C-3; M-1; M-2;
Tourist Information	means a centre that provides information and services directed at visitors and the travelling public.	PI;
Trade Contractor	see Contractor, Trade .	
Trapping, Guide and Outfitting Operations	means the practice of leading others over land for hunting, fishing, or scenic pursuits.	A-1; A-2;
Trucking, Hauling, Moving and Storage	means the moving of goods, materials, and other items over distances, or the storage of goods and materials for a period of time.	M-1; M-2; AP;
U		
Use	means the purpose for which a Building, Structure or land is used, designed, arranged or intended, or for which it is occupied or maintained.	
V		
{Vehicle definition in Section 2 is added by Bylaw 178, 2020}		
Vehicle	means a device in, on or by which a person or thing is or may be transported, propelled or drawn on a Highway , but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks, mobile equipment or a motor assisted cycle.	
Vehicle Rental	means the rental, cleaning and maintenance of rental vehicles.	C-2; C-3; C-6; C-7; M-1; M-2; AP;
{Vehicle Impound Facility definition in Section 2 is added by Bylaw 178, 2020}		
Vehicle Impound Facility	means a Structure, Building or area used for the storage of Impounded Vehicles as part of a Business , and is permitted only if operated under agreement with RoadSafetyBC and conducted in full compliance with the policies, regulations, standards and requirements of RoadSafetyBC and the Insurance Corporation of British Columbia	M-1; M-2
{Vehicle Storage definition in Section 2 is added by Bylaw 178, 2020}		
{Vehicle Storage and Parking Facilities including Truck and Recreational Vehicles is deleted by Bylaw 178,2020}		
Vehicle Storage	means a Business providing for the storage of Vehicles , but does not include the storage, wrecking, dismantling or sale of inoperable vehicles or the parts thereof.	C-7; M-1; M2
Veterinary Hospital, Major	means the care, diagnosis and treatment of sick, ailing, infirm, or injured livestock and poultry, including medical intervention, surgery, and may include accessory short-term accommodation of such animals.	RR-1; A-1; M-1;
Veterinary Hospital, Minor	means the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets, including medical intervention, surgery, and may include accessory short-term accommodation of pets, pet grooming, and the sale of medicine and pet supplies.	RR-1; RR-2; C-2; C-3; A-1; A-2; M-1;

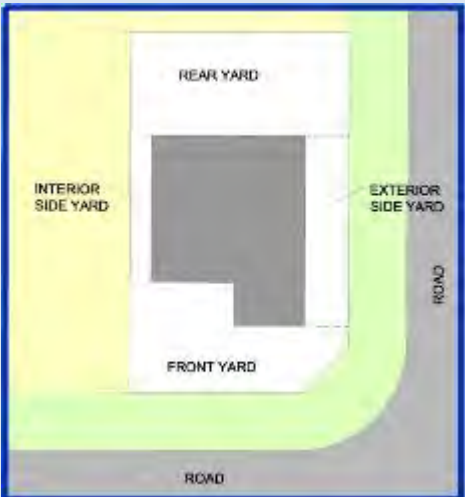
W

Warehouse and Storage	means the storage and distribution of goods, wares, merchandise, substances, articles or things, whether or not the storage is contained in separately occupied, secured storage areas or lockers. This Use includes mini-storage and does not include warehousing and storage for retail sale purposes on the same Site , or a Salvage or Wrecking Yard , truck or rail terminal, or waste management.	C-3; M-1; M-2; AP;
Wholesale Business	means a business which provides the sale of bulk items and materials for personal or commercial Use .	M-1;
Wrecked Vehicle	means a vehicle that is physically wrecked or disabled or dismantled so it cannot be operated by its own mode of power and includes the parts of such a vehicle.	

X

Xeriscaping	means a method of landscape design. Xeriscaping utilizes appropriate soils, efficient irrigation techniques, mulch, and appropriate plants for the climatic zone and suited to the moisture conditions of a given site in order to reduce watering.	
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Y

Yard	means an area extending across the full width or length of a Parcel from the required Setback to the Parcel Line ; a Yard can be one of a Front Yard , Interior Side Yard , Exterior Side Yard and Rear Yard .	 Yard Diagram
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Yard, Exterior Side	means the Yard extending the full width of the Parcel flanking a street not determined to be the Frontage , where the width is determined by the Setback requirement.	
Yard, Front	means the Yard extending the full width of a Parcel , measured from the Front Parcel Line , where the depth is determined by the Setback requirement.	
Yard, Interior Side	means the Yard extending the full depth of a Parcel , measured from the Side Parcel Line , where the width is determined by the Setback requirement.	
Yard, Rear	means the Yard extending the full width of a Parcel , measured from the Rear Parcel Line , where the depth is determined by the Setback requirement.	

Z

Zone	means a designation on a Parcel that regulates the intent, permitted uses, and size of the Parcel , as well as the form, character, size and location of development on the Parcel .	
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SECTION 3: General Regulations

3.1 PERMITTED USES

- 3.1.1 No person shall use land or **Buildings** for any **Use**, except for those specifically permitted in the **Zone** in which the land or **Building** is located either in that **Zone** or in Section 3.2 of this Zoning Bylaw. A **Use** not specifically permitted in a **Zone** is an unlawful **Use**.

3.2 PERMITTED USES IN ANY ZONE

- 3.2.1 The following **Uses** are permitted in any **Zone**:
- 3.2.1.1 **Community Care Facility**, including **Child Care Centre**, provided the facility is licensed pursuant to the Community Care and Assisted Living Act;
 - 3.2.1.2 **Institutional Uses** as defined in this bylaw;
 - 3.2.1.3 **Greenhouse**;
 - 3.2.1.4 **Park**; and,
 - 3.2.1.5 **Public Utility, Minor**.

3.3 BUILDINGS PER PARCEL

- 3.3.1 More than one (1) **Principal Building** per **Parcel** shall be permitted in the **RM-1, RMH, A-1, A-2, C-1, C-2, C-5, C-7, M-1, M-2, PI, AP** and **LF Zones**.
- 3.3.2 Where more than one (1) **Principal Building** is permitted, the minimum spacing between **Principal Buildings** shall be 3.0m.

3.4 LOCATION AND SITING OF BUILDINGS

- 3.4.1 No **Building** shall be constructed or placed in a required **Yard** unless expressly permitted elsewhere in this Zoning Bylaw.

3.5 PROJECTIONS INTO REQUIRED YARDS

- 3.5.1 The following features may project into a required **Front Yard, Side Yard, or Rear Yard**:
- 3.5.1.1 Steps, eaves, gutters, cornices, sills, chimneys, or other similar features, excluding attached **Decks** more than 0.5m in **Height**, provided that such projections do not project more than 1.0m into the required **Yard** or occupy more than fifty percent (50%) of the width of a required **Yard** less than 3.0m in depth. **Building** entry stairs may only project 1.0m into a required **Front Yard**.
 - 3.5.1.2 A free-standing sign, lighting pole/utility pole, warning device, antenna, flag pole, or fence subject to Section 3.7.2.

3.6 HEIGHT OF BUILDINGS

- 3.6.1 Notwithstanding any other **Height** provisions of this Zoning Bylaw, the following types of **Structures** or structural parts shall not be subject to the **Building Height** restrictions of this Zoning Bylaw: church spires, belfries, domes, monuments, fire and hose towers, bucket elevators, cooling towers, radio towers, masts, aerials (excluding satellite dish antennae), monitors, floodlights, warning devices, cranes or siloes, provided that no such **Structure** shall cover more than twenty percent (20%) of the **Parcel** or, if located on a **Building**, more than ten percent (10%) of the roof area of the **Principal Building**.
- 3.6.2 In relationship to the Northern Rockies Regional Airport, Section 3.6.1 and any other **Height** provision of this Zoning Bylaw shall comply with all Transport Canada regulations for obstacle limitation surfaces, where those regulations may apply.

3.7 ACCESSORY BUILDINGS AND STRUCTURES

- 3.7.1 **Accessory Buildings and Structures** are permitted in all **Zones**.
- 3.7.2 In all **Zones**, no **Accessory Buildings or Structures** shall be sited within any required **Yard Setback** or in front of, or forward of, the **Principal Building**, with the exception of fences, utility poles, lighting poles, and flag poles.
- 3.7.3 No **Accessory Building or Structure** shall be erected on any **Parcel** unless the related **Principal Building** has been erected or will be erected simultaneously with the **Accessory Building**.
- 3.7.4 Where an **Accessory Building or Structure** is attached to a **Principal Building**, it is to be considered a part of the **Principal Building** and shall comply in all respects with the requirements of this Zoning Bylaw applicable to the **Principal Building**.
- 3.7.5 No **Accessory Building or Structure** shall be located closer than 2.0m from any **Principal Building**.
- 3.7.6 An **Accessory Building or Structure** shall not be used as a **Dwelling Unit** unless otherwise permitted in this Zoning Bylaw.
- 3.7.7 Where a **Duplex** is permitted as a **Principal Use**, **Accessory Buildings and Structures** shall be permitted on a per **Dwelling Unit** basis.

3.8 CORNER PARCELS, DOUBLE FRONTING PARCELS, AND IRREGULAR SHAPED PARCELS

- 3.8.1 In all **Zones**, a **Parcel** abutting onto two **Highways** or more shall have a **Setback** on each **Highway** in accordance with the requirements of this Zoning Bylaw. For purposes of determining the **Setback** requirements, the longer **Frontage** shall be referred to as the **Exterior Side Yard**.
- 3.8.2 For non-rectangular **Parcels**, the **Parcel Width** shall be measured 6.0m from the **Front Parcel Line**. This also applies to **Manufactured Home Spaces** in a **Manufactured Home Park**.

3.9 VISION CLEARANCE AT INTERSECTIONS

- 3.9.1 On a **Corner Parcel** in a residential **Zone**, no fence, **Building**, sign, **Structure** or other **Screening** shall be erected or planted to a **Height** greater than 0.5m in the triangle formed by two **Highway** right-of-way boundaries and a line joining two points on those boundaries measured 6.0m from the point of intersection as shown in the following diagram labeled **Sight Triangle**. For intersections of municipal **Highways** with provincial **Highways** the **Sight Triangle** provisions of the Provincial Public Undertakings Regulation shall apply.



Sight Triangle Diagram

3.10 DEVELOPMENT OF ADJOINING PARCELS

- 3.10.1 If a developer intends to develop one of two adjoining **Parcels** as an **Off-Street Parking Lot** for a commercial development, the **Parcels** must be legally consolidated.

3.11 SEWAGE DISPOSAL

- 3.11.1 Where a **Parcel** is not serviced by a community sewer system, the **Parcel** shall be of sufficient size so as to dispose of sewage on-site, in accordance with the current Northern Health Authority Regulations.

3.12 TEMPORARY USE PERMITS

- 3.12.1 The **Regional Council** may, by resolution, and in accordance with the requirements of the Local Government Act, with respect to any **Zone**, on application of an owner of land, issue a **Temporary Use Permit** which may:
- 3.12.1.1 Permit one or more specified **Temporary Uses** on a **Parcel**;
 - 3.12.1.2 Permit the construction or **Use** of **Buildings** or **Structures** to accommodate persons who work at the enterprise in respect of which the permit is issued;
 - 3.12.1.3 Specify conditions under which the **Temporary Uses** may be carried out.
- 3.12.2 Should a proposed **Use** not be permitted within the regulations of this Zoning Bylaw, a **Temporary Use Permit** may be issued by the **Regional Council**. **Regional Council** will evaluate the issuance of a **Temporary Use Permit** based on the following:
- 3.12.2.1 Whether the proposed **Use** is consistent with the designation for the land in the Northern Rockies Regional Municipality Official Community Plan Bylaw;
 - 3.12.2.2 Whether the proposed **Use** is consistent with relevant policies adopted by **Regional Council**;
 - 3.12.2.3 The nature and extent of any community benefit from the proposed **Temporary Use**;
 - 3.12.2.4 The suitability and compatibility of the proposed **Use** with the surrounding area, including its operation, function, appearance, and intensity of **Use**;

- 3.12.2.5 The impact of the proposed **Use** on the operation of adjacent **Uses**, including future land **Uses** permitted by this Zoning Bylaw and by the Northern Rockies Regional Municipality Official Community Plan Bylaw; and
- 3.12.2.6 Whether the proposed **Use** is truly of a temporary nature or whether it would be more appropriate for the **Regional Council** to consider permitting the **Use** by rezoning.
- 3.12.3 All holders of **Temporary Use Permits** will be required, as a condition of the Permit, to give an undertaking to demolish or remove a temporary **Building** or **Structure** or **Accessory Building** which was established to accommodate a **Temporary Use**, and to restore the land to a “found” condition, within thirty (30) days of the end of the Permit term; the undertaking will form part of the Permit. If the Owner fails to comply with the undertaking, the **Regional Municipality** will enter onto the land and carry out the demolition, removal or restoration, at the expense of the Owner.
- 3.12.4 The **Regional Council** may, as a condition of issuing a **Temporary Use Permit**, require that the applicant provide to the **Regional Council** security in the form of an Irrevocable Letter of Credit or cash, to guarantee the performance of the terms of the permit.
- 3.12.5 A person to whom a **Temporary Use Permit** has been issued may apply to have the Permit renewed; however the Permit may be renewed only once.
- 3.12.6 A temporary **Commercial Greenhouse** is permitted in any commercial or industrial **Zone** for the period April through September of any year, provided that:
- 3.12.6.1 Required parking shall not be negatively affected by the installation of the temporary **Commercial Greenhouse** or by the display of the product(s);
- 3.12.6.2 The temporary **Commercial Greenhouse** shall be attached to, or located in close proximity to, a **Principal Building**.
- 3.12.7 A **Temporary Use Permit** may specifically permit a **Temporary Accommodation Dwelling** on a **Parcel**, subject to the following:
- 3.12.7.1 A **Building Permit** for a **Temporary Accommodation Dwelling** will only be issued if a **Temporary Accommodation Dwelling** is provided for as a permitted **Use** in the **Zone** in which the subject **Parcel** is located.
- 3.12.7.2 A **Temporary Accommodation Dwelling** is not permitted on any **Parcel** that contains a **Security Suite**.
- 3.12.7.3 A **Temporary Accommodation Dwelling** shall be situated in accordance with **Setback** regulations specified in the **Zone** within which the subject **Parcel** is located.
- 3.12.7.4 A **Temporary Accommodation Dwelling** shall be a **Mobile Dwelling** and the following shall apply:
- 1 The **Dwelling** shall have C.S.A. certification or equivalent and meet the standards contained in this Zoning Bylaw. Proof of this shall accompany the **Building Permit** application;
 - 2 The **Dwelling** shall be secured and skirted; and,
 - 3 The servicing and foundation requirements for the **Temporary Accommodation Dwelling** shall be addressed to the satisfaction of the **Regional Municipality** as part of the **Building Permit** process.

- 3.12.7.5 A **Building Permit** for a **Temporary Accommodation Dwelling** shall not be issued until the **Principal Building** with which the **Temporary Accommodation Dwelling** is to be associated has been built.

3.13 HOME BASED BUSINESS, MINOR

- 3.13.1 All **Home Based Business, Minor** shall comply with the following:

- 3.13.1.1 All **Home Based Business, Minor** shall be authorized by a valid business license.
- 3.13.1.2 A **Home Based Business, Minor** shall be operated as an **Accessory Use** only and shall not change the principal character or external appearance of the **Dwelling Unit** in which it is located.
- 3.13.1.3 A **Home Based Business, Minor** shall not occupy more than twenty five percent (25%) or more than 50sq.m of the **Gross Floor Area** of the **Dwelling Unit**, whichever is the lesser.
- 3.13.1.4 No advertisement or sign visible from the exterior of the **Dwelling Unit** shall be permitted as part of a **Home Based Business, Minor** other than that provided for under Section 3.13.1.5.
- 3.13.1.5 Subject to the provisions of the current municipal Sign Bylaw, it is permissible to have one (1) non-illuminated fascia sign or nameplate to identify a **Home Based Business, Minor** not greater than 0.275sq.m in area placed within or flat against the **Dwelling Unit**.
- 3.13.1.6 The owner and the operator of the **Home Based Business, Minor** must be a resident of the **Dwelling Unit** located on the **Parcel** on which the **Home Based Business, Minor** is carried on. Each owner and/or operator is considered to be an employee for the purposes of this Zoning Bylaw.
- 3.13.1.7 A **Home Based Business, Minor** shall not create a source of inconvenience, materially interfere with or affect the **Use**, enjoyment or value of a neighbouring **Parcel** by way of excessive noise, odour, smoke, steam, toxic or noxious matter, dust, vibration or refuse matter which would not commonly be found in the neighbourhood nor shall it create or cause a fire hazard, electrical interference or traffic congestion on the street.
- 3.13.1.8 A **Home Based Business, Minor** shall not use any mechanical or electrical equipment which creates visual, audible or electrical interference in radio or television reception.
- 3.13.1.9 A **Home Based Business, Minor** shall not generate pedestrian or vehicular traffic or parking shortage in excess of that which is characteristic of the **Zone** in which it is located. All parking of vehicles must be accommodated on the **Parcel**.
- 3.13.1.10 A **Home Based Business, Minor** shall not have any outdoor storage or outdoor display of materials, containers or finished product.
- 3.13.1.11 A **Home Based Business, Minor** which provides offices for business, such as **Building** trades and **Trade Contractors**, where the business activity is performed at varying other locations shall have no restrictions as to the number of employees who are not employed on the **Parcel** on which the **Home Based Business** is operated.
- 3.13.1.12 A **Home Based Business, Minor** must occur wholly within a **Building** which may be either the **Dwelling Unit** or an **Accessory Building** or both provided that the maximum **Floor Area** specified in these regulations is not exceeded.

- 3.13.1.13 For any **Home Based Business, Minor** the retail sale of goods, wares or merchandise, other than those produced on **Site**, is prohibited; except telephone or mail order sales of goods are permitted, provided customers do not enter the premises to inspect, purchase or take possession of the goods.
- 3.13.1.14 A **Home Based Business, Minor** shall specifically exclude automotive and equipment repair, welding, tow truck operations, manufacturing, medical, dental, doctor, and real estate offices.
- 3.13.1.15 A **Home Based Business, Minor** that attracts clients, students, customers or children to the premises shall be limited to a maximum of eight (8) such persons in attendance at any one time.

3.14 HOME BASED BUSINESS, MAJOR

- 3.14.1 A **Home Based Business, Major** shall comply with the following regulations:

- 3.14.1.1 All **Home Based Business, Major** shall be authorized by a valid business license.
- 3.14.1.2 No **Home Based Business, Major** shall involve noxious **Uses** or utilize materials or products that produce flammable or explosive vapours or gases; and

{Section 3.14.1.3 is amended by Bylaw 178, 2020}

- 3.14.1.3 Outdoor storage related to a **Home-Based Business, Major** shall be limited to:

3.14.1.3.1 The storage of vehicles, materials, products, containers and goods used or produced by the **Home-Based Business, Major** located on the same **Parcel**; and

3.14.1.3.2 The parking or storage of **Commercial Vehicles** and construction equipment operated in conjunction with the **Home-Based Business, Major** located on the same **Parcel**; and

3.14.1.3.3 The storage of **Impounded Vehicles** in conjunction with a **Vehicle Impound Facility**, only if no **Impounded Vehicle** shall be stored on the **Parcel** containing the **Vehicle Impound Facility** for longer than 60 consecutive days.

{Section 3.14.1.4 is amended by Bylaw 178, 2020}

- 3.14.1.4 No outdoor storage area permitted under Section 3.14.1.3 shall exceed ten percent (10%) of the **Parcel Area** or 1 hectare, whichever is less.

{Sections 3.14.1.5 and 3.14.1.6 are added by Bylaw 178, 2020}

- 3.14.1.5 No outdoor storage yard shall be located between the front of the **Principal Building** and a **Highway** or within a required side or rear yard.
- 3.14.1.6 **Screening** consistent with Section 5.3.3 of this bylaw shall be provided along those sections of the perimeter of an outdoor storage yard that are visible from a **Highway** or an abutting **Parcel**.

3.15 BED AND BREAKFAST

- 3.15.1 **Bed and Breakfast Uses** shall comply with the regulations in Section 3.13 and with the following:
- 3.15.1.1 Limited to residential land **Uses**. A **Bed and Breakfast** is permitted in a **Single Detached Dwelling** and **Modular Dwelling**, and shall be contained entirely within the **Principal Building**. A **Bed and Breakfast** is prohibited in a **Duplex, Mobile Dwelling**, or any other **Multi-Unit Dwelling**.
 - 3.15.1.2 Limited to not more than three (3) rental bedrooms accommodating not more than six (6) persons at any one time.
 - 3.15.1.3 In addition to the **Off-Street Parking** requirements for the **Dwelling Unit** itself, as stipulated in **Section 4 - Off-Street Parking and Loading**, one (1) additional **Off-Street Parking** space per guest room shall be required for a **Bed and Breakfast** operation.
 - 3.15.1.4 All parking of vehicles must be accommodated on the **Parcel** containing the **Bed and Breakfast** operation.

3.16 BOARDING HOUSE

- 3.16.1 A **Boarding House** shall comply with the following conditions:
- 3.16.1.1 Accommodate not more than two (2) boarders per **Single Detached Dwelling**;
 - 3.16.1.2 Give no indication, from the outside, that the **Single Detached Dwelling** is being used for **Boarding House** purposes; and
 - 3.16.1.3 Provide one (1) additional **Off-Street Parking** space per boarder.
 - 3.16.1.4 A **Boarding House** is prohibited in a **Duplex, Mobile Dwelling**, or any other **Multi-Unit Dwelling**.

3.17 MIXED COMMERCIAL/RESIDENTIAL USE

- 3.17.1 Where permitted in this Zoning Bylaw, a residential **Dwelling Unit** contained in a commercial **Use** shall:
- 3.17.1.1 Be located only above the first **Storey**
 - 3.17.1.2 Have a separate outside entrance
 - 3.17.1.3 Have a minimum **Floor Area** of 42sq. m
 - 3.17.1.4 Contain an **Amenity Area** meeting the following minimum area standards, except in the case of a single **Dwelling Unit**, provided for an owner, operator or employee:
 - 1 Studio unit - 10sq.m
 - 2 One (1) bedroom unit - 15sq.m
 - 3 Two (2) bedroom unit - 20sq.m
 - 4 Three (3) bedroom unit - 30sq.m
- 3.17.2 Where permitted in this Zoning Bylaw, a **Parcel** containing a **Mixed Commercial/Residential Use** shall conform to the following:

- 3.17.2.1 Provide **Off-Street Parking Spaces** as outlined under section 4.9, located at the rear or side of the **Building**;
- 3.17.2.2 Have no **Recreational Vehicles** parked and/or stored on the **Parcel**;
- 3.17.2.3 Have the ground floor of the **Mixed Use** development built to the **Front Parcel Line**, with **Off-Street Parking** behind the **Building**.

3.18 ACCESSORY DWELLING UNITS AND SECONDARY SUITES

Section 3.18 is Repealed and Replaced by [Bylaw No. 230, 2024](#)

- 3.18.1 Only one (1) **Secondary Suite** or one (1) **Accessory Dwelling Unit** is permitted on a parcel containing a **Single Detached Dwelling**.
- 3.18.2 The maximum height of an **Accessory Dwelling Unit** is 8.0m.
- 3.18.3 **Accessory Dwelling Units** shall not be subdivided or strata titled.
- 3.18.4 An **Accessory Dwelling Units** must meet *BC Building Code* requirements.
- 3.18.5 An **Accessory Dwelling Unit** must be located behind the **Principal Building**, except in the **A1** and **A2** zones, where it can be located in any **Yard**.
- 3.18.6 An **Accessory Dwelling Unit**, where permitted in this Zoning Bylaw, may be a **Single Detached Dwelling** as specifically permitted.
- 3.18.7 An **Accessory Dwelling Unit**, where permitted in this Zoning Bylaw, may be a **Modular Dwelling** or **Mobile Dwelling** as specifically permitted.
- 3.18.8 An **Accessory Dwelling Unit** that is a **Single Detached Dwelling** may be permitted provided that:
 - 3.18.8.1 The **Accessory Dwelling Unit** is located entirely to the rear of the principal **Dwelling Unit**.
 - 3.18.8.2 The **Gross Floor Area** of the **Accessory Dwelling Unit** does not exceed seventy five percent (75%) of the **Gross Floor Area** of the **Principal Building** or 115sq.m, whichever is less.
 - 3.18.8.3 The minimum **Parcel Area** required in order to permit a **Single Detached Dwelling** as an **Accessory Dwelling Unit** is subject to Northern Health regulations and approvals.
- 3.18.9 A **Secondary Suite** shall not be used or occupied unless it complies with all of the provisions of this Zoning Bylaw and with all health, fire and Building Bylaws and regulations in force, from time to time in the **Regional Municipality**.
- 3.18.10 **Secondary Suites** shall not be subdivided or strata titled.
- 3.18.11 A **Secondary Suite** must meet *BC Building Code* requirements.
- 3.18.12 A **Secondary Suite** is only permitted within the principal **Single Detached Dwelling**.
- 3.18.13 A **Secondary Suite** must have direct outside access without passing through the **Principal Use**.
- 3.18.14 A **Secondary Suite** is prohibited in a **Mobile Dwelling**, **Duplex** or any other **Multi-Unit Dwelling**.

3.19 SECURITY SUITES

- 3.19.1 Where permitted in this Zoning Bylaw, a **Security Suite** shall comply with the following conditions:
- 3.19.1.1 The maximum **Floor Area** of any **Security Suite** shall not exceed 90sq.m in area.
 - 3.19.1.2 A **Building Permit** for a **Security Suite** shall not be issued until the **Principal Building** with which the **Security Suite** is to be associated has been built.
 - 3.19.1.3 Be fully contained in the **Principal Building**;
 - 3.19.1.4 Be located over, to the rear of, or under the **Principal Use**;
 - 3.19.1.5 Have a separate outside entrance;
 - 3.19.1.6 Be occupied by the owner or operator, or the owner or operator's employee, for the protection of the business conducted on the **Parcel**.
- 3.19.2 Only one (1) residential **Security Suite** may be included in a **Principal Building**.

3.20 CONSTRUCTION BUILDINGS, STRUCTURES, RV'S OR CAMPS

- 3.20.1 Subject to the receipt of a **Building Permit** from the **Regional Municipality**, a temporary **Building, Structure, RV or Camp** may be erected for construction purposes on a **Parcel** being developed for a period not to exceed the duration of such construction.
- 3.20.2 A security in the amount of Two-Thousand and Five-Hundred Dollars (\$2,500) per **Building** or **Structure** on a residential **Parcel**, up to a maximum of Twenty-Five Thousand Dollars (\$25,000), in cash or a letter of credit shall be provided to the **Regional Municipality** to ensure the removal of said **Building, Structure, RV or Camp**, following the completion of the **Parcel** being developed. A security in the amount of Five-Thousand Dollars (\$5,000) per **Building** or **Structure** on a non-residential **Parcel**, up to a maximum of Twenty-Five Thousand Dollars (\$25,000), in cash or a letter of credit shall be provided to the **Regional Municipality** to ensure the removal of said **Building, Structure, RV or Camp**, following the completion of the **Parcel** being developed.
- 3.20.3 When the construction activity on the **Parcel** has been completed, the temporary **Building, Structure, RV or Camp** must be removed. In the event the owner of the property fails to remove the **Building, Structure, RV or Camp**, the **Regional Municipality** may enter onto the property and remove said **Building, Structure, RV or Camp** at the cost to the owner, and may **Use** the security for that purpose.

3.21 PROHIBITED USES

- 3.21.1 The bulk sale of methanol and other flammable or combustible liquids is prohibited in all **Zones** except the **M-2 Zone**.
- 3.21.2 The storage for sale of methanol, and other flammable or combustible liquids, is prohibited in all **Zones** except as allowed **Uses** in the **M-1** and **M-2 Zones**, in the quantities ordinarily stored for retail sale at such premises.
- 3.21.3 As part of the Building Permit process a Tank Install Permit and declaration of on site chemicals and hazardous materials are required to be submitted to the Fire Department. This Permit and declaration must be approved by the Fire Department before the Building Permit will be issued, where the Fire Department will determine the acceptable quantity and combination of materials being stored as set out by Provincial regulations.

3.22 ADJACENT ZONES

- 3.22.1 Where a commercial **Parcel** abuts a residential **Zone**, all **Buildings** and **Structures** on the commercial **Parcel** must be sited at least 4.5m from the commercial **Zone** boundary.

{Section 3.23 is added to Section 3 by Bylaw 155, 2018}

3.23 STOREFRONT CANNABIS RETAILER

- 3.23.1 Where permitted in this Zoning Bylaw, a *Storefront Cannabis Retailer* shall comply with the following:
- 3.23.1.1 A *Storefront Cannabis Retailer* shall be authorized by a valid business license.
 - 3.23.1.2 A *Storefront Cannabis Retailer* shall be located in a commercial zone.
 - 3.23.1.3 A *Storefront Cannabis Retailer* shall be located at least 300m (in a straight line from closest *Parcel Line* to closest *Parcel Line*) from a school, *Park*, or recreation centre.
 - 3.23.1.4 A *Storefront Cannabis Retailer* shall not be located any closer than 500m (in a straight line from closest *Parcel Line* to closest *Parcel Line*) from another *Parcel* where a *Storefront Cannabis Retailer* is permitted, whether or not a *Storefront Cannabis Retailer* is an active existing use on the *Parcel*.
 - 3.23.1.5 A maximum of one *Storefront Cannabis Retailer* is permitted per *Parcel*.

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SECTION 4: Off-Street Parking and Loading

4.1 APPLICATION OF REGULATIONS

- 4.1.1 Every **Building Permit** Application for a new, enlarged, or remodeled **Building, Structure, or Use** shall include an **Off-Street Parking** plan drawn to scale and fully dimensioned, showing all **Off-Street Parking** and **Loading** facilities and related **Site** improvements.
- 4.1.2 All **Off-Street Parking** plans shall comply with all of the regulations of Section 4.

4.2 VOLUNTARY ESTABLISHMENT OF PARKING FACILITIES

- 4.2.1 Where **Off-Street Parking** or **Loading** facilities are provided when not required, or in excess of the requirements, the location, design and operation of such facilities shall comply with all of the regulations of Section 4.

4.3 GENERAL REQUIREMENTS

- 4.3.1 The minimum number of **Off-Street Parking** or **Loading Spaces** required for each **Building** class, type or **Use** shall be provided as indicated in Section 4.9, unless as otherwise specifically required in a **Zone**. In the case of a **Use** not specifically mentioned, the required number of **Off-Street Parking** or **Loading Spaces** shall be the number required for the most similar **Use**.
- 4.3.2 Where there is more than one **Use** on a **Parcel**, the total requirements for **Off-Street Parking** or **Loading Spaces** shall be the sum of requirements for the various **Uses** calculated separately.
- 4.3.3 Where the number of employees is used as a unit of measurement for determining the number of required **Off-Street Parking Spaces**, the greatest number of employees at the workplace at any time of the day or night in a particular **Building** or for a particular **Use** during any season of the year shall be used to calculate the requirement.
- 4.3.4 Where seating accommodation is used as a unit of measurement for determining the number of required **Off-Street Parking Spaces**, and such accommodation consists of benches, pews, booths, and the like, each 0.5m of width of such seating accommodation shall be counted as one (1) seat.
- 4.3.5 Where the calculation of the required **Off-Street Parking** or **Loading Spaces** results in a fraction, one (1) **Off-Street Parking** or **Loading Space** shall be provided in respect of that fraction.
- 4.3.6 The required **Off-Street Parking Spaces** shall be on the same **Parcel** as the **Principal Use**, or be located on a separate **Parcel**, located within 150m of the **Principal Use**. Any **Off-Street Parking Spaces** not located on the **Parcel** of the **Principal Use** shall be restricted for **Use** as a parking lot by a private easement over the **Parcel** in favour of the **Principal Use Parcel**, including a Section 219 covenant registered under the Land Title Act in favour of the **Regional Municipality** to ensure the easement is not released without the **Regional Municipality's** consent, and both the easement and covenant must be registered at the Land Title Office.
- 4.3.7 Notwithstanding Section 4.3.6, the required **Off-Street Parking Spaces** for a residential or overnight accommodation **Use** shall be located on the same **Parcel** as the **Principal Use**.

- 4.3.8 For seniors' residential and **Community Care Facilities**, the number of required **Off-Street Parking Spaces** can be reduced by up to 50%.

Section 4.3.9 is Amended by Bylaw 211, 2023

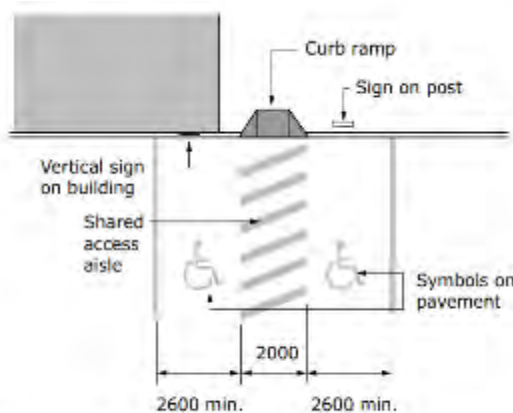
- 4.3.9 Where more than ten (10) **Off-Street Parking Spaces** are provided, every **Off-Street Parking** area shall provide 2% of required spaces, with a minimum of one (1) space and a maximum of four (4) spaces, for the use of designated accessible parking. Each of these spaces shall conform with Section 9.4.1 of CSA B651-18 standards as follows:

A designated accessible parking space shall

- Be at least 2.6 m wide
- Have an adjacent side access aisle at least 2.0 m wide
- Have an adjacent rear access aisle at least 2.0 m long

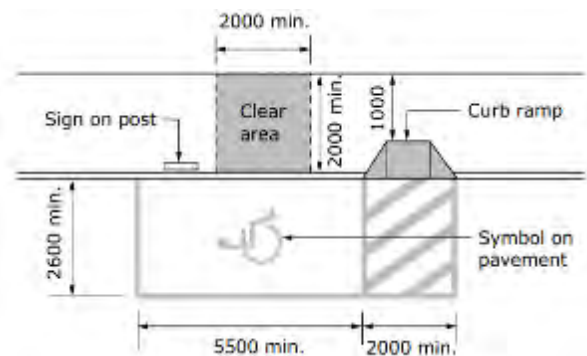
And, shall be located as close as possible to the main accessible building entrance, and be clearly identified with the recognized logo painted in blue

Perpendicular accessible parking space



Note: All dimensions are in mm.

Parallel accessible parking space



- 4.3.10 Where a **Building or Structure** contains more than one **Use** whose hours of operation do not overlap, the required number of **Off-Street Parking Spaces** shall be the maximum number required for any of those individual **Uses**.
- 4.3.11 All developments which propose access to the Alaska Highway (HWY 97) and the Liard Highway (HWY 77) are subject to the approval of the Ministry of Transportation and Infrastructure.

4.4 PARKING AND STORAGE IN RESIDENTIAL ZONES

- 4.4.1 No person shall keep, or permit to be kept, on any part of a **Parcel** in a residential **Zone**:

- 4.4.1.1 Any **Wrecked Vehicle** for more than one (1) month in any 12 month period or any vehicle which has not been licensed for a period of one (1) year which is not covered with a fitted vehicle cover or housed in a **Garage** or Carport.

- 4.4.1.2 Any excavation materials and storage or piling up of construction materials for any period longer than reasonably necessary to complete the particular stage of construction work for which the materials are required.
- 4.4.1.3 Commercial vehicle(s) and/or construction equipment loaded or unloaded with a combined weight of more than 8,000 kg except within the **RR-1 Zone**.

{Section 4.4.1.4 is added by Bylaw 178, 2020}

- 4.4.1.4 An **Impounded Vehicle** except in conjunction with a **Vehicle Impound Facility** operated as a **Home-Based Business, Major**.

4.5 DESIGN, DEVELOPMENT AND MAINTENANCE STANDARDS

4.5.1 General Regulations

- 4.5.1.1 All **Off-Street Parking** and **Loading Spaces** and maneuvering **Aisles** shall be graded to provide an even, hard surface, and all storm water shall be collected on-**Site** and discharged by underground storm drainage mains to the municipal storm drainage system. Where a municipal underground storm drainage system does not exist, then surface drainage shall be discharged to the open ditch drainage system. In no case shall grades be established that would permit drainage to cross **Parcel** boundaries or sidewalks. In lieu of asphalt pavement, concrete is an acceptable alternative to provide a hard surface for all **Off-Street Parking** spaces and drive aisles.
- 4.5.1.2 All **Off-Street Parking** and **Loading** areas shall be provided with adequate curbs, bollards or other similar restraints in order to retain all vehicles within such permitted **Off-Street Parking** or **Loading** areas, and to ensure that fences, walls, hedges of **Landscaping**, as well as any **Buildings**, will be protected from parked or maneuvering vehicles.
- 4.5.1.3 Where more than four (4) **Off-Street Parking Spaces** are provided, they shall be so designed that no vehicle shall be required to back out onto any **Highway** other than a lane.
- 4.5.1.4 Where more than 24 **Off-Street Parking Spaces** are provided, at least two (2) separate access points from a **Highway** shall be provided.
- 4.5.1.5 Every **Off-Street Parking Space**, all **Loading Spaces**, all maneuvering **Aisles** and all driveway connections to **Highways** shall be surfaced with asphalt or concrete pavement.
- 4.5.1.6 All paving works required in Section 4.5.1.5 shall be completed within twenty-four (24) months of the issuance of the **Building Permit**. Security in the amount of 125% of the cost of the required works shall be paid prior to the issuance of the **Building Permit**. If the paving is not complete within twenty-four (24) months, the security must be forfeited to the **Regional Municipality**. The security or cash will be used to ensure that the paving will be completed.
- 4.5.1.7 For all **Parcels** in the **M Zones**, paving of **Off-Street Parking** areas, **Loading** areas, maneuvering **Aisles**, and driveways shall be paved as required in Section 4.5.1.5, except where the fronting **Highway** is not paved. In these instances, the required on-site paving may be deferred until such time as the adjacent **Highway** is paved. However, a covenant as described in Section 219 of the Land Title Act shall be registered on the property title, ensuring that asphalt pavement be provided when the adjacent **Highway** is paved.

- 4.5.1.8 The following areas may be exempt from Section 4.5.1.5 provided that all surfaces are gravelled, compacted, and treated to suppress dust, prevent mud tracked onto public roads, and kept free of weeds:
- 1 Areas of a **Commercial Campground Use** where **Recreational Vehicles** normally park, including maneuvering **Aisles** to and from each camp site, and excluding required **Off-Street Parking Spaces** and maneuvering **Aisles** for visitors, employees, or any additional **Uses** on the **Site**;
 - 2 All **PR Zones**;
 - 3 **Off-Street Parking** areas specifically designated to accommodate **Recreational Vehicles** not associated with a **Commercial Campground**, excluding required **Off-Street Parking Spaces** and maneuvering **Aisles** for visitors, employees, or any additional **Uses** on the **Site**;
 - 4 Parking areas specifically designed to accommodate large trucks in the **M Zones** only, excluding required parking spaces and maneuvering **Aisles** for visitors, employees, or any additional traffic **Uses** on the **Site**.
- 4.5.1.9 All lighting used to illuminate any **Off-Street Parking** or **Loading** area shall be arranged and installed so that all direct rays of light are reflected upon such **Off-Street Parking** area and not upon adjoining **Parcels** or **Highways**.
- 4.5.1.10 Signs or other markers shall be utilized within an **Off-Street Parking** or **Loading** area to ensure safe and efficient traffic operation and shall be maintained in a neat and legible condition.
- 4.5.1.11 Pedestrian access from **Off-Street Parking** areas to all **Buildings or Structures** shall be required, including the provision of concrete sidewalks. Paving of residential driveways is not required in the **RR-1, RR-2, A-1, and A-2 Zones**. All pedestrian access routes shall be well lit.
- 4.5.1.12 All **Off-Street Parking** and **Loading Spaces** shall have access to a **Highway** via an approved access location. In no case shall the locations of **Off-Street Parking** or **Loading Spaces** be such that a vehicle in the process of loading or unloading projects into any **Highway**.
- 4.5.1.13 No part of an **Off-Street Parking** area shall be located within 1.5m of any **Principal Building** except at or adjacent to **Garages** or loading entrances to such **Buildings**.
- 4.5.1.14 For **Single Detached Dwellings** and **Duplexes**, the total area utilized for driveways and **Off-Street Parking** areas may not exceed fifty percent (50%) of the required **Front Yard**, except to meet the required **Off-Street Parking**, and no **Off-Street Parking Space** shall be located within the required **Front Yard** except in the driveway. The remaining portion of the required **Front Yards** shall be **Landscaped** with natural grass, shrubs, and/or trees. All driveways shall be graveled and be kept free of weeds, or shall be paved with asphalt, concrete or other hard surfacing materials.

4.6 RECREATIONAL VEHICLES AND LARGE TRUCKS

- 4.6.1 Notwithstanding Section 4.4 and 4.5, **Recreational Vehicle** and Large Truck parking areas in the **M Zones** shall adhere to the following:

- 4.6.1.1 All **Recreational Vehicle** and large truck parking spaces shall have a clear length of not less than 12.0m and a clear width of not less than 4.0m and a clear height of not less than 4.0m.
- 4.6.1.2 All **Recreational Vehicle** and large truck parking areas shall be provided with unobstructed maneuvering **Aisles** in addition to access to an exit from a **Highway** or traffic aisle.
- 4.6.1.3 All **Recreational Vehicle** and large truck parking areas shall be clearly identified as such.

4.7 LOADING SPACES

4.7.1 **Off-Street Loading Spaces** shall:

- 4.7.1.1 Be provided on the same **Parcel** as the **Use** for which they are required;
- 4.7.1.2 Be at least 9.0m in length, at least 4.0m in width, and have overhead clearance of at least 5.0m for any overhead utilities;
- 4.7.1.3 Have vehicular access to and exit from a **Highway** either directly or by a clearly defined traffic **Aisle**;
- 4.7.1.4 Be sited at an elevation or elevations convenient to a major floor level in the **Building** or to a utility elevator serving major floor level;
- 4.7.1.5 Be so graded, paved and drained as to dispose of all surface water. In no case shall grades be established that would permit drainage to cross **Parcel** boundaries or sidewalks;
- 4.7.1.6 Be surfaced with asphalt or concrete pavement;
- 4.7.1.7 Be screened on each side adjoining or fronting on any **Parcel** in a residential **Zone** by a wall, fence, earth berm or hedge of not less than 2.0m in **Height**;
- 4.7.1.8 Be provided in accordance with the nature of the **Uses** permitted by this Zoning Bylaw and the following table:

Table 4.1: LOADING SPACE REQUIREMENTS		
Use	Required Spaces	Unit of Measure
Commercial	1	Per 3,000sq.m Gross Floor Area
Retail	1	Per 3,000sq.m Gross Floor Area
Office	1	Per 5,000sq.m Gross Floor Area
Hotels/Motels	1	Per 4,000sq.m Gross Floor Area
Restaurants	1	Per 3,000sq.m Gross Floor Area
All Industrial	1	Per 3,000sq.m Gross Floor Area

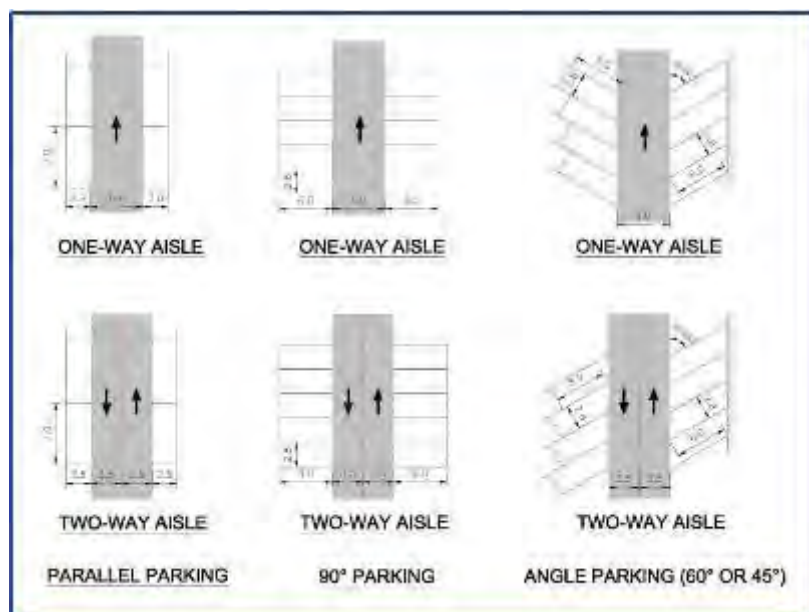
4.8 OFF-STREET PARKING DIMENSIONS

- 4.8.1 The minimum dimensions of maneuvering **Aisles** and **Off-Street Parking Spaces** shall be in accordance with Table 4.2 Minimum Off-Street Parking Dimensions.

TABLE 4.2 MINIMUM OFF-STREET PARKING DIMENSIONS				
	Stall Dimensions		Aisle Width	
Angle	Width	Depth	One-Way	Two-Way
90°	2.8m	6.0m	6.0m	7.0m
60°	2.8m	6.0m	6.0m	7.0m
45°	2.8m	6.0m	6.0m	7.0m
Parallel	2.8m	7.0m	6.0m	7.0m

- 4.8.2 Notwithstanding Table 4.2, where the side of a parking stall abuts any permanent **Building or Structure** greater than 2.0m in **Height**, the **Off-Street Parking Space** shall be 0.3m wider than the normal width required.

Parking Dimensions Diagram



4.9 OFF-STREET PARKING REQUIREMENTS

- 4.9.1 All **Building Permit** Applications for a new, enlarged, or remodeled **Building, Structure, or Use** shall provide a minimum number of **Off-Street Parking** spaces in accordance with Table 4.3 Off Street Parking Requirements:

TABLE 4.3 OFF-STREET PARKING REQUIREMENTS	
Type of Development (Land Use)	Required Parking Spaces
RESIDENTIAL & RESIDENTIAL RELATED	
<i>Single Detached Dwelling</i>	2 per <i>Dwelling Unit</i>
<i>Duplex</i>	2 per <i>Dwelling Unit</i>
<i>Manufactured Dwelling</i> (not in a <i>Manufactured Home Park</i>)	2 per <i>Dwelling Unit</i>
<i>Manufactured Home Park</i>	2 per <i>Dwelling Unit</i> ; plus 1 per 8 <i>Dwelling Units</i> for visitor parking.

Type of Development (Land Use)	Required Parking Spaces
RESIDENTIAL & RESIDENTIAL RELATED (CONTINUED)	
Apartment Housing Mixed Commercial/Residential Use Multi-Unit Dwelling	1 per Studio Dwelling Unit ; and 1 per 1 bedroom Dwelling Unit ; and 1.5 per 2 bedroom Dwelling Unit ; and 1.75 per 3 bedroom Dwelling Unit , plus 1 per 7 Dwelling Units as designated visitor parking.
Home Based Business, Minor	1 per Home Based Business, Minor
Home Based Business, Major	1 per employee (minimum of 2)
Secondary Suite	1 per Secondary Suite
Boarding House	1 per Boarding House Guest Room
Bed and Breakfast	1 per Bed and Breakfast Guest Room
Accessory Dwelling Unit	1 per Accessory Dwelling Unit
AGRICULTURE	
Agriculture	None beyond spaces required for residential Dwelling Units , except 2 spaces are required for every 100sq.m of agricultural retail sales area.
Agri-Tourism Accommodation	1 per sleeping unit, plus 1.1 per camping unit
Equestrian Centre	1 per 4 Horse Boarding stalls
Kennel Pound	2, plus 1 per employee
Commercial Greenhouse Nursery	*1 per 50sq.m GFA of retail sales structure plus 1 per 500sq.m GFA of yard and/or greenhouse
COMMERCIAL	
Auction Sales	1 per 3 seating spaces
Drive-Through Business	1 per Drive-Through window
Bus Terminal Equipment rentals, leasing and sales Manufactured Home Sales RV Sales	1 per 150sq.m GFA
Funeral Parlour	1 per 4 seating spaces
Gaming Centre	1 per 10sq.m GFA
Hotel Motel	1 per sleeping unit, plus 1 per 4 seating spaces of any associated eating or drinking establishment, plus 1 per 3 Full Time Employees
Office (Professional, Financial)	1 per 100sq.m GFA
Restaurant Licensed Establishment	1 per 4 seating spaces
Liquor Store	1 per 50sq.m
Building and Garden Supplies Retail Store And any commercial Use not listed separately in this Table	1 per 50sq.m GFA
Gas Bar Service Station Salvage or Wrecking Yard Service and Repair Shop	1 per 150sq.m of GFA for retail sales plus 2 per service bay
Personal Services Establishment	1 per 50sq.m GFA
Vehicle Rental	1 per 50sq.m GFA
Vehicle Sale Commercial Recreation	1 per 100sq.m GFA

Type of Development (Land Use)	Required Parking Spaces
COMMERCIAL (CONTINUED)	
Vehicle Repair	2 per service bay
Vehicle Wash	1 per wash bay
Veterinary Hospital, Minor Veterinary Hospital, Major	4 per 100 sq.m GFA
INDUSTRIAL	
Aircraft Maintenance and Repair Facility	2 per business
Security Suite	1 per each bedroom within the Security Suite
Temporary Accommodation	2 per Dwelling Unit
Custom Indoor Manufacturing Trade Contractor Industrial Support Services Industrial, Light Utilities, Major Recycling Centre And any Light Industrial Use not listed separately in this Table	1 per 250sq.m GFA, plus 1 per 100sq.m of office space
Industrial, Heavy Recycling Depot Salvage or Wrecking Yard Warehouse & Storage Waste Management Wholesale Business Truck or Rail Terminal And any Heavy Industrial Use not listed separately in this Table	1 per 500sq.m GFA plus 1 per 100sq.m of office space
INSTITUTIONAL & SERVICE	
Cemetery	10 per ha
Commercial Education	1 per 8 students
Community Care Facility	1 per 2 employees, plus 1 per 10 patrons; minimum of 4 stalls
Emergency Service	1 per 20sq.m GFA
Health Services And any institutional Use not listed separately in this Table	1 per 50sq.m GFA
Education: (a) Elementary School (b) High School (c) University or College	(a) 2.0 per classroom (b) 5.0 per classroom (c) 10 per classroom
COMMUNITY & RECREATIONAL	
Commercial Campground	1 per camping unit
Private Club or Lodge	1 per 5 fixed seating spaces, plus 20 per 100sq.m of Floor Area used by patrons
Cultural Use	1 per 5 fixed seating spaces, plus 10 per 100sq.m of Floor Area used by patrons
Library & Exhibit	1 per 50sq.m GFA
Religious Assembly	1 per 8sq.m of Floor Area used for assembly purposes
Park	1 per 4,000sq.m of useable park area

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SECTION 5: Landscaping

5.1 GENERAL REGULATIONS

- 5.1.1 **Landscaping** regulations shall apply in all **Zones** unless otherwise specified.
- 5.1.2 All required plant material and installation shall be completed to survive in the Fort Nelson area as a 'Zone 1' and 'Zone 2' plant hardiness zones as referenced in Section 5.2.
- 5.1.3 The planting or seeding of **Invasive Species** to the area shall not be permitted.

5.2 LANDSCAPING PLANS AND PROCEDURES

- 5.2.1 Applications for a **Building Permit** to construct or alter the siting, size or dimensions of a **Building or Structure** in the **RM-1, RMH, C-1, U, and PI Zones**, and **C Zones** referenced in Section 5.2.4, must be accompanied by a landscaping plan which identifies the required landscaping on a **Site**.
- 5.2.2 In the **RM-1, RMH, C-1, U, and PI Zones**, and **C Zones** referenced in Section 5.2.4, any **Landscaping** is only required for all **Open Spaces**, which are those areas not covered by **Buildings, Off-Street Parking, Off-Street Loading** and storage areas.
- 5.2.3 For the **RM-1, RMH, C-1, U, and PI Zones**, all perimeter portions of the **Site** abutting any **Highway** shall be landscaped.
- 5.2.4 For all **C Zones** abutting the Alaska Highway, including along the frontage roads, all perimeter portions of the **Site** abutting any **Highway** shall be landscaped.

5.3 LANDSCAPE REQUIREMENTS FOR OPEN SPACES & OUTDOOR STORAGE

- 5.3.1 All remaining **Open Spaces** on any developed **Parcel** in **RS-1, RS-1A, RS-2, and RS-3 Zones** shall include grass, **Ground Cover, Xeriscaping**, or sod located in the **Front Yard** between the **Principal Building** and **Highway**.
- 5.3.2 In the **C-3 and M Zones**, outdoor, open storage of goods is specifically prohibited between the front of the **Principal Building** and a **Highway**; and the **Rear Yard** and **Side Yards** shall be completely fenced to a **Height** of at least 1.8m by a fence.

{Section 5.3.3 is added by Bylaw 178, 2020}

- 5.3.3 Location and **Screening** of **Outdoor Storage Yards** used in conjunction with a **Home-Based Business, Major Use. Screening** of not less than 1.8 m or greater than 2.4 m in **Height** shall be provided along those sections of the perimeter or area of an **Outdoor Storage Yard** that are visible from a **Highway** or an abutting **Parcel**.

5.4 LANDSCAPE REQUIREMENTS FOR OFF-STREET PARKING

- 5.4.1 A parking area having eight (8) or more parking spaces and which is visible from an abutting **Site** in a residential **Zone** shall be fenced or screened. Such fencing and/or **Screening** shall be maintained to provide effective **Screening** to a ground **Height** of 1.5m.

5.5 GARBAGE BIN SCREENING REQUIREMENTS

- 5.5.1 Outdoor garbage bins shall be wildlife resistant, as required in the NRRM Garbage Disposal and Wildlife Attractants Bylaw, as amended from time to time.
- 5.5.2 In the **RM-1, RMH, C, M, AP** and **PI Zones**, outdoor garbage bins shall be screened from the view of **Highways** and adjacent **Parcels** on a minimum of three sides, with landscaped **Screening** to a ground **Height** of 1.8m.
- 5.5.3 In the **RM-1, RMH, C,** and **PI Zones**, the following regulations shall apply:
 - 5.5.3.1 When any development is proposed, provisions for garbage storage shall be provided on the same **Site** as the development.
 - 5.5.3.2 All **Site** refuse and recycling bins, including all other large receptacles used for the temporary storage of materials, shall require opaque **Screening** from adjacent **Parcels** and **Highways**.
 - 5.5.3.3 All refuse or recycling bins shall be located a minimum of 3.0m from any abutting residential **Zone** so as to not obstruct pedestrian or vehicle traffic.

5.6 FENCING, SCREENING AND RETAINING WALLS

- 5.6.1 Where, because of conditions not conducive to good horticultural practices, a planted **Screening** cannot reasonably be expected to survive, the **Regional Municipality** may permit a masonry wall, wood fence, earth berm, or combination thereof, to be substituted.
- 5.6.2 Within all **R Zones**, no fence shall exceed a **Height** of 1.2m in a **Front Yard** or **Exterior Side Yard** and 1.8m in an **Interior Side Yard** or **Rear Yard**, except, where abutting an agricultural, commercial, business, or industrial **Use**, the maximum **Height** is 2.4m.
- 5.6.3 Within the **C** and **M Zones**, the following regulations shall apply:
 - 5.6.3.1 In **C Zones**, no fence shall exceed a **Height** of 1.5m.
 - 5.6.3.2 In **M Zones**, the minimum **Height** of a fence shall be 1.8m.
 - 5.6.3.3 An opaque fence or opaque landscape screen of not less than 1.8m in **Height** must be provided and maintained along the boundary of a **Parcel Line** which abuts an **R** or **P Zone**.
- 5.6.4 Retaining walls on **RS-1, RS-1A, RS-2,** and **RS-3 Zones**, except those required as a condition of subdivision approval, must not exceed a **Height** of 1.2m measured from the base of the wall on the lower side, and must be constructed so that any retaining walls are spaced to provide at least a 1.2m horizontal separation between them. Any retaining walls in excess of 1.2m in **Height** shall require a **Building Permit**.
- 5.6.5 Where a fence, wall or similar **Structure** is located on top of a retaining wall, the **Height** of the fence shall include the **Height** of the retaining wall. Where their combined **Height** exceeds 1.8m, the fence by itself shall have a **Height** of not more than 1.0m.
- 5.6.6 The limitation in Section 5.6.5 shall not apply to an open mesh or chain-link fence erected in a cemetery, **Park**, recreation area, school, or college. In such cases, the maximum **Height** of a fence shall be 3.0m.

- 5.6.7 No barbed wire fencing shall be allowed in the **R, C, or PR Zones** except for **Use** in livestock enclosures.
- 5.6.8 Restrictions under this Section shall not apply to any tree or natural growth.
- 5.6.9 In residential zones, where the **Rear Parcel Line** abuts the **Side Parcel Line** of an adjoining **Parcel**, the **Height** of fences, walls, or hedges, on such a **Rear Parcel Line** shall not be greater than the **Height** permitted on the **Side Parcel Line** of an adjoining **Parcel** at the point of abutment.

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SECTION 6: Zone Regulations – Residential



6.1 RESIDENTIAL SINGLE DETACHED AND DUPLEX

RS-1

{Section 6 is Amended Throughout by [Bylaw No. 230, 2024](#)}

6.1.1 Intent

The intent of this **Zone** is to provide for conventional **Single Detached Dwelling** and **Duplexes** in addition to a limited number of specific **Accessory Uses**.

6.1.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RS-1 Zone**.

6.1.2.1 Principal Uses

ONE OF:

- A **Duplex**; or
- A **Modular Dwelling** on a **Permanent Foundation**; or
- A **Single Detached Dwelling**.

6.1.2.2 Accessory Uses

- Home Based Business, Minor** (see Section 3.13);

AND ONE OF:

- Accessory Dwelling Unit** (**Duplex** excluded, see Section 3.18); or
- Bed and Breakfast** (**Duplex** excluded, see Section 3.15); or
- Boarding House** (**Duplex** excluded, see Section 3.16); or
- Secondary Suite** (**Duplex** excluded, see Section 3.18).

6.1.3 Parcel Regulations

- Minimum **Parcel Width**:15.0m
.....EXCEPT it is 9.0m for the single side of a subdivided side-by-side **Duplex**
- Minimum **Parcel Area**:540sq.m
.....EXCEPT it is 380sq.m for the single side of a subdivided side-by-side **Duplex**
- Maximum **Parcel Coverage**:40%
- Maximum number of **Dwelling Units** per **Parcel**:..... 2 units



6.1 RESIDENTIAL SINGLE DETACHED AND DUPLEX

RS-1

6.1.4 Principal Building Regulations

- Maximum **Density**:One (1) **Principal Building** per **Parcel**
- Minimum **Front Yard Setback**:6.0m
- Minimum **Exterior Side Yard Setback**:3.0m
- Minimum **Interior Side Yard Setback**:1.5m (not required for common wall of **Two Duplexes**, subdivided under Section 6.1.6(b))
- Minimum **Rear Yard Setback**:6.0m
- Maximum **Building Height**:11m



6.1.5 Accessory Building and Accessory Dwelling Unit Regulations

- Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel** (excluding **Accessory Dwelling Units**)
- Maximum **Combined Floor Area**:Combined total of 90sq.m
.....OR 10% of the **Parcel Area**, whichever is less.
- Minimum **Exterior Side Yard Setback**:3.0m
- Minimum **Interior Side Yard Setback**:1.5m
- Minimum **Rear Yard Setback**:1.5m
- Maximum **Building Height**:6.0m
- Maximum **Accessory Dwelling Unit** Height:8.0m
.....AND not greater in **Height** than the **Principal Building**

6.1.6 Other Regulations

- Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- The subdivision of an **RS-1 Parcel** into two (2) **Duplex Parcels** in an **RS-1 Zone** is permitted. The minimum **Parcel Width** for each single side of a **Duplex Parcel** is 9.0m.
- For parcels containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.
- A **Mobile Dwelling** is not permitted as an **Accessory Dwelling Unit**.

6.2 RESIDENTIAL SINGLE DETACHED AND MODULAR

RS-1A

6.2.1 Intent

The intent of this **Zone** is to provide for a zone where conventional **Single Detached Dwelling** or **Modular Dwellings** are the only principal uses in addition to a limited number of specific **Accessory Uses**.

6.2.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RS-1A Zone**.

6.2.2.1 Principal Uses

ONE OF:

- A **Modular Dwelling** on a **Permanent Foundation**; or
- A **Single Detached Dwelling**.

6.2.2.2 Accessory Uses

- Home Based Business, Minor** (see Section 3.13);

AND ONE OF:

- Accessory Dwelling Unit** (see section 3.18)
- Bed and Breakfast** (see Section 3.15); or
- Boarding House** (see Section 3.16); or
- Secondary Suite** (see Section 3.18).

6.2.3 Parcel Regulations

- Minimum **Parcel Width**:15.0m
- Minimum **Parcel Area**:540sq.m
- Maximum **Parcel Coverage**:40%
- Maximum number of **Dwelling Units** per **Parcel**:..... 2 units



6.2 RESIDENTIAL SINGLE DETACHED

RS-1A

6.2.4 Principal Building Regulations

- a. Maximum **Density**:One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback**:6.0m
- c. Minimum **Exterior Side Yard Setback**:3.0m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Building Height**:11.0m



6.2.5 Accessory Building and Accessory Dwelling Unit Regulations

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel** (excluding **Accessory Dwelling Units**)
- b. Maximum **Combined Floor Area**:Combined total of 90 sq.m
.....OR 10% of the **Parcel Area**, whichever is less.
- c. Minimum **Exterior Side Yard Setback**:3.0m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:1.5m
- f. Maximum **Building Height**:6.0m
- g. Maximum **Accessory Dwelling Unit** Height:.... 8.0m
.....AND not greater in **Height** than the **Principal Building**

6.2.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- b. For parcels containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.
- c. A **Mobile Dwelling** is not permitted as an **Accessory Dwelling Unit**.

6.3 RESIDENTIAL SINGLE DETACHED – MIXED

RS-2

6.3.1 Intent

The intent of this **Zone** is to provide for manufactured housing, conventional **Single Detached Dwellings** and **Duplexes**, in addition to a limited number of specific **Accessory Uses**, in order to provide a variety of housing options, styles and prices within the **Regional Municipality**.

6.3.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RS-2 Zone**.

6.3.2.1 Principal Uses

ONE OF:

- A **Duplex**; or
- A **Single Detached Dwelling**; or
- A **Manufactured Dwelling**.

6.3.2.2 Accessory Uses

- Home Based Business, Minor** (see Section 3.13);

AND ONE OF:

- Accessory Dwelling Unit** (**Duplex** excluded; see Section 3.18); or
- Bed and Breakfast** (**Duplex** excluded, see Section 3.15); or
- Boarding House** (**Duplex** excluded, see Section 3.16); or
- Secondary Suite** (**Duplex** excluded, see Section 3.18).

6.3.3 Parcel Regulations

- Minimum **Parcel Width**:15.0m
.....EXCEPT it is 9.0m for the single side of a subdivided side-by-side **Duplex**
- Minimum **Parcel Area**:540sq.m
.....EXCEPT it is 380sq.m for the single side of a subdivided side-by-side **Duplex**
- Maximum **Parcel Coverage**:40%
- Maximum number of **Dwelling Units** per **Parcel**: 2 units

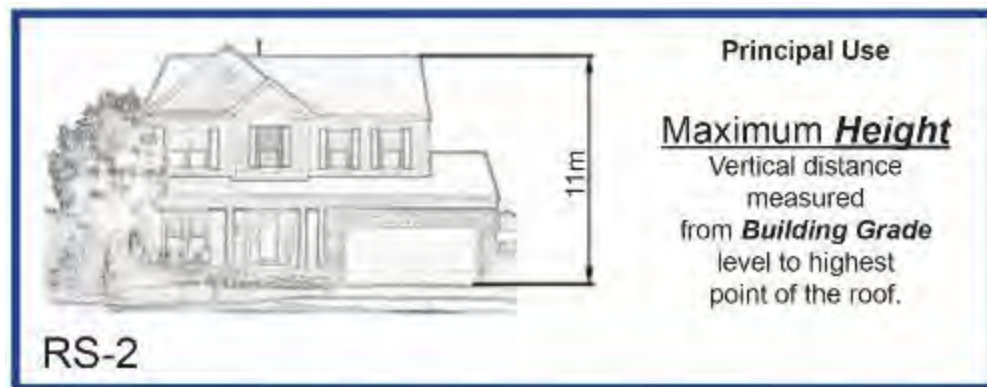


6.3 RESIDENTIAL SINGLE DETACHED – MIXED

RS-2

6.3.4 Principal Building Regulations

- Maximum **Density**:One (1) **Principal Building** per **Parcel**
- Minimum **Front Yard Setback**:6.0m
- Minimum **Exterior Side Yard Setback**:3.0m
- Minimum **Interior Side Yard Setback**:1.5m (not required for common wall of a **Duplex** subdivided under section 6.3.6(b).)
- Minimum **Rear Yard Setback**:6.0m, may be reduced to 3.0m for **Mobile Dwellings**
- Maximum **Building Height**:11.0m



6.3.5 Accessory Building and Accessory Dwelling Unit Regulations

- Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel** (excluding **Accessory Dwelling Units**)
- Maximum **Combined Floor Area**:Combined total of 90sq.m **OR**
.....10% of the **Parcel Area**, whichever is less
- Minimum **Exterior Side Yard Setback**:3.0m
- Minimum **Interior Side Yard Setback**:1.5m
- Minimum **Rear Yard Setback**:1.5m
- Maximum **Building Height**:6.0m
- Maximum **Accessory Dwelling Unit** Height:8.0m
.....**AND** not greater in **Height** than the **Principal Building**

6.3.6 Other Regulations

- Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- The subdivision of an **RS-2 Parcel** into two (2) **Duplex Parcels** in an **RS-2 Zone** is permitted. The minimum **Parcel Width** for each single side of a **Duplex Parcel** is 9.0m.
- For parcels containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.

6.4 RESIDENTIAL SINGLE DETACHED – SMALL LOT

RS-3

6.4.1 Intent

The intent of this **Zone** is to provide for conventional **Single Detached Dwellings** on a reduced **Parcel** size, in addition to a limited number of specific **Accessory Uses**.

6.4.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RS-3 Zone**.

6.4.2.1 Principal Uses

ONE OF:

- A **Modular Dwelling** on a **Permanent Foundation**; or
- A **Single Detached Dwelling**.

6.4.2.2 Accessory Uses

- Home Based Business, Minor** (see Section 3.13);

AND ONE OF:

- Accessory Dwelling Unit** (see Section 3.18); or
- Secondary Suite** (see Section 3.18).

6.4.3 Parcel Regulations

- Minimum **Parcel Width**:12.0m
- Minimum **Parcel Area**:400sq.m
- Maximum **Parcel Coverage**:40%
- Maximum number of **Dwelling Units** per **Parcel**:.... 2 units



6.4 RESIDENTIAL SINGLE DETACHED - SMALL LOT

RS-3

6.4.4 Principal Building Regulations

- Maximum **Density**:One (1) **Principal Building** per **Parcel**
- Minimum **Front Yard Setback**:6.0m
- Minimum **Exterior Side Yard Setback**:3.0m
- Minimum **Interior Side Yard Setback**:1.5m
- Minimum **Rear Yard Setback**:6.0m
- Maximum **Height**:11.0m



6.4.5 Accessory Building and Accessory Dwelling Unit Regulations

- Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- Maximum **Combined Floor Area**:Combined total of 90 sq.m OR
.....10% of the **Parcel Area**, whichever is less
- Minimum **Exterior Side Yard Setback**:3.0m
- Minimum **Interior Side Yard Setback**:1.5m
- Minimum **Rear Yard Setback**:1.5m
- Maximum **Height**:6.0m
- Maximum **Accessory Dwelling Unit** Height:.... 8.0m
.....**AND** not greater in **Height** than the **Principal Building**

6.4.6 Other Regulations

- Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- For parcels containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.
- A **Mobile Dwelling** is not permitted as an **Accessory Dwelling Unit**.

6.5 RURAL RESIDENTIAL – LARGE LOT

RR-1

6.5.1 Intent

The intent of this **Zone** is to accommodate large rural residential **Parcels** for **Single Detached** and **Duplexes** in addition to a limited number of specific **Accessory Uses**.

6.5.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RR-1 Zone**.

6.5.2.1 Principal Uses

ONE OF:

- a. A **Duplex**; or
- b. A **Manufactured Dwelling**; or
- c. A **Single Detached Dwelling**.

6.5.2.2 Accessory Uses

ONE OF:

- a. **Commercial Greenhouse**; or
- b. **Equestrian Centre**; or
- c. **Home Based Business, Minor** (see Section 3.13); or
- d. **Home Based Business, Major** (see Section 3.14); or
- e. **Nursery**; or
- f. **Veterinary Hospital, Major**; or
- g. **Veterinary Hospital, Minor**;

AND ONE OF:

- h. **Bed and Breakfast** (**Duplex** excluded, see Section 3.15); or
- i. **Boarding House** (**Duplex** excluded, see Section 3.16); or
- j. **Accessory Dwelling Unit** (**Duplex** excluded see Section 3.18); or
- k. **Secondary Suite** (**Duplex** excluded see Section 3.18);

AND:

- l. **Agriculture**;
- m. **Hobby Farm**;
- n. **Kennel**;
- o. **Pound**.

6.5.3 Parcel Regulations

- a. Minimum **Parcel Width**:70.0 m
- b. Minimum **Parcel Area**:1.6 ha
- c. Maximum **Parcel Coverage**:15%
- d. Maximum number of **Dwelling Units** per **Parcel**:.... 2 units

6.5.4 Principal Building Regulations

- a. Maximum **Density**:One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback**:6.0m
- c. Minimum **Exterior Side Yard Setback**:6.0m
- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:11.0m

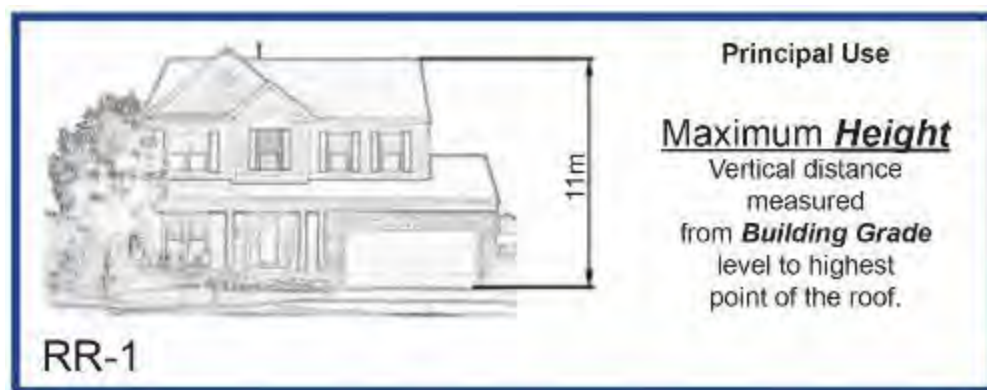
6.5 RURAL RESIDENTIAL - LARGE LOT

RR-1



6.5.5 **Accessory Building and Accessory Dwelling Unit Regulations**

- Maximum **Density**:One (1) per 0.4 ha, to a maximum of ten (10) **Accessory Buildings** per **Parcel**
- Maximum **Combined Floor Area**:5% of the **Parcel Area**
- Minimum **Exterior Side Yard Setback**:6.0m
- Minimum **Interior Side Yard Setback**:6.0m
- Minimum **Rear Yard Setback**:3.0m
- Maximum **Height**:9.0m
- Maximum **Accessory Dwelling Unit** Height:8.0m



6.5.6 **Other Regulations**

- Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- Outdoor storage of goods, materials, and supplies is specifically prohibited between the front of the **Principal Building** and a **Highway**.
- For parcels containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.

6.6 RURAL RESIDENTIAL – SMALL LOT

RR-2

6.6.1 Intent

The intent of this **Zone** is to accommodate small **Parcel** rural residential properties for **Single** and **Duplex** in addition to a limited number of specific **Accessory Uses**.

6.6.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RR-2 Zone**.

6.6.2.1 Principal Uses

ONE OF:

- a. A **Duplex**; or
- b. A **Manufactured Dwelling**; or
- c. A **Single Detached Dwelling**.

6.6.2.2 Accessory Uses

ONE OF:

- a. **Commercial Greenhouse**; or
- b. **Home Based Business, Minor** (see Section 3.13); or
- c. **Home Based Business, Major** (see Section 3.14); or
- d. **Nursery**; or
- e. **Veterinary Hospital, Minor**;

AND ONE OF:

- f. **Accessory Dwelling Unit (Duplex excluded; see Section 3.18)**; or
- g. **Bed and Breakfast (Duplex excluded, see Section 3.15)**; or
- h. **Boarding House (Duplex excluded, see Section 3.16)**; or
- i. **Secondary Suite (Duplex excluded, see Section 3.18)**;

AND:

- j. **Agriculture**;
- k. **Hobby Farm**;
- l. **Kennel**.

6.6.3 Parcel Regulations

- a. Minimum **Parcel Width**:30.0m
- b. Minimum **Parcel Area**:0.4 ha
- c. Maximum **Parcel Coverage**:15%
- d. Maximum number of **Dwelling Units** per **Parcel**: 2 units

6.6.4 Principal Building Regulations

- a. Maximum **Density**:One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback**:6.0m
- c. Minimum **Exterior Side Yard Setback**:6.0m
- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:11.0m

6.6 RURAL RESIDENTIAL - SMALL LOT

RR-2



6.6.5 Accessory Building and Accessory Dwelling Unit Regulations

- Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- Maximum **Combined Floor Area**:10% of the **Parcel Area**
- Minimum **Exterior Side Yard Setback**:6.0m
- Minimum **Interior Side Yard Setback**:6.0m
- Minimum **Rear Yard Setback**:3.0m
- Maximum **Height**:9.0m
- Maximum **Accessory Dwelling Unit** Height: 8.0m



6.6.6 Other Regulations

- Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- Outdoor storage of goods, materials, and supplies is specifically prohibited between the front of the **Principal Building** and a **Highway**.
- For **parcels** containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.

6.7 RESIDENTIAL MULTI-UNIT DWELLING

RM-1

6.7.1 Intent

The intent of this **Zone** is to accommodate a variety of housing types on full municipal servicing including townhouses, apartments.

6.7.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RM-1 Zone**.

6.7.2.1 Principal Uses

ONE OF:

- Duplex**; or
- Modular Dwelling** on a **Permanent Foundation**; or
- Multi-Unit Dwelling**; or
- Single Detached Dwelling**.

6.7.2.2 Accessory Uses

- Accessory Dwelling Unit** (see Section 3.18);
- Home Based Business, Minor** (see Section 3.13);
- Secondary Suite (Single Detached Dwelling)** only, see Section 3.18);

6.7.3 Parcel Regulations

- Minimum **Parcel Width**:22.0m
.....EXCEPT it is 11m for the single side of a subdivided side-by-side **Duplex**
- Minimum **Parcel Area**:1,300sq.m
.....EXCEPT it is 550sq.m for the single side of a subdivided side-by-side **Duplex**
- Maximum **Parcel Coverage**:50%
- Maximum number of **Dwelling Units** per **Parcel** (excluding **Multi-Unit Dwellings**).... 2 units



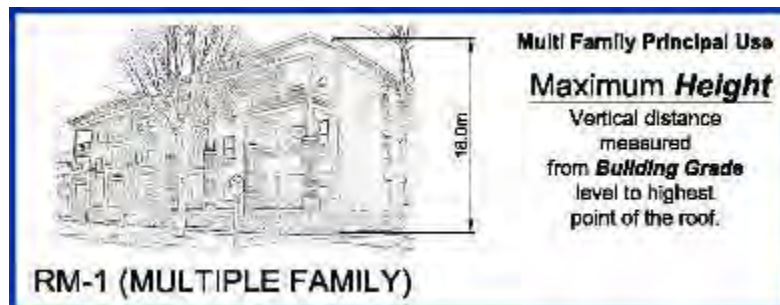
6.7 RESIDENTIAL MULTI-UNIT DWELLING ONE

RM-1

Section 6.7 is amended by replacing 6.7.4 with 6.7.4.1 - Bylaw RM184, 2020

6.7.4.1 Principal Building Regulations (Multi-Unit Dwellings)

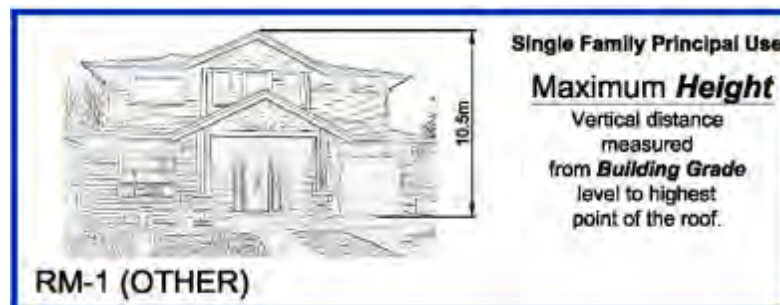
- Maximum **Density**.....60 units/ha
- Maximum **Front Yard Setback**..... 6.0m
- Minimum **Exterior Side Yard Setback**.....6.0m
- Minimum **Interior Side Yard Setback**.....6.0m
- Minimum **Rear Yard Setback**.....6.0m
- Maximum **Height**.....18.0m for **Multi-Unit Dwellings**



Section 6.7.4.2 is added by Bylaw RM184, 2020

6.7.4.2 Principal Building Regulations for all other Dwellings (Single Detached Dwelling, Duplex, Modular Dwelling on a Permanent Foundation)

- Maximum **Density**..... One (1) Principal Building per Parcel
- Minimum **Front Yard Setback**.....6.0m
- Minimum **Exterior Side Yard Setback**.....3.0m
- Minimum **Interior Side Yard Setback**.....1.5m (not required for common wall of **Duplex**)
- Minimum **Rear Yard Setback**.....6.0m
- Maximum **Building Height**.....11m



6.7 RESIDENTIAL MULTI-UNIT ONE

RM-1

6.7.5 *Accessory Building* and *Accessory Dwelling Unit* Regulations

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:10% of **Parcel Area**
- c. Minimum **Exterior Side Yard Setback**:3.0m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:1.5m
- f. Maximum **Height**:6.0m
- g. Maximum **Accessory Dwelling Unit Height**.... 8.0m
AND not greater in **Height** than the **Principal Building**

6.7.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. For each **Multi-Unit Dwelling** permitted in this **Zone**, the **Parcel** shall contain **Amenity Areas** in the amounts listed in **Section 3.17.1.4**.
- c. For parcels containing a **Single Detached Dwelling**, only one **Secondary Suite** or one **Accessory Dwelling Unit** is permitted.
- d. A **Mobile Dwelling** is not permitted as an **Accessory Dwelling Unit**.

6.8 RESIDENTIAL MANUFACTURED HOME PARK

RMH

6.8.1 Intent

The intent of this **Zone** is to provide for **Manufactured Home Parks** on a **Site** of at least **2.0 ha** in size. This **Zone** shall be read in conjunction with the Town of Fort Nelson Manufactured Home Park Bylaw as amended or replaced from time to time, in addition to a limited number of specific **Accessory Uses**.

6.8.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **RMH Zone**.

6.8.2.1 Principal Uses

- a. A **Manufactured Home Park**.

6.8.2.2 Accessory Uses

- a. **Neighbourhood Convenience Store**;
- AND:**
- b. **Home Based Business, Minor** (see Section 3.13);

6.8.3 Parcel Regulations

6.8.3.1 Regulations for Manufactured Home Park (MHPark)

- a. Minimum **Parcel Area**:2.0ha

6.8.3.2 Regulations for individual Manufactured Home Space (MHSpace)

- | | Single-Wide | Double-Wide |
|--|--------------|--------------|
| a. Minimum Manufactured Home Space Width : |12.0m |15.0m |
| b. Minimum Manufactured Home Space Area : |400sq.m |500sq.m |
| c. Maximum Manufactured Home Space Coverage : |50% |50% |



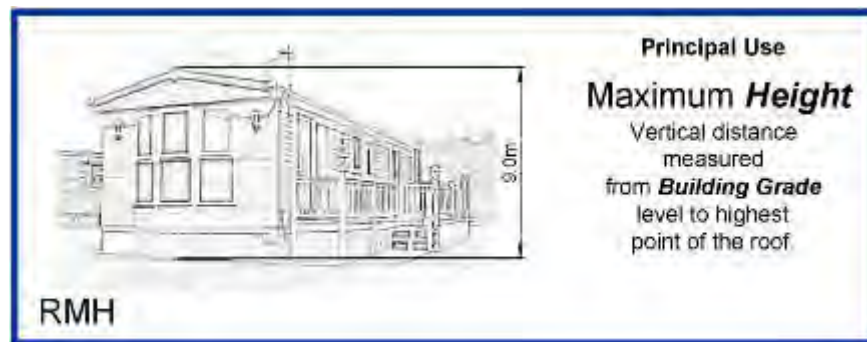
6.8 RESIDENTIAL MANUFACTURED HOME PARK

RMH

6.8.4 Principal Building Regulations

Section 6.8.4 (g) Added by Bylaw No. 237, 2025

- | | <u>MHPark</u> | <u>MHSpace</u> |
|--|---------------|---|
| a. Maximum Density : | 17 units/ha | One (1) Principal Building per Space |
| b. Minimum Front Yard Setback : | 6.0 m | 6.0m |
| c. Minimum Exterior Side Yard Setback : | 6.0 m | 5.0m |
| d. Minimum Interior Side Yard Setback : | 6.0 m | 1.5m |
| e. Minimum Rear Yard Setback : | 6.0 m | 3.0m |
| f. Maximum Height : | 9.0 m | 9.0m |
| g. Principal Building Regulations Site Specific: MH Park Maximum Density 24 units/ha on Lot 1 District Lot 1595 Peace River District Plan 18589, Lot 2 District Lot 1595 Peace River District Plan 18589, and District Lot 1596 Peace River District | | |



6.8.5 Accessory Building Regulations

- | | <u>MHPark</u> | <u>MHSpace</u> |
|--|--|--|
| a. Maximum Density : | One (1) Neighbourhood Convenience Store per Manufactured Home Park | One (1) Accessory Building per Manufactured Home Space |
| b. Maximum Combined Floor Area : | 10% of the Parcel Area | |
| c. Minimum Exterior Side Yard Setback : | 6.0m | 3.0m |
| d. Minimum Interior Side Yard Setback : | 6.0m | 1.5m |
| e. Minimum Rear Yard Setback : | 6.0m | 1.5m |
| f. Maximum Height : | 6.0m | 6.0m |
| AND not greater in Height than the Principal Building | | |

6.8.6 Other Regulations

- Other regulations apply to this zoning designation. Please refer to **Section 3** for General Regulations, **Section 4** for Parking Regulations and **Section 5** for Landscaping Regulations.
- Amenity Area** shall be provided for a **Manufactured Home Park** at a rate of at least 50sq.m per **Dwelling Unit**.
- All **Manufactured Home Parks** shall be authorized by a valid business license.

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SECTION 7: Zone Regulations - Agriculture



7.1 AGRICULTURE – LARGE HOLDINGS

A-1

7.1.1 Intent

The intent of this **Zone** is to allow for agricultural activities for large tracts of land where the dominant land **Use** is for **Agriculture** activities, in addition to a limited number of specific **Accessory Uses**.

7.1.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **A-1 Zone**.

7.1.2.1 Principal Uses

- a. **Agriculture;**
- b. **Commercial Greenhouse;**
- c. **Equestrian Centre;**
- d. **Forestry;**
- e. **Kennel;**
- f. **Land Treatment Facility;**
- g. **Nursery;**
- h. **Pound;**
- i. **Trapping, Guide and Outfitting Operations;**
- j. **Veterinary Hospital, Major;**
- k. **Veterinary Hospital, Minor;**

AND ONE OF:

- l. **A Duplex.**
- m. **A Manufactured Dwelling; or**
- n. **A Single Detached Dwelling; or**

7.1.2.2 Accessory Uses

- a. **Agri-tourism;**
- b. **Gravel Extraction and Processing;**
- c. **Hobby Farm;**
- d. **Outdoor Recreation;**

AND ONE OF:

- e. **A Home Based Business, Minor** (see Section 3.13); or
- f. **A Home Based Business, Major** (see Section 3.14);

AND ONE OF:

- g. **Bed and Breakfast** (see Section 3.15); or
- h. **Boarding House** (see Section 3.16); or
- i. **Accessory Dwelling Unit** (see Section 3.18); or
- j. **Secondary Suite** (see Section 3.18); or
- k. **Temporary Accommodation Dwelling** (see Section 3.12).

7.1.3 Parcel Regulations

- a. Minimum **Parcel Width**:400.0 m
- b. Minimum **Parcel Area**:64.0 ha
- c. Maximum **Parcel Coverage**:5% of the **Parcel Area**

7.1 AGRICULTURE - LARGE HOLDINGS

A-1



7.1.4 Principal Building Regulations

- Maximum **Density**: Where a **Building** is being used for an **Agriculture Use**, it is considered a **Principal Use**, and more than one (1) **Principal Building** may be sited on the **Parcel**.
- Minimum **Front Yard Setback**: 10.0m
- Minimum **Exterior Side Yard Setback**: 10.0m
- Minimum **Interior Side Yard Setback**: 10.0m
- Minimum **Rear Yard Setback**: 10.0m
- Maximum **Height**: 11.0m



7.1.5 Accessory Building Regulations

- Maximum **Density**: Four (4) **Accessory Buildings** per **Parcel**
- Minimum **Exterior Side Yard Setback**: 6.0m
- Minimum **Interior Side Yard Setback**: 6.0m
- Minimum **Rear Yard Setback**: 6.0m
- Maximum **Height**: 12.0m

7.1 AGRICULTURE - LARGE HOLDINGS

A-1



7.1.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- b. No subdivision of a **Parcel** within the **A-1 Zone** shall be permitted pursuant to Section 514 of the Local Government Act, unless:
 - i. The parent **Parcel** before subdivision has a **Parcel Area** of at least 66.0 ha;
 - ii. The **Parcel** created by the subdivision, for the purpose of providing a residence under Section 514 of the Local Government Act, has a **Parcel Area** of at least 2.0 ha;
 - iii. The subdivision is approved by the local health authority; and,
 - iv. The subdivision complies in all other respects with the requirements in Section 514 of the Local Government Act.

7.2 AGRICULTURE – SMALL HOLDINGS

A-2

7.2.1 Intent

The intent of this **Zone** is to allow for small scale, hobby agricultural activities where the dominant land **Use** is for **Agriculture** activities, in addition to a limited number of specific **Accessory Uses**.

7.2.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **A-2 Zone**.

7.2.2.1 Principal Uses

- a. **Agriculture;**
- b. **Commercial Greenhouse;**
- c. **Equestrian Centre;**
- d. **Forestry;**
- e. **Kennel;**
- f. **Nursery;**
- g. **Pound;**
- h. **Trapping, Guide and Outfitting Operations;**
- i. **Veterinary Hospital, Minor;**

AND ONE OF:

- j. **A Duplex.**
- k. **A Manufactured Dwelling; or**
- l. **A Single Detached Dwelling; or**

7.2.2.2 Accessory Uses

- a. **Agri-tourism;**
- b. **Gravel Extraction and Processing;**
- c. **Hobby Farm;**
- d. **Outdoor Recreation;**

AND ONE OF:

- e. **A Home Based Business, Minor** (see Section 3.13); or
- f. **A Home Based Business, Major** (see Section 3.14);

AND ONE OF:

- g. **Bed and Breakfast** (see Section 3.15); or
- h. **Boarding House** (see Section 3.16); or
- i. **Accessory Dwelling Unit** (see Section 3.18); or
- j. **Secondary Suite** (see Section 3.18); or
- k. **Temporary Accommodation Dwelling** (see Section 3.12).

7.2.3 Parcel Regulations

- a. Minimum **Parcel Width:**100.0m
- b. Minimum **Parcel Area:**4.0ha
- c. Maximum **Parcel Coverage:**10%

7.2 AGRICULTURE - SMALL HOLDINGS

A-2



7.2.4 Principal Building Regulations

- Maximum **Density**: Where a **Building** is being used for an **Agriculture Use**, it is considered a **Principal Use**, and more than one (1) **Principal Building** may be sited on the **Parcel**.
- Minimum **Front Yard Setback**: 6.0m
- Minimum **Exterior Side Yard Setback**: 6.0m
- Minimum **Interior Side Yard Setback**: 6.0m
- Minimum **Rear Yard Setback**: 6.0m
- Maximum **Height**: 11.0m

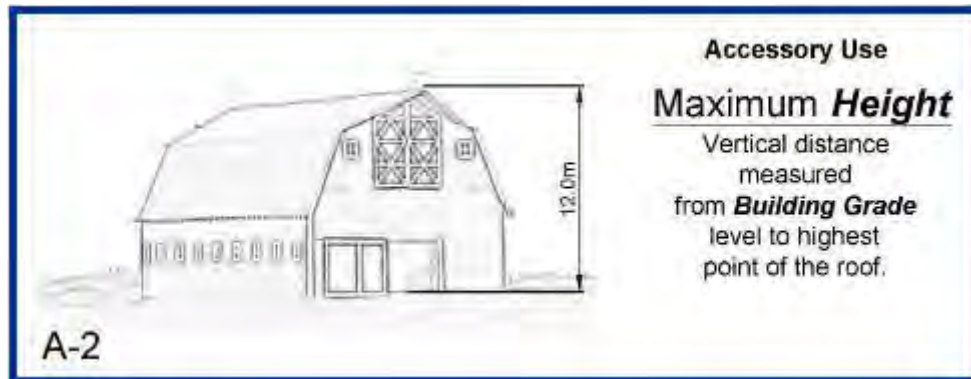


7.2.5 Accessory Building Regulations

- Maximum **Density**: Four (4) **Accessory Buildings** per **Parcel**
- Minimum **Exterior Side Yard Setback**: 6.0m
- Minimum **Interior Side Yard Setback**: 6.0m
- Minimum **Rear Yard Setback**: 6.0m
- Maximum **Height**: 12.0m

7.2 AGRICULTURE - SMALL HOLDINGS

A-2



7.2.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- b. No subdivision of a **Parcel** within the **A-2 Zone** shall be permitted pursuant to Section 514 of the Local Government Act, unless:
 - i. The parent **Parcel** before subdivision has a **Parcel Area** of at least 6.0 ha;
 - ii. The **Parcel** created by the subdivision, for the purpose of providing a residence under Section 514 of the Local Government Act, has a **Parcel Area** of at least 2.0 ha;
 - iii. The subdivision is approved by the local health authority; and,
 - iv. The subdivision complies in all other respects with the requirements in Section 514 of the Local Government Act.

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SECTION 8: Zone Regulations – Commercial



8.1 COMMERCIAL CORE

C-1

8.1.1 Intent

The intent of this **Zone** is to concentrate major commercial activities in a central location. This **Zone** provides commercial **Uses** such as major business, finance, real estate, office, entertainment, cultural and major retail **Uses** in a compact, safe and pedestrian friendly environment. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.1.2 Permitted Uses

Bylaw No. 241, 2025 Adding subsection 8.1.2.1 (o)

The following **Uses**, and no others, are permitted in the **C-1 Zone**.

8.1.2.1 Principal Uses

- a. **Commercial Recreation;**
- b. **Cultural Use;**
- c. **Health Services;**
- d. **Hotel;**
- e. **Laundromat and Dry Cleaning;**
- f. **Licensed Establishment;**
- g. **Liquor Store;**
- h. **Mixed Commercial/Residential Use** (Section 3.17);
- i. **Personal Services Establishment;**
- j. **Professional, Financial, Office, and Business Support Service;**
- k. **Restaurant;**
- l. **Retail Store;**
- m. **Service and Repair Shop;**
- n. **Shopping Mall.**
- o. **Permitted Uses – Site-Specific:** Storefront Cannabis Retailer, on Block A, District Lot 1581, Peace River District, Except Plans 18361 and EPP39083 (5100 50th Ave N)

8.1.3 Parcel Regulations

- a. Minimum **Parcel Width:**10.0m
- b. Minimum **Parcel Area:**200sq.m
- c. Maximum **Parcel Coverage:**85%



8.1 COMMERCIAL CORE

C-1

8.1.4 *Principal Building Regulations*

- a. Maximum **Density**:More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard Setback**:0.0m
- c. Minimum **Exterior Side Yard Setback**:0.0m
- d. Minimum **Interior Side Yard Setback**:0.0m
- e. Minimum **Rear Yard Setback**:0.0m
- f. Maximum **Height**:18.0m

8.1.5 *Accessory Building Regulations*

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- b. Minimum **Exterior Side Yard Setback**:0.0m
- c. Minimum **Interior Side Yard Setback**:0.0m
- d. Minimum **Rear Yard Setback**:0.0m
- e. Maximum **Height**:6.0m
.....**AND** not greater in **Height** than the **Principal Building**

8.1.6 *Other Regulations*

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. Every business or undertaking shall be conducted within a completely enclosed **Building** except for parking and loading facilities. Outdoor storage of any materials is not permitted in this **Zone**.

8.2 HIGHWAY COMMERCIAL

C-2

8.2.1 Intent

The intent of this **Zone** is to provide for a range of commercial **Uses** located adjacent to the Alaska **Highway** to serve the travelling public, visitors and tourists. Development in this **Zone** should provide an attractive visual appearance from the roadway. **Highway** commercial **Uses** catering to **Recreational Vehicles** and/or large truck traffic should provide suitable parking accommodations to cater to their customers' needs on-**Site**. Outdoor storage of any material is not permitted in this **Zone**. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.2.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **C-2 Zone**.

{Section 8.2.2. is amended by Bylaw RM176, 2019}

8.2.2.1 Principal Uses

- a. **Auction Sales;**
- b. **Automotive Services;**
- c. **Building and Garden Supplies;**
- d. **Bus Terminal;**
- e. **Car and/or Truck Wash;**
- f. **Commercial Greenhouse;**
- g. **Cultural Use;**
- h. **Drive-Through Business;**
- i. **Equipment Rental, Leasing and Sales;**
- j. **Funeral Parlour;**
- k. **Gaming Centre;**
- l. **Hotel;**
- m. **Laundromat and Dry Cleaning;**
- n. **Licensed Establishment;**
- o. **Liquor Store;**
- p. **Manufactured Home Sales;**
- q. **Mixed Commercial/Residential Use** (see Section 3.17);
- r. **Motel;**
- s. **Neighbourhood Convenience Store;**
- t. **Nursery;**
- u. **Private Club or Lodge;**
- v. **Professional, Financial, Office, and Business Support Services;**
- w. **Recreational Vehicle Sales;**
- x. **Recycling Depot;**
- y. **Restaurant;**
- z. **Retail Store;**
- aa. **Retail Warehouse;**
- bb. **Service and Repair Shop;**
- cc. **Shopping Mall;**
- dd. **Taxidermy;**
- ee. **Tire Sales or Repair;**
- ff. **Trade Contractor;**

8.2 HIGHWAY COMMERCIAL

C-2

- gg. **Vehicle Rental;**
- hh. **Veterinary Hospital, Minor;**
- ii. **Permitted Uses – Site Specific:**
Gas Bar on Lot 2, District Lot 1535, Peace River District, Plan EPP9229 (5000 Cordova Way) only.;
- jj. **Permitted Uses – Site Specific:**
Storefront Cannabis Retailer, on Lot 2, District Lot 1594, Peace River Land District, Plan PGP 38160 (4802 49th Avenue);
- kk. **Permitted Uses – Site Specific:**
Personal Services Establishment, on Lot A, District Lot 1535 Peace River District Plan BCP20538 (4448 50th Ave N).

8.2.2.2 Accessory Uses

- a. A **Security Suite** (see Section 3.19).

8.2.3 Parcel Regulations

- a. Minimum **Parcel Width**:20.0m
- b. Minimum **Parcel Area**:700sq.m
- c. Maximum **Parcel Coverage**:60%



8.2.4 Principal Building Regulations

- a. Maximum **Density**:..... More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard Setback**:.....0m
- c. Minimum **Exterior Side Yard Setback**:.....0m
- d. Minimum **Interior Side Yard Setback**:0m
- e. Minimum **Rear Yard Setback**:.....0m
- f. Maximum **Height**:18.0m

8.2 HIGHWAY COMMERCIAL

C-2

8.2.5 Accessory Building Regulations

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- b. Minimum **Exterior Side Yard Setback**:.....0m
- c. Minimum **Interior Side Yard Setback**:0m
- d. Minimum **Rear Yard Setback**:.....0m
- e. Maximum **Height**:6.0m
AND not greater in **Height** than the **Principal Building**
 with the exception of a **Gas Bar Canopy** which shall not exceed 12.0m.

8.2.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. Every business or undertaking shall be conducted within a completely enclosed **Building** except for parking and loading facilities. Outdoor storage of any materials is not permitted in this **Zone**.

8.3 SERVICE COMMERCIAL

C-3

8.3.1 Intent

The intent of the service commercial **Zone** is to provide for service commercial **Uses** which have a repair, maintenance and distribution component combined with a retailing component. Land is developed at a low **Density** with part of the **Parcel** providing for limited outdoor storage and display of goods and services. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.3.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **C-3 Zone**.

Section "w" added Bvlaw No. 214, 2023

8.3.2.1 Principal Uses

- a. **Auction Sales;**
- b. **Auto Body Repairs;**
- c. **Automotive Services;**
- d. **Building and Garden Supplies;**
- e. **Bus Terminal;**
- f. **Car and/or Truck Wash;**
- g. **Commercial Greenhouse;**
- h. **Equipment Rental, Leasing and Sales;**
- i. **Funeral Parlour;**
- j. **Manufactured Home Sales;**
- k. **Nursery;**
- l. **Oil and Gas Field Supplies and Service;**
- m. **Recreational Vehicle Sales;**
- n. **Recycling Depot;**
- o. **Retail Warehouse;**
- p. **Service and Repair Shop;**
- q. **Taxidermy;**
- r. **Tire Sales or Repair;**
- s. **Trade Contractor;**
- t. **Vehicle Rental;**
- u. **Veterinary Hospital, Minor;**
- v. **Warehouse and Storage,**
- w. **Permitted Uses – Site Specific: Card Lock Fuel Sales, on specified portion of District Lot 2725 Peace River District, Except Plan 25242 (317 Alaska Highway)."**

8.3.2.2 Accessory Uses

- a. **A Security Suite** (see Section 3.19).

8.3.3 Parcel Regulations

- a. Minimum **Parcel Width**:20.0m
- b. Minimum **Parcel Area**:1,000sq.m
- c. Maximum **Parcel Coverage**:60%

8.3 SERVICE COMMERCIAL

C-3

8.3.4 Principal Building Regulations

- Maximum **Density**:One (1) **Principal Building** per **Parcel**
- Minimum **Front Yard Setback**:0m
- Minimum **Exterior Side Yard Setback**:0m
- Minimum **Interior Side Yard Setback**:0m
- Minimum **Rear Yard Setback**:0m
- Maximum **Height**:18.0m



8.3.5 Accessory Building Regulations

- Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- Minimum **Exterior Side Yard Setback**:0m
- Minimum **Interior Side Yard Setback**:0m
- Minimum **Rear Yard Setback**:0m
- Maximum **Height**:6.0m
.....AND not greater in **Height** than the **Principal Building**

8.3.6 Other Regulations

- Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- Every business or undertaking shall be conducted within a completely enclosed **Building** except for parking, loading and limited outdoor storage facilities. Permitted outdoor storage and display of goods and services must be screened. Outdoor storage of toxic, noxious, odorous, flammable or radioactive materials is not permitted.

8.4 CAMPGROUND COMMERCIAL

C-4

8.4.1 Intent

The intent of this **Zone** is to accommodate and regulate the development of commercially operated **Campground Commercial** and **Recreational Vehicle** accommodation and accessory development directly associated with such operations. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.4.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **C-4 Zone**.

8.4.2.1 Principal Uses

- a. **Commercial Campground;**
- AND ONE OF:**
- b. A **Manufactured Dwelling;** or
- c. A **Single Detached Dwelling.**

8.4.2.2 Accessory Uses

- a. **Recreational Vehicle Storage;**
- AND:**
- b. A **Restaurant.**

8.4.3 Parcel Regulations

- a. Minimum **Parcel Width:**50.0m
- b. Minimum **Parcel Area:**2.0ha
- c. Maximum **Parcel Coverage:**20%

8.4.4 Principal Building Regulations

- a. Maximum **Density:**One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback:**6.0m
- c. Minimum **Exterior Side Yard Setback:**6.0m
- d. Minimum **Interior Side Yard Setback:**6.0m
- e. Minimum **Rear Yard Setback:**6.0m
- f. Maximum **Height:**10.5m



8.4 CAMPGROUND COMMERCIAL

C-4

8.4.5 Accessory Building Regulations

- a. Maximum **Density**: Four (4) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**: 10% of the **Parcel Area**
- c. Minimum **Exterior Side Yard Setback**: 6.0m
- d. Minimum **Interior Side Yard Setback**: 6.0m
- e. Minimum **Rear Yard Setback**: 6.0m
- f. Maximum **Height**: 6.0m
 **AND** not greater in **Height** than the **Principal Building**

8.4.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. A continuous **Landscaped Buffer** of 6.0m in width shall be maintained around the perimeter of the development.

8.5 OFF-HIGHWAY RECREATION COMMERCIAL

C-5

8.5.1 Intent

The intent of this **Zone** is to accommodate and regulate off **Highway Commercial Recreation** development. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.5.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **C-5 Zone**.

8.5.2.1 Principal Uses

- a. **Commercial Campground;**
- b. **Commercial Recreation;**
- c. **Licensed Establishment;**
- d. **Liquor Store**
- e. **Personal Services Establishment;**
- f. **Private Club or Lodge;**
- g. **Restaurant;**
- h. **Retail Warehouse.**

8.5.2.2 Accessory Uses

- a. A **Security Suite** (see Section 3.19).

8.5.3 Parcel Regulations

- a. Minimum **Parcel Width**:.....20.0m
- b. Minimum **Parcel Area**:.....2.0ha
- c. Maximum **Parcel Coverage**:.....60%



8.5 OFF-HIGHWAY RECREATION COMMERCIAL

C-5

8.5.4 *Principal Building Regulations*

- a. Maximum **Density**:More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard Setback**:6.0m
- c. Minimum **Exterior Side Yard Setback**:6.0m
- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:10.5m

8.5.5 *Accessory Building Regulations*

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:10% of the **Parcel Area**
- c. Minimum **Exterior Side Yard Setback**:6.0m
- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:6.0m
.....**AND** not greater in **Height** than the **Principal Building**

8.5.6 *Other Regulations*

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. A continuous **Landscaping Buffer** of 6.0m in width shall be maintained around the perimeter except at entrance or exit locations.

8.6 SERVICE STATION COMMERCIAL

C-6

8.6.1 Intent

The intent of this **Zone** is to provide for a commercial **Service Station Use** to serve local residents, the travelling public, visitors and tourists. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.6.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **C-6 Zone**.

8.6.2.1 Principal Uses

ONE OF:

- Service Station** (see Section 3.21); or
- Gas Bar** (see Section 3.21).

8.6.2.2 Accessory Uses

- Automotive Services;**
- Car and/or Truck Wash;**
- Drive-Through Business;**
- Neighbourhood Convenience Store;**
- Restaurant;**
- Security Suite** (see Section 3.19);
- Vehicle Rental.**

8.6.3 Parcel Regulations

- Minimum **Parcel Width**:.....20.0m
- Minimum **Parcel Area**:.....800sq.m
- Maximum **Parcel Coverage**:.....60%



8.6 SERVICE STATION COMMERCIAL

C-6

8.6.4 Principal Building Regulations

- a. Maximum **Density**:One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback**:6.0m
- c. Minimum **Exterior Side Yard Setback**:4.5m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:12.0m



8.6.5 Accessory Building Regulations

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:10% of the **Parcel Area**
- c. Minimum **Exterior Side Yard Setback**:4.5m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:12.0m
.....AND not greater in **Height** than the **Principal Building**
.....EXCEPT for a **Gas Bar Canopy** which has a Maximum
Height of 12.0m

8.6.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. Every business or undertaking shall be conducted within a completely enclosed **Building** except for parking and loading facilities. Outdoor storage of any material is not permitted in this **Zone**.

8.7 CORDOVA RETAIL COMMERCIAL

C-7

8.7.1 Intent

The intent of this **Zone** is to provide for large-scale commercial **Uses** adjacent to the Alaska Highway as a key entrance to the Gateway Commercial Development Permit Area. The purpose is to serve long distance drivers, tourists, the travelling public, and industrial workers. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

8.7.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **C-7 Zone**.

{Section 8.7.2.1 is amended by Bylaw RM178, 2020}

8.7.2.1 Principal Uses

- a. **Automotive Services;**
- b. **Bus Terminal;**
- c. **Car and/or Truck Wash;**
- d. **Card Lock Fuel Sales** (see Section 3.21);
- e. **Drive-Through Business;**
- f. **Gas Bar** (see Section 3.21);
- g. **Hotel;**
- h. **Licensed Establishment;**
- i. **Liquor Store;**
- j. **Motel;**
- k. **Neighbourhood Convenience Store;**
- l. **Oil and Gas Field Supplies and Service;**
- m. **Professional, Financial, Office, and Business Support Services;**
- n. **Restaurant;**
- o. **Retail Store;**
- p. **Service and Repair Shop;**
- q. **Service Station** (see Section 3.21);
- r. **Shopping Mall;**
- s. **Vehicle Rental**
- t. **Vehicle Storage;**

8.7.2.2 Accessory Uses

- a. A **Security Suite** (see Section 3.19).

8.7.3 Parcel Regulations

- a. Minimum **Parcel Width**:100.0m
- b. Minimum **Parcel Area**:1.0ha
- c. Maximum **Parcel Coverage**:65%

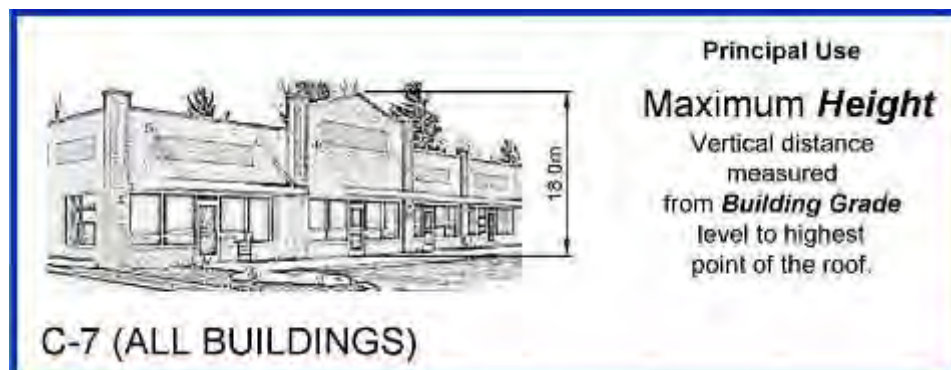
8.7.4 Principal Building Regulations

- a. Maximum **Density**:More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard Setback**:6.0m
- c. Minimum **Exterior Side Yard Setback**:6.0m

8.7 CORDOVA RETAIL COMMERCIAL

C-7

- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:6.0m
- f. Maximum **Height**:18.0m



8.7.5 Accessory Building Regulations

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
 - b. Maximum **Combined Floor Area**:10% of the **Parcel Area**
 - c. Minimum **Exterior Side Yard Setback**:3.0m
 - d. Minimum **Interior Side Yard Setback**:3.0m
 - e. Minimum **Rear Yard Setback**:3.0m
 - f. Maximum **Height**:12.0m
-AND not greater in **Height** than the **Principal Building**
-EXCEPT for a **Gas Bar Canopy** which has a Maximum **Height** of 12.0m

8.7 CORDOVA RETAIL COMMERCIAL

C-7

8.7.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. Every business or undertaking shall be conducted within a completely enclosed **Building** except for parking and loading facilities. Outdoor storage of any material is not permitted in this **Zone**.
- c. All developed portions of the **Site**, including all parking areas, shall be fully paved.
- d. The minimum space between **Principal Buildings** is 3.0m.
- e. All perimeter portions of the **Site**, abutting any **Highway**, shall be landscaped, with an average landscape buffer of 1.5m wide. **Landscaping** shall consist of a continuous planted strip of grass, ground cover, or other decorative surface treatment, with, on average, at least three shrubs or trees, capable of attaining a height of at least 2.0m, shall be planted every 5.0m, interrupted only for driveways or walkways.

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SECTION 9: Zone Regulations – Industrial



9.1 LIGHT INDUSTRIAL

M-1

9.1.1 Intent

The intent of this **Zone** is to permit and regulate a wide range of light industry, service industrial **Uses** and limited compatible commercial **Uses**, and to reduce potential impacts on the surrounding area.

9.1.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **M-1 Zone**.

{Section 9.1.2.1 is amended by Bylaw RM 156, 2018}

{Section 9.1.2.1 is amended by Bylaw RM 178, 2020}

{Section 9.1.2.1 is amended by Bylaw RM 201, 2022}

9.1.2.1 Principal Uses

- a. **Animal Shelter;**
- b. **Auction Sales;**
- c. **Auto Body Repairs;**
- d. **Building and Garden Supplies;**
- e. **Car and/or Truck Wash;**
- f. **Card Lock Fuel Sales** (see Section 3.21);
- g. **Commercial Greenhouse;**
- h. **Concrete Mixing;**
- i. **Equipment Rental including Industrial Equipment;**
- j. **Funeral Parlour;**
- k. **Industrial, Light;**
- l. **Nursery;**
- m. **Oil and Gas Field Supplies and Service;**
- n. **Recreational Vehicle Sales;**
- o. **Recycling Depot;**
- p. **Salvage or Wrecking Yard;**
- q. **Tank Farm** (see Section 3.21);
- r. **Tire Sales or Repair;**
- s. **Trade Contractor;**
- t. **Trucking, Hauling, Moving and Storage;**
- u. **Vehicle Rental;**
- v. **Vehicle Storage;**
- w. **Veterinary Hospital, Major;**
- x. **Veterinary Hospital, Minor;**
- y. **Warehouse and Storage;**
- z. **Wholesale Business;**
- aa. **Vehicle Impound Facility;**
- ab. Removed by Bylaw No. 201, 2022
- bb. **Recreational Vehicle Storage;**
- cc. **Single Detached Dwelling**, permitted on the following **Parcels**:
 Block D, DL 2133, PRD, PID: 017-044-987;
 Block C, DL 1662, PRD, PID: 014-778-891;
 Block D, DL 1662, PRD, PID: 014-778-912; and
 Block E, DL 1662, PRD, PID: 004-431-430.

9.1 LIGHT INDUSTRIAL

M-1

9.1.2.2 Accessory Uses

- A **Security Suite** (see Section 3.20); or
- Temporary Accommodation Dwelling** (see Section 3.12).

9.1.3 Parcel Regulations

- Minimum **Parcel Width**:.....20.0m
- Minimum **Parcel Area**:.....1,500sq.m
- Maximum **Parcel Coverage**:.....50%



9.1.4 Principal Building Regulations

- Maximum **Density**:.....More than one (1) **Principal Building** may be sited on the **Parcel**.
- Minimum **Front Yard Setback**:.....6.0m
- Minimum **Exterior Side Yard Setback**:.....4.5m
- Minimum **Interior Side Yard Setback**:1.5m
- Minimum **Rear Yard Setback**:.....6.0m
- Maximum **Height**:15.0m

9.1.5 Accessory Building Regulations

- Maximum **Density**:.....Two (2) **Accessory Buildings** per **Parcel**
- Maximum **Combined Floor Area**:No larger than **Principal Building**
- Minimum **Exterior Side Yard Setback**:.....4.5m
- Minimum **Interior Side Yard Setback**:1.5m
- Minimum **Rear Yard Setback**:.....3.0m
- Maximum **Height**:10.0m
.....AND not greater in **Height** than the **Principal Building**

9.1 LIGHT INDUSTRIAL

M-1

9.1.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations. Refer to Section 3.21 for Prohibited Uses. Refer to Section 4.5.1 for paving requirements.
- b. All **Salvage or Wrecking Yards** shall be completely screened with an opaque fence to a **Height** of at least 3.0m. This **Screening** shall be maintained.
- c. Loading areas and garbage containers shall be screened from the view of **Highways** and residential **Parcels** to a **Height** of at least 1.8m. This **Screening** shall be maintained.
- d. Outdoor, open storage of goods is specifically prohibited between the front of the **Principal Building** and a **Highway**; and the **Rear Yard** and **Side Yards** shall be completely fenced to a **Height** of at least 1.8m by a fence.

9.2 HEAVY INDUSTRIAL

M-2

9.2.1 Intent

The intent of this **Zone** is to permit and regulate a wide range of heavy industrial activity and service industrial **Uses** and to reduce potential impacts on the surrounding area.

9.2.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **M-2 Zone**.

{Section 9.2.2.1 is amended by Bylaw RM 178, 2020}

9.2.2.1 Principal Uses

- a. **Asphalt Manufacturing and Processing;**
- b. **Auction Sales;**
- c. **Auto Body Repairs;**
- d. **Bulk Fuel Plant** (see Section 3.21);
- e. **Car and/or Truck Wash;**
- f. **Card Lock Fuel Sales** (see Section 3.21);
- g. **Concrete Mixing;**
- h. **Equipment Rental including Industrial Equipment;**
- i. **Gravel Extraction and Processing;**
- j. **Heavy Equipment Sales, Repair and/or Storage;**
- k. **Industrial, Heavy;**
- l. **Industrial, Light;**
- m. **Oil and Gas Field Supplies and Service;**
- n. **Recreational Vehicle Sales;**
- o. **Salvage or Wrecking Yard;**
- p. **Tank Farm** (see Section 3.21);
- q. **Tire Sales or Repair;**
- r. **Trucking, Hauling, Moving and Storage;**
- s. **Vehicle Rental;**
- t. **Vehicle Storage;**
- u. **Warehouse and Storage;**
- v. **Vehicle Impound Facility;**
- w. **Recreational Vehicle Storage.**

9.2.2.2 Accessory Uses

- a. A **Security Suite** (see Section 3.19); or
- b. **Temporary Accommodation Dwelling** (see Section 3.12).

9.2.3 Parcel Regulations

- a. Minimum **Parcel Width**:..... 20.0m
- b. Minimum **Parcel Area**:..... 1,500sq.m
- c. Maximum **Parcel Coverage**:..... 50%

9.2.4 Principal Building Regulations

- a. Maximum **Density**:..... More than one (1) **Principal Building** may be sited on the **Parcel**.

9.2 HEAVY INDUSTRIAL

M-2

- b. Minimum **Front Yard Setback**:.....6.0m
- c. Minimum **Exterior Side Yard Setback**:....4.5m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:.....6.0m
- f. Maximum **Height**:20.0m



9.2.5 Accessory Building Regulations

- a. Maximum **Density**:Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:No larger than **Principal Building**
- c. Minimum **Exterior Side Yard Setback**:....1.5m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:.....3.0m
- f. Maximum **Height**:20.0m
.....**AND** not greater in **Height** than the **Principal Building**

9.2.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations. Refer to Section 3.21 for Prohibited Uses. Refer to Section 4.5.1 for paving requirements.
- b. All **Salvage or Wrecking Yards** shall be completely screened with an opaque fence to a **Height** of at least 3.0m. This **Screening** shall be maintained.
- c. Loading areas and garbage containers shall be screened from the view of **Highways** and residential **Parcels** to a **Height** of at least 1.8m. This **Screening** shall be maintained.
- d. Outdoor, open storage of goods is specifically prohibited between the front of the **Principal Building** and a **Highway**; and the **Rear Yard** and **Side Yards** shall be completely fenced to a **Height** of at least 1.8m by a fence.

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SECTION 10: Zone Regulations – Public Use



10.1 PUBLIC INSTITUTIONAL

PI

10.1.1 Intent

The intent of this **Zone** is to accommodate **Institutional Uses**.

10.1.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **PI Zone**.

10.1.2.1 Principal Uses

- a. **Child Care Centre** (see Section 3.2);
- b. **Commercial Recreation**;
- c. **Community Care Facility** (see Section 3.2);
- d. **Health Services**;
- e. **Cultural Use**;
- f. **Funeral Parlour**;
- g. **Institutional Use**;
- h. **Tourist Information**.

10.1.3 Parcel Regulations

- a. Minimum **Parcel Width**:.....N/A
- b. Minimum **Parcel Area**:.....N/A
- c. Maximum **Parcel Coverage**:.....80%

10.1.4 Principal Building Regulations

- a. Maximum **Density**:.....More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard Setback**:..... 6.0m
- c. Minimum **Exterior Side Yard Setback**:..... 3.0m
- d. Minimum **Interior Side Yard Setback**: 3.0m
- e. Minimum **Rear Yard Setback**:..... 6.0m
- f. Maximum **Height**: 18.0m

10.1.5 Accessory Building Regulations

- a. Maximum **Density**:.....Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:10% of the **Parcel Area**
- c. Minimum **Exterior Side Yard Setback**:.....3.0m
- d. Minimum **Interior Side Yard Setback**:3.0m
- e. Minimum **Rear Yard Setback**:.....6.0m
- f. Maximum **Height**:10.0m
.....**AND** not greater in **Height** than the **Principal Building**

10.1.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.

10.2 PARKS AND RECREATION

PR

10.2.1 Intent

The intent of this **Zone** is to establish an area for the **Use** and development of public areas to meet the active and passive recreational and leisure needs at the neighbourhood, municipal, and regional level. This **Zone** permits **Buildings** and **Structures** required to meet the recreational needs of the community.

10.2.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **PR Zone**.

10.2.2.1 Principal Uses

- a. **Commercial Recreation;**
- b. **Golf Course;**
- c. **Park.**

10.2.3 Parcel Regulations

- a. Minimum **Parcel Width**:.....N/A
- b. Minimum **Parcel Area**:.....N/A
- c. Maximum **Parcel Coverage**:.....80%

10.2.4 Principal Building Regulations

- a. Maximum **Density**:.....One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback**:.....6.0m
- c. Minimum **Exterior Side Yard Setback**:.....6.0m
- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:.....6.0m
- f. Maximum **Height**:10.0m

10.2.5 Accessory Building Regulations

- a. Maximum **Density**:.....Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:Combined total of 90sq.m
- c. Minimum **Exterior Side Yard Setback**:.....6.0m
- d. Minimum **Interior Side Yard Setback**:6.0m
- e. Minimum **Rear Yard Setback**:.....6.0m
- f. Maximum **Height**:10.0m

10.2.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.

10.3 AIRPORT

AP

10.3.1 Intent

The intent of this **Zone** is to cluster activities that serve to complement or enhance the **Airport** at or adjacent to the **Airport**.

10.3.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **AP Zone**.

10.3.2.1 Principal Uses

- a. **Airport.**

10.3.2.2 Accessory Uses

- a. **Aircraft Maintenance and Repair Facility;**
- b. **Aviation Fuel Storage and Sales;**
- c. **Card Lock Fuel Sales;**
- d. **Gas Bar;**
- e. **Hotel;**
- f. **Land Treatment Facility;**
- g. **Motel;**
- h. **Neighbourhood Convenience Store;**
- i. **Restaurant;**
- j. **Service Station;**
- k. **Trucking, Hauling, Moving and Storage;**
- l. **Vehicle Rental;**
- m. **Warehouse and Storage;**

AND:

- n. A **Security Suite** (see Section 3.19); or
- o. **Temporary Accommodation Dwelling** (see Section 3.12).

10.3.3 Parcel Regulations

- a. Minimum **Parcel Width**:.....20.0m
- b. Minimum **Parcel Area**:.....1,500sq.m
- c. Maximum **Parcel Coverage**:.....50%

10.3.4 Principal Building Regulations

- a. Maximum **Density**:.....More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard Setback**:.....1.5m
- c. Minimum **Exterior Side Yard Setback**:.....4.5m
- d. Minimum **Interior Side Yard Setback**:1.5m
- e. Minimum **Rear Yard Setback**:.....4.5m
- f. Maximum **Height**:18.0m, and see Section 3.6.2

10.3.5 Accessory Building Regulations

- a. Maximum **Density**:.....Two (2) **Accessory Buildings** per **Parcel**
- b. Maximum **Combined Floor Area**:10% of the **Parcel Area**
- c. Minimum **Exterior Side Yard Setback**:.....4.5m
- d. Minimum **Interior Side Yard Setback**:1.5m

10.3 AIRPORT

AP

- e. Minimum **Rear Yard Setback**:.....4.5m
- f. Maximum **Height**:10.0m
.....AND not greater in **Height** than the **Principal Building**

10.3.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.
- b. All **Height** provisions of the Zoning Bylaw shall comply with all Transport Canada regulations for obstacle limitation surfaces, where those regulations apply.

10.4 LANDFILL

LF

10.4.1 Intent

The intent of this **Zone** is to establish an area for a **Landfill Site** for the utilization of the **Regional Municipality's** solid waste disposal needs.

10.4.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **LF Zone**.

10.4.2.1 Principal Uses

- a. **Land Treatment Facility;**
- b. **Landfill;**
- c. **Recycling Depot.**

10.4.3 Parcel Regulations

- a. Minimum **Parcel Width**:.....N/A
- b. Minimum **Parcel Area**:.....4.0ha
- c. Maximum **Parcel Coverage**:.....20%

10.4.4 Principal Building Regulations

- a. Maximum **Density**:.....More than one (1) **Principal Building** may be sited on the **Parcel**.
- b. Minimum **Front Yard**:.....6.0m
- c. Minimum **Exterior Side Yard**:.....6.0m
- d. Minimum **Interior Side Yard**:.....6.0m
- e. Minimum **Rear Yard**:.....6.0m
- f. Maximum **Height**:10.0m

10.4.5 Accessory Building Regulations

- a. Maximum **Density**:.....Four (4) **Accessory Buildings** per **Parcel**
- b. Minimum **Exterior Side Yard**:.....6.0m
- c. Minimum **Interior Side Yard**:.....6.0m
- d. Minimum **Rear Yard**:.....6.0m
- e. Maximum **Height**:10.0m

10.4.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.

10.5 UTILITIES

U

10.5.1 Intent

The intent of this **Zone** is to establish areas for **Public Utilities Uses**.

10.5.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **U Zone**.

10.5.2.1 Principal Uses

- a. **Public Utilities, Major.**

10.5.3 Parcel Regulations

- a. Minimum **Parcel Width**:.....N/A
- b. Minimum **Parcel Area**:.....N/A

10.5.4 Principal Building Regulations

- a. Maximum **Density**:.....One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard**:.....6.0m
- c. Minimum **Exterior Side Yard**:.....6.0m
- d. Minimum **Interior Side Yard**:.....6.0m
- e. Minimum **Rear Yard**:.....6.0m
- f. Maximum **Height**:10.0m

10.5.5 Accessory Building Regulations

- a. Maximum **Density**:.....Four (4) **Accessory Buildings** per **Parcel**
- b. Minimum **Exterior Side Yard**:.....6.0m
- c. Minimum **Interior Side Yard**:.....6.0m
- d. Minimum **Rear Yard**:.....6.0m
- e. Maximum **Height**:10.0m

10.5.6 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations and Section 5 for Landscaping Regulations.

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SECTION 11: Zone Regulations – Comprehensive Development



11.1.1 Intent

The intent of this **Zone** is to provide for a limited range of commercial **Uses** located adjacent to the Alaska **Highway** to serve the travelling public, visitors and tourists. This **Zone** is designated in a Development Permit Area in the Northern Rockies Regional Municipality Official Community Plan Bylaw.

11.1.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **CD-2 Zone**.

11.1.2.1 Principal Uses

- a. **Motel;**
- b. **Commercial Campground;**
- c. **Service Station** (see Section 3.21).

11.1.2.2 Accessory Uses

- a. **Accessory Building** (see Section 3.7);
- b. **Security Suite** (see Section 3.19).

11.1.3 Parcel Regulations

- a. Minimum **Parcel Width**: 20.0m
- b. Minimum **Parcel Area**: 800sq.m
- c. Maximum **Parcel Coverage**: 60%

11.1.4 Principal Building Regulations

- a. Maximum **Density**: One (1) **Principal Building** per **Parcel**
- b. Minimum **Front Yard Setback**: 0.0m
- c. Minimum **Exterior Side Yard Setback**: 0.0m
- d. Minimum **Interior Side Yard Setback**: 0.0m
- e. Minimum **Rear Yard Setback**: 0.0m
- f. Maximum **Height**: 12.0m

11.1.5 Accessory Building Regulations

- a. Maximum **Density**: Two (2) **Accessory Buildings** per **Parcel**
 - b. Maximum **Combined Floor Area**: 10% of the **Parcel Area**
 - c. Minimum **Front Yard Setback**: 0.0m
 - d. Minimum **Exterior Side Yard Setback**: 0.0m
 - e. Minimum **Interior Side Yard Setback**: 0.0m
 - f. Minimum **Rear Yard Setback**: 0.0m
 - g. Maximum **Height**: 12.0m
- **AND** not greater in **Height** than the **Principal**
..... **Building**

11.1.6 Off-Street Parking and Loading

- a. **Off-Street Parking** and loading requirements shall be in accordance with **Section 5** of this Zoning Bylaw and the following table:

Principal Use:	Required Spaces	Unit of Measure
Motel	1 1	Per rentable unit, plus Per 3 Full-Time Employees
Commercial Campground	1	Per Camping Stall
Service Station	1	Per 2 pumps
Accessory Use:		
Security Suite	2	Per Dwelling Unit

- b. In addition to parking requirements under **Section 4** of this Zoning Bylaw, a minimum of four (4) spaces shall be provided to accommodate **Recreational Vehicles** at guest registration areas to ensure that vehicles do not obstruct or interfere with **Highway** rights-of-way; such spaces may be situated end-to-end.

11.1.7 Other Regulations

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.
- b. Every business or undertaking shall be conducted within a completely enclosed **Building** except for parking and loading facilities. Outdoor storage of any material is not permitted in this **Zone**.

11.2.1 Intent

The intent of this **Zone** is to accommodate and regulate the development of six **Duplexes** with **Secondary Suites** on the property known legally as Lot 19, District Lot 1535, Plan PGP39093 on 52nd Avenue near the intersection of 46th Street. This **Zone** applies to this **Site** and no other. The intent is to provide a well-designed subdivision that allows for the provision of affordable housing options within the Midtown area of the community. The property is to be developed in substantial compliance with the following **Site** plan:



11.2.2 Permitted Uses

The following **Uses**, and no others, are permitted in the **CD-3 Zone**.

11.2.2.1 **Principal Uses**

- a. **Duplex.**

11.2.2.2 **Accessory Uses**

- a. **Accessory Building** (see Section 3.7);
- b. **Secondary Suite** (see Section 3.18).

11.2.3 **Parcel Regulations**

- a. Minimum **Parcel Width** (for one side of a **Duplex**):.....8.0m
- b. Minimum **Parcel Area** (for one side of a **Duplex**):.....360sq.m
- c. Maximum **Parcel Coverage**:.....40%

11.2.4 Principal Building Regulations

- a. **Maximum Density:**One (1) side of a **Duplex** per **Parcel**
:.....One (1) **Secondary Suite** per single side of a **Duplex**
- b. Minimum **Front Yard Setback:**16.8m
- c. Minimum **Exterior Side Yard Setback:**N/A
- d. Minimum **Interior Side Yard Setback:**.....1.5m (Not required for common wall of Duplex)
- e. Minimum **Rear Yard Setback:**6.0m
- f. Maximum **Height:**.....10.0m

11.2.5 Accessory Building Regulations

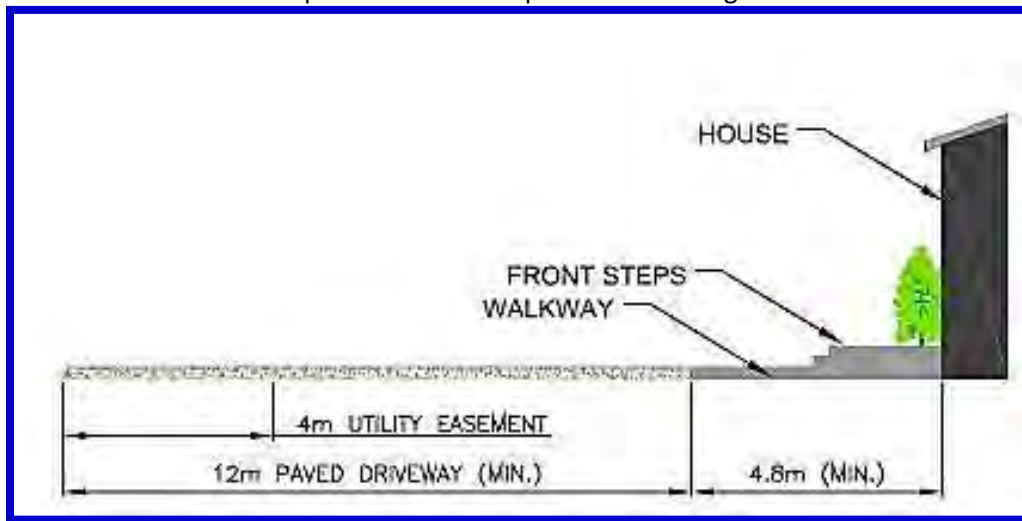
- a. Maximum **Density:**One (1) **Accessory Building** per **Parcel**
- b. Maximum **Combined Floor Area:**10sq.m
- c. Minimum **Front Yard Setback:**.....N/A
- d. Minimum **Exterior Side Yard Setback:**....N/A
- e. Minimum **Interior Side Yard Setback:**1.5m
- f. Minimum **Rear Yard Setback:**.....1.5m
- g. Maximum **Height:**5.0m

11.2.6 Parking Regulations

In addition to the parking regulations outlined in Section 4 of this Zoning Bylaw, the following regulations shall apply to the CD-3 Zone:

- a. For a single side of a **Duplex**, two (2) **Off-Street Parking Spaces** are required.
- b. For a **Secondary Suite**, one (1) **Off-Street Parking Space** is required.
- c. If a **Secondary Suite** is contained wholly within a single unit of a **Duplex**, the total required number of parking spaces is three (3) (two (2) for the single unit of the **Duplex** and one (1) for the **Secondary Suite**).
- d. All **Off-Street Parking** shall be surfaced with asphalt or concrete pavement within 365 days of the issuance of an **Occupancy Permit**.
- e. The minimum length of paved driveway shall be 12.0m. As illustrated in the cross-section, this length is to contain a 4.0m wide easement for water and sewer utilities within the 12.0m for parking area. The maximum width of paved driveway shall be 6.0m.
- f. As illustrated in the Comprehensive Development Three Diagram, a 4.8m wide setback is required between the **Principal Building** and the paved driveway, and the area between the **Principal Building** and the paved driveway shall be fully landscaped with grass or other decorative surface treatment within 365 days of the issuance of an Occupancy Permit.

Comprehensive Development Three Diagram

**11.2.7 Other Regulations**

- a. Other regulations apply to this zoning designation. Please refer to Section 3 for General Regulations, Section 4 for Parking Regulations, Section 5 for Landscaping Regulations and Section 12 for Development Permit Guidelines.

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SECTION 12: Development Permit Area Guidelines

12.1 GENERAL COMMERCIAL GUIDELINES

The following guidelines shall apply to the Downtown Development Permit Area, Gateway Commercial Development Permit Area, and Highway Commercial Development Permit Area as designated in Schedule B of the *Northern Rockies Regional Municipality Official Community Plan Bylaw*:

12.1.1 General

12.1.1.1 The **Regional Municipality** may permit deviation from the specific standards if it determines that a benefit can be achieved. The applicant must demonstrate there is a compelling reason to deviate from specific standards.

12.1.1.2 A development area permit is not required for the following development:

- 1 Subdivision;
- 2 Temporary **Buildings and Structures**, construction trailers, temporary boarding or scaffolding, temporary **Structures** associated with a sidewalk/parking Lot sale or café, and **Buildings and Structures** permitted by a **Temporary Use Permit**;
- 3 Construction of, addition to or alteration of a **Building or Structure** involving only interior renovation, repair or maintenance, façade improvement to an area less than 20% of the existing facade, Construction of an **Accessory Building**, or an addition to **Principal Building** less than 10sq.m (107sq.ft) and less than 61cm (2ft) above grade; or
- 4 Replacement of a **Building** that has been destroyed by natural causes, in cases where the replacement **Building** is identical to the original in both form and location.

12.1.2 **Buildings and Structures** Guidelines

12.1.2.1 In order to integrate new **Buildings** with existing development, the scale, form, shape and character of the **Building** should complement surrounding **Buildings** or improve upon the quality of the existing development. **Building** plans shall be sufficiently detailed to convey the intent of the design in terms of the **Building's** appearance, exterior finish, materials and color treatment.

- 1 Blank, unfinished walls shall be avoided.
- 2 The **Height**, massing, size and shape of the **Buildings** shall be consistent relative to existing adjacent **Buildings**.
- 3 Unfinished/untreated concrete or metal or aluminum as an exterior finish is not desirable. The overall area shall project a bright and clean appearance, and utilize high-quality materials.
- 4 **Loading** and delivery areas shall be confined to off-street areas and shall not obstruct traffic flow.
- 5 Fencing shall be solidly constructed, easy to maintain and compatible in appearance with adjacent **Buildings** on the street.

- 6 Service areas (garbage receptacles, etc.) shall be incorporated into the **Building** design or screened from public view through fencing and **Landscaping**.
- 12.1.2.2 Entrances to multi-tenant **Buildings** shall be closely spaced to encourage vitality with windows occupying the bulk of the street facing facades.
- 12.1.2.3 Pedestrian weather protection shall be incorporated through **Site** and **Building** design, awnings, and other **Screening**. Retail **Uses** shall have pedestrian weather protection along street fronts, including extending this protection between **Buildings**.
- 12.1.2.4 Intakes and outlets for ventilation shall not be located by pedestrian walkways or in areas where they may be adversely affected by the exhaust from parked or loading vehicles.
- 12.1.2.5 Utility and mechanical equipment shall be screened from pedestrians.
- 12.1.2.6 Containers for garbage and recyclables shall be effectively screened behind an opaque fence on a minimum of three sides.
- 12.1.3 Parking Guidelines
- 12.1.3.1 The **Regional Municipality** may consider reducing parking requirements if driveway access and parking is shared among adjacent **Uses**.
- 12.1.3.2 Nearby parking areas shall be provided to promote accessibility to **Buildings** and safety of pedestrians.
- 12.1.3.3 Parking areas and pedestrian routes on **Site** shall be well lit; however, lighting shall be designed to avoid undue spill-over to adjacent **Parcels** and roads.
- 12.1.3.4 Lighting of parking and pathways shall be at pedestrian level with pole and fixture designed and located to prevent vandalism and provide illumination over a reasonable area.
- 12.1.3.5 Every **Off-Street Parking** or loading area that is illuminated shall have all lighting positioned in such a manner that undesirable light falling onto abutting properties and **Highways** is minimized.
- 12.1.3.6 A snow management plan shall be provided for any **Site** larger than 2,500sq.m.
- 12.1.4 Vehicle Access and Circulation Guidelines
- 12.1.4.1 Evidence shall be shown that consideration has been given to access and circulation within a project to ensure that conflicts do not occur between the **Site** and the local road system.
- 12.1.4.2 Entry, exit and parking areas shall be clearly defined and visible. Curbs are preferred when defining roads and parking areas. Entry and exit points shall have clear sight lines.
- 12.1.4.3 The on-Site circulation system shall integrate with the adjoining street pattern in order to accommodate emergency vehicles.
- 12.1.4.4 Provisions for persons with disabilities, snow storage and garbage collection shall be incorporated into development plans.
- 12.1.4.5 Roads and walks shall be surfaced with durable, long-lasting materials such as asphalt or concrete pavement that require little maintenance and upkeep.

12.1.5 Pedestrian Guidelines

- 12.1.5.1 Pedestrian areas in parking lots shall be designed for safety. The combination of **Landscaping** and pedestrian walkway connections from the parking area to the shopping area can act as a windbreak, slow the traffic in the parking area, and soften the harsh visual impact of large paved areas.
- 12.1.5.2 Development or **Site** plans shall indicate that pedestrian circulation, safety and comfort have been considered. This may be shown by marked pedestrian lanes, sidewalks and designated parking **Setbacks** from **Buildings**.
- 12.1.5.3 Pedestrian continuity between **Building** complexes shall be emphasized by extending sidewalk-paving patterns over crosswalk areas.
- 12.1.5.4 Safety and security of residents shall be considered in design and layout. Design should follow CPTED (Crime Prevention Through Environmental Design) principles, such as natural surveillance, activity generators, and hot spots and crime corridors.

12.1.6 Screening and Landscaping Guidelines

- 12.1.6.1 In order to make the area more attractive to shoppers and tourists alike, **Screening** and **Landscaping** shall be provided.
- 12.1.6.2 All Development Permit applications must be accompanied by a detailed landscaping plan for the **Site** and boulevard areas. These landscaping plans shall be certified by a landscape architect.
- 12.1.6.3 Commercial properties located adjacent to a residential area shall provide a buffer strip between the two land **Uses**. The buffer can be fencing, appropriate planting and **Landscaping** and if required, an earthen berm.
- 12.1.6.4 Unsightly **Site** elements such as loading areas, transformers, meters and garbage receptacles shall be screened from public view.
- 12.1.6.5 Landscaped areas shall be provided between parking areas and **Buildings**, parking areas and roadways, along the property edge and roadways, and along the sides of **Buildings**.

12.1.7 Signage Guidelines

- 12.1.7.1 Commercial signs have a major impact on the visual appearance and attractiveness of the **Regional Municipality**. In addition to the regulations in the **Sign Bylaw**, the following guidelines shall apply:
 - 1 All signs on a **Building** shall relate to each other in design, size, colour, placement and lettering.
 - 2 The number of signs per property shall be limited to those absolutely necessary. Whenever possible, signage shall be consolidated. An excess of commercial signage shall be discouraged.
 - 3 Sign colours, construction materials and shapes shall be designed to complement the **Building's** features and colour scheme.
 - 4 Good quality, durable signs are essential. Painted plywood is not an acceptable sign material.
 - 5 Freestanding signs shall be installed on a landscaped or decorative base.

- 6 Placement of signs on public rights-of-way shall not be allowed.

12.1.8 Site Services Guidelines

12.1.8.1 All **Sites** shall provide:

- 1 Underground, on-**Site** services;
- 2 Garbage containers which shall be screened from public view and located in safe and convenient locations on the **Site**; and
- 3 Well lit common and parking areas to promote security.

12.2 DOWNTOWN DEVELOPMENT PERMIT AREA GUIDELINES

The Downtown Development Permit Areas are those lands designated as Downtown in Schedule B of the *Northern Rockies Regional Municipality Official Community Plan Bylaw*. In addition to the general guidelines in Section 12.1, the following guidelines apply to the Downtown Development Permit Area:

12.2.1 General Downtown Guidelines

- 12.2.1.1 **Building** entries shall have direct access to the public sidewalk to encourage pedestrian activity and visual interest along the street. Entries may be on the side of **Buildings**, but they must be visible from the street and connected by a pedestrian pathway.
- 12.2.1.2 **Off-Street Parking** areas shall not be a dominant visual element. **Screening** can be accomplished by utilizing **Buildings**, attractive planting screens or low walls. Parking and loading spaces shall be located at the side or rear of the **Building** whenever feasible.
- 12.2.1.3 Accessibility of the **Off-Street Parking** can be improved by providing rear entrances to shops that are well lit and properly identified.
- 12.2.1.4 Pedestrian weather protection shall be incorporated through **Site** and **Building** design. The preference is for fixed steel or aluminum frames with fabric awnings. Horizontal steel frame canopies with fixed glass sky lighting or solid cover are acceptable without structural support within the public sidewalk. Awnings should be at least 2.0m wide.
- 12.2.1.5 Street level facades shall emphasize glazed entrances and display windows to provide a feeling of interaction between **Building** and **Highway**.

12.3 GATEWAY COMMERCIAL DEVELOPMENT PERMIT AREA GUIDELINES

The Gateway Commercial Development Permit Areas are those lands designated as Gateway Commercial in Schedule B of the *Northern Rockies Regional Municipality Official Community Plan Bylaw*. In addition to the general guidelines in Section 12.1, the following guidelines apply to the Gateway Commercial Development Permit Area:

12.3.1 Parking Guidelines

- 12.3.1.1 Commercial **Uses** intended to serve or cater to large **Recreational Vehicles** and large trucks shall provide adequate parking areas at the back of the **Building** with enough area for vehicles to turn around. These areas shall be well laid out and marked, and have a concrete, paving stone or paved surface.
- 12.3.1.2 Large parking lots should be divided into smaller areas with **Landscaping**.

12.3.2 Screening and Landscaping Guidelines

- 12.3.2.1 **Landscaping** shall be used to define access points into a **Site** and should enhance the appearance of the **Site**.
- 12.3.2.2 **Corner Parcels** shall be given special consideration. Sight lines for drivers must be unobstructed and suitable **Landscaping** shall be provided.
- 12.3.2.3 Landscape buffers an average of 3.0m wide shall screen Gateway Commercial centres from the Alaska **Highway**.

12.4 HIGHWAY COMMERCIAL DEVELOPMENT PERMIT AREA GUIDELINES

The Highway Commercial Development Permit Areas are those lands designated as Highway Commercial in Schedule B of the Northern Rockies Regional Municipality Official Community Plan Bylaw. In addition to the general guidelines in Section 12.1, the following guidelines apply to the Highway Commercial Development Permit Area:

12.4.1 Parking Guidelines

- 12.4.1.1 Commercial **Uses** intended to serve or cater to large **Recreational Vehicles** and large trucks shall provide adequate parking areas at the back of the **Building** with enough area for vehicles to turn around. These areas shall be well laid out and marked, and have a concrete, paving stone or paved surface.
- 12.4.1.2 **Off-Street Parking** areas shall not be a dominant visual element. **Screening** can be accomplished by utilizing **Buildings**, attractive planting screens or low walls. Parking and loading spaces shall be located at the side or rear of the **Building** whenever feasible.
- 12.4.1.3 Accessibility of the **Off-Street Parking** can be improved by providing rear entrances to shops that are well lit and properly identified.
- 12.4.1.4 Large parking lots shall be divided into smaller areas with **Landscaping**.
- 12.4.1.5 Provision for bicycle parking is required.

12.4.2 Screening and Landscaping Guidelines

- 12.4.2.1 **Landscaping** shall be utilized to define access points into a **Site** and may be looked at favourably if it enhances the appearance of a development.
- 12.4.2.2 **Corner Parcels** at the intersection of major streets shall be given special consideration. Sight lines for drivers must be unobstructed and suitable **Landscaping** shall be provided.

12.5 MULTI-UNIT RESIDENTIAL DEVELOPMENT PERMIT AREA GUIDELINES

The following Multi-Unit Residential Development Permit Area Guidelines apply to all **Parcels Zoned RM-1**.

12.5.1 General

- 12.5.1.1 The **Regional Municipality** may permit deviation from the specific standards if it determines that a benefit can be achieved. The applicant must demonstrate there is a compelling reason to deviate from specific standards.

12.5.1.2 A development permit is not required for the following development:

- 1 Subdivision;
- 2 Temporary **Buildings** and **Structures**, construction trailers, temporary hoarding or scaffolding, temporary **Structures** associated with a sidewalk/parking **Lot** sale or café, and **Buildings** and **Structures** permitted by a **Temporary Use Permit**;
- 3 Construction of, addition to or alteration of a **Building** or **Structure** involving only: interior renovation, repair or maintenance, façade improvement to an area less than 20% of the existing façade, construction of an **Accessory Building**, or an addition to **Principal Building** less than 10sq.m; or
- 4 Replacement of a **Building** that has been destroyed by natural causes, in cases where the replacement **Building** is identical to the original in both form and location.

12.5.2 Buildings and Structure Guidelines

12.5.2.1 In order to integrate new **Buildings** with existing development, the scale, form, shape and character of the **Building** shall complement surrounding **Buildings** or improve upon the quality of the existing development. **Building** plans shall be sufficiently detailed to convey the intent of the design in terms of the **Buildings** appearance, exterior finish, materials and color treatment.

- 1 Blank, unfinished walls shall be avoided.
- 2 The **Height**, massing, size and shape of the **Buildings** shall be consistent relative to existing adjacent **Buildings**.
- 3 Unfinished/untreated concrete or metal or aluminum as an exterior finish is not desirable. The overall area shall project a bright and clean appearance, and utilize high-quality materials.
- 4 Fencing shall be solidly constructed, easy to maintain and compatible in appearance with adjacent **Buildings** on the street.
- 5 Service areas (garbage receptacles, etc.) shall be incorporated into the **Building** design or screened from public view through fencing and **Landscaping**.

12.5.2.2 Row housing shall not contain more than 6 units in one **Building**. Smaller clusters design shall relate to nearby public spaces such as adjacent greenbelts, landscape features, parks and **Highways**.

12.5.2.3 **Buildings** fronting streets shall have front doors oriented to the street and be finished with high quality materials.

12.5.2.4 Safety and security of residents shall be considered in design and layout. Design shall follow CPTED (Crime Prevention Through Environmental Design) principles, such as natural surveillance, activity generators, and hot spots and crime corridors.

12.5.3 Parking Guidelines

12.5.3.1 Parking areas and pedestrian routes on **Site** shall be well lit; however, lighting shall be designed to avoid undue spill-over to adjacent **Parcels** and roads.

12.5.3.2 Development or **Site** plans must indicate that pedestrian circulation, safety and comfort have been considered. This may be shown by marked pedestrian lanes, sidewalks and designated parking **Setbacks** from **Buildings**.

- 12.5.3.3 Provision for bicycle parking is required.
- 12.5.3.4 Below grade parking shall be well lit and secured.
- 12.5.3.5 All visitor parking is to be easily accessible to the access points of the corresponding development and/or **Buildings**.
- 12.5.3.6 A snow management plan shall be provided for any development of six or more dwellings.
- 12.5.3.7 Lighting for parking areas shall generally be at pedestrian level so as to deter vandalism. Area lighting shall be designed to minimize glare over adjacent properties, and shall not impact the effectiveness of any traffic safety device.

12.5.4 Vehicle Access and Circulation Guidelines

- 12.5.4.1 Evidence shall be shown that consideration has been given to access and circulation within a project to ensure that conflicts do not occur between the **Site** and the local road system.
- 12.5.4.2 The on-**Site** circulation system shall integrate with the adjoining street pattern in order to accommodate emergency vehicles.
- 12.5.4.3 Provisions for snow storage, garbage collection and persons with disabilities shall be incorporated into development plans.

12.5.5 Screening and Landscaping Guidelines

- 12.5.5.1 Unsightly **Site** elements such as loading areas, transformers, meters and garbage receptacles shall be screened from public view.
- 12.5.5.2 Landscaped areas shall be provided between parking areas and **Buildings**, parking areas and roadways, along the property edge and roadways, and along the sides of **Buildings**.
- 12.5.5.3 All Development Permit applications must be accompanied by a detailed landscaping plan for the **Site** and boulevard areas. These landscaping plans shall be certified by a landscape architect.
- 12.5.5.4 **Landscaping** shall be utilized to define access points into a **Site** and may be looked at favourably if it enhances the appearance of a development.
- 12.5.5.5 All areas not covered by **Buildings**, **Structures** and parking shall be fully landscaped.
- 12.5.5.6 Noise attenuation shall be encouraged ensure the liveability of the residential development along major **Highways**.
- 12.5.5.7 In areas that have risk of bears, **Landscaping** shall be designed and selected to minimize conflict between bears and people, including the restriction of fruit bearing trees and shrubs.
- 12.5.5.8 **Amenity Area** shall be provided at a minimum rate of 10.0sq.m per studio dwelling, 15.0sq.m per 1 bedroom dwelling, 20.0sq.m per 2 bedroom dwelling, and 30.0sq.m per dwelling with 3 or more bedrooms.
- 12.5.5.9 Recreation and play areas shall be sited away from **Highways** and driveways, with consideration to sunlight exposure.
- 12.5.5.10 Outdoor areas shall have surveillance opportunities.

12.5.5.11 Parking shall be screened from first floor windows of dwellings.

12.5.5.12 **Landscaping** strips at least 1.5m wide, except along lanes, shall surround parking.

12.5.5.13 Roof top mechanical equipment is to be screened.

12.5.5.14 Dwellings fronting on a **Highway** shall have screened outdoor areas to provide privacy to residents.

12.5.6 Site Services Guidelines

12.5.6.1 All **Sites** shall provide:

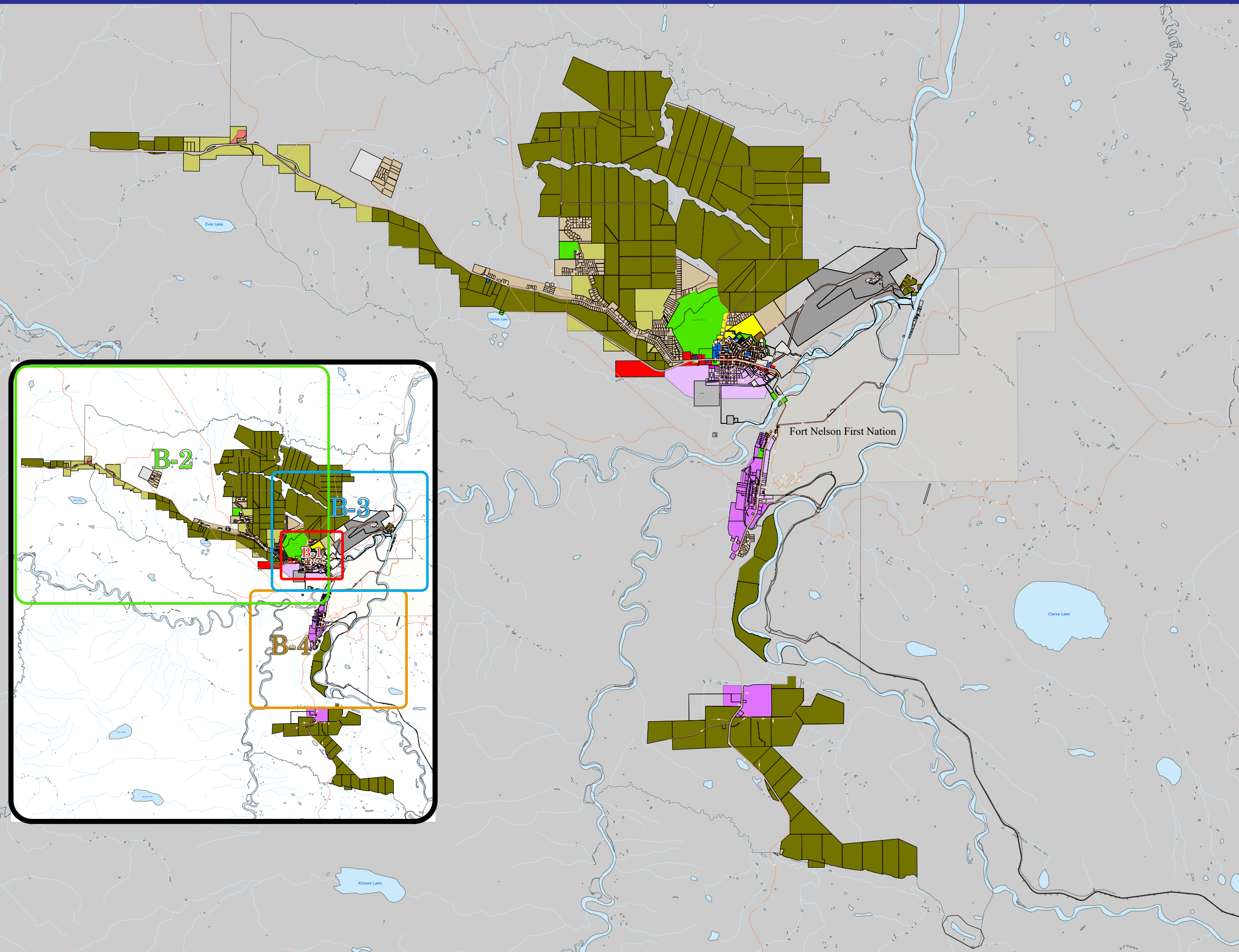
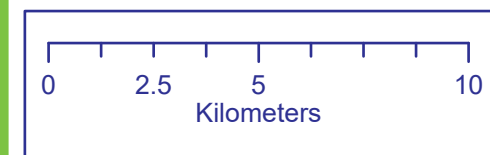
- 1 Underground, on-**Site** services;
- 2 Garbage containers which shall be screened from public view and located in safe and convenient locations on the **Site**; and
- 3 Well lit common and parking areas to promote security.

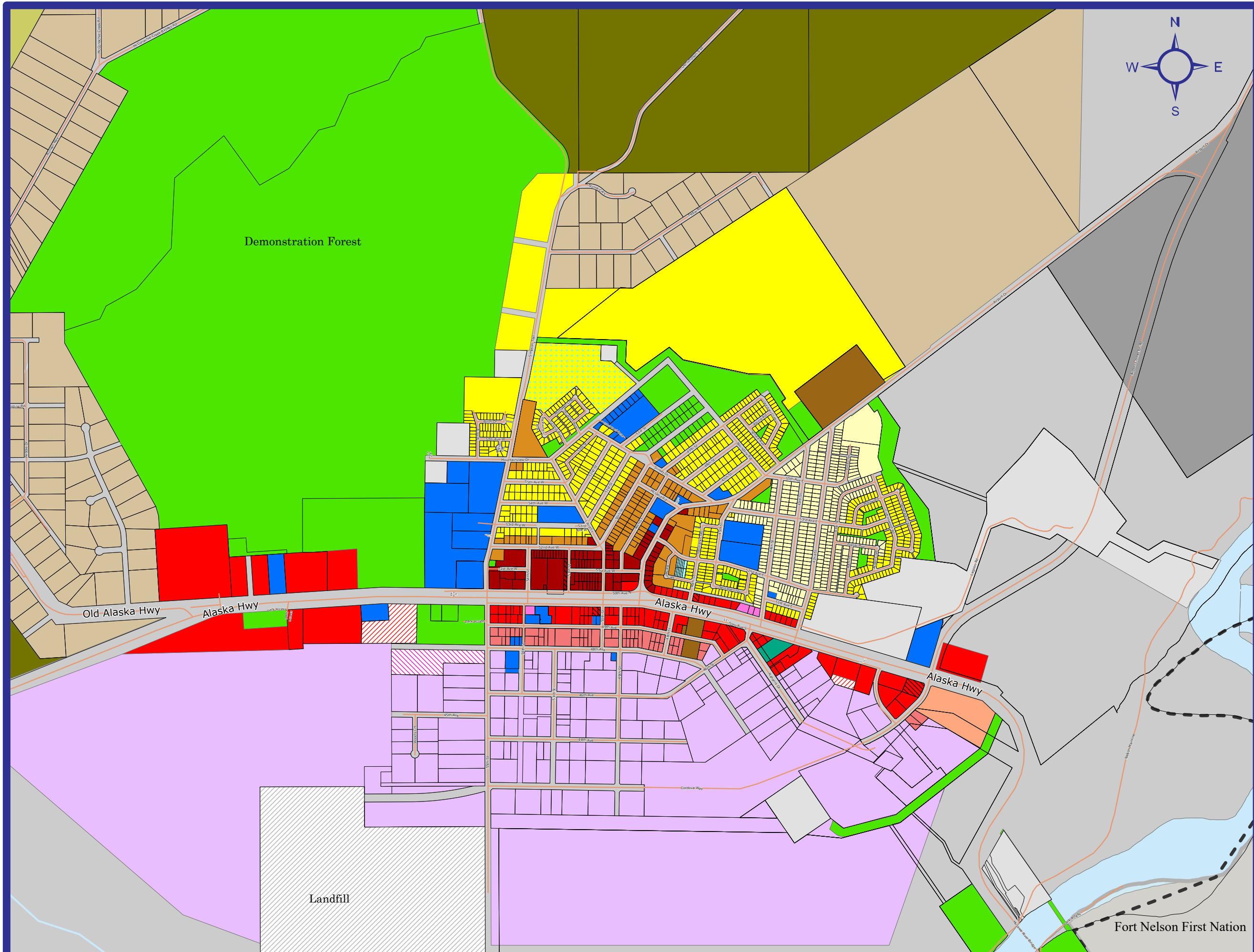
Schedule B

Zoning Area Context Map

Zone	
	Agricultural - Large Holdings
	Agricultural - Small Holdings
	Airport
	Commercial Core
	Highway Commercial
	Service Commercial
	Campground Commercial
	Off Highway Recreational Commercial
	Service Station Commercial
	Cordova Retail Commercial
	Comprehensive Development II
	Comprehensive Development III
	Landfill
	Light Industrial
	Heavy Industrial
	Modified Zoning Regulation
	Public Institutional
	Parks and Recreation
	Residential Multi-Unit Dwelling
	Residential Manufactured Home Park
	Rural Residential - Large Lot
	Rural Residential - Small Lot
	Residential Single Detached and Duplex
	Residential Single Detached
	Residential Single Detached - Mixed
	Residential Single Detached - Small Lot
	Utilities
	OCF Planning Area

	Agricultural - Large Holdings
	Agricultural - Small Holdings
	Airport
	Commercial Core
	Highway Commercial
	Service Commercial
	Campground Commercial
	Off Highway Recreational Commercial
	Service Station Commercial
	Cordova Retail Commercial
	Comprehensive Development II
	Comprehensive Development III
	Landfill
	Light Industrial
	Heavy Industrial
	Modified Zoning Regulation
	Public Institutional
	Parks and Recreation
	Residential Multi-Unit Dwelling
	Residential Manufactured Home Park
	Rural Residential - Large Lot
	Rural Residential - Small Lot
	Residential Single Detached and Duplex
	Residential Single Detached
	Residential Single Detached - Mixed
	Residential Single Detached - Small Lot
	Utilities





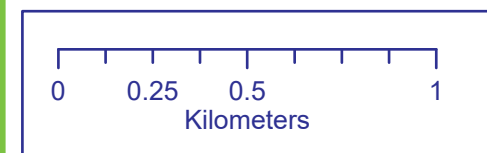
Zoning Bylaw No 119, 2016

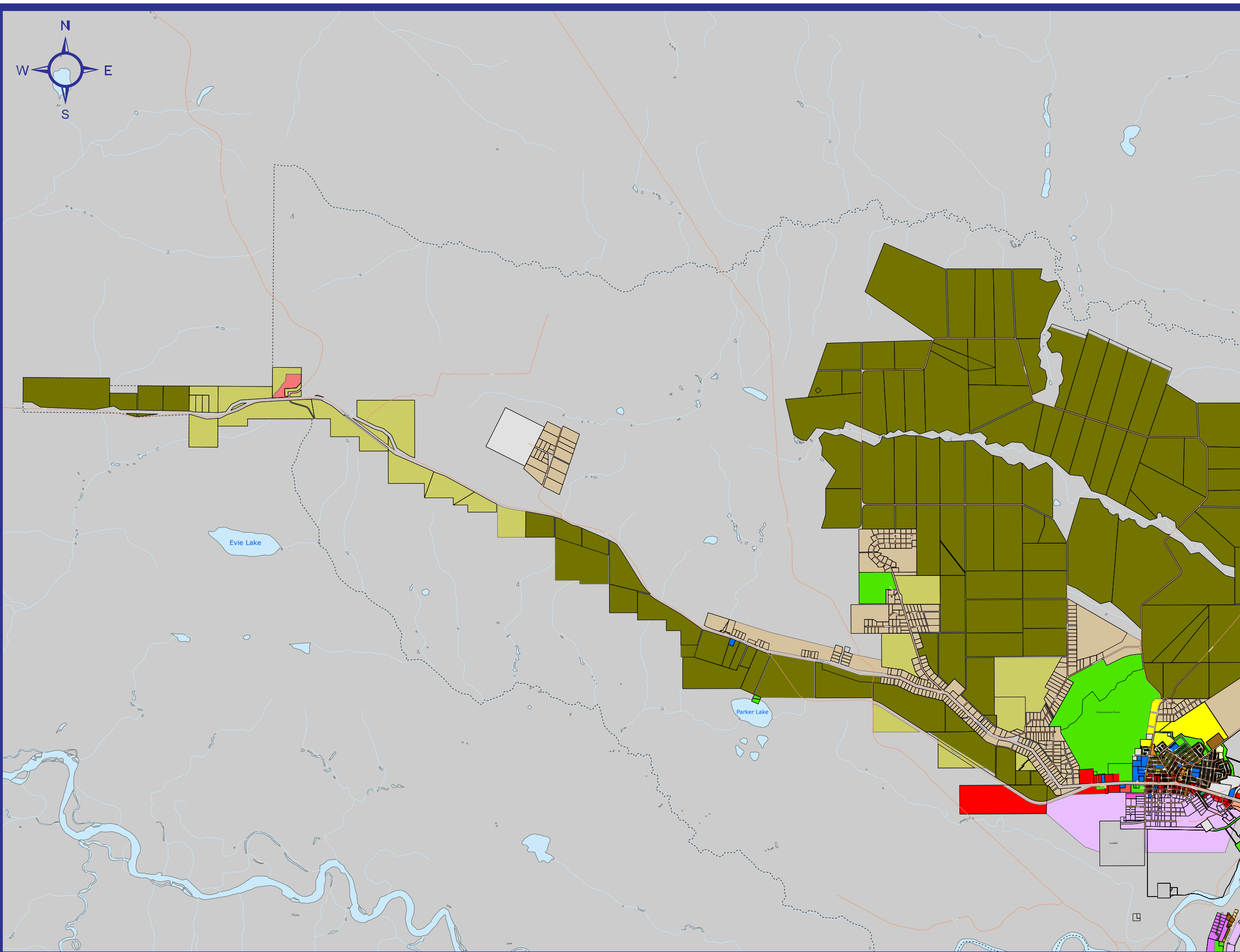
Schedule B-1

Fort Nelson Area Map

Zone

- Agricultural - Large Holdings
- Agricultural - Small Holdings
- Airport
- Commercial Core
- Highway Commercial
- Service Commercial
- Campground Commercial
- Off Highway Recreational Commercial
- Service Station Commercia
- Cordova Retail Commercial
- Comprehensive Development II
- Comprehensive Development III
- Landfill
- Light Industrial
- Heavy Industrial
- Modified Zoning Regulation
- Public Institutional
- Parks and Recreation
- Residential Multi-Unit Dwelling
- Residential Manufactured Home Park
- Rural Residential - Large Lot
- Rural Residential - Small Lot
- Residential Single Detached and Duplex
- Residential Single Detached
- Residential Single Detached - Mixed
- Residential Single Detached - Small Lot
- Utilities
- OCP Planning Area



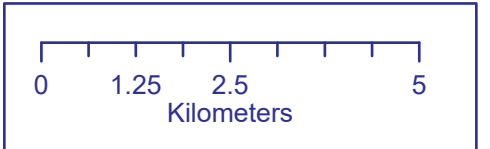


Zoning Bylaw No. 119, 2016

Schedule B-2

Rural West Area

- Zone
- Agricultural - Large Holdings
 - Agricultural - Small Holdings
 - Airport
 - Commercial Core
 - Highway Commercial
 - Service Commercial
 - Campground Commercial
 - Off Highway Recreational Commercial
 - Service Station Commercia
 - Cordova Retail Commercial
 - Comprehensive Development II
 - Comprehensive Development III
 - Landfill
 - Light Industrial
 - Heavy Industrial
 - Modified Zoning Regulation
 - Public Institutional
 - Parks and Recreation
 - Residential Multi-Unit Dwelling
 - Residential Manufactured Home Park
 - Rural Residential - Large Lot
 - Rural Residential - Small Lot
 - Residential Single Detached and Duplex
 - Residential Single Detached
 - Residential Single Detached - Mixed
 - Residential Single Detached - Small Lot
 - Utilities
 - OCP Planning Area





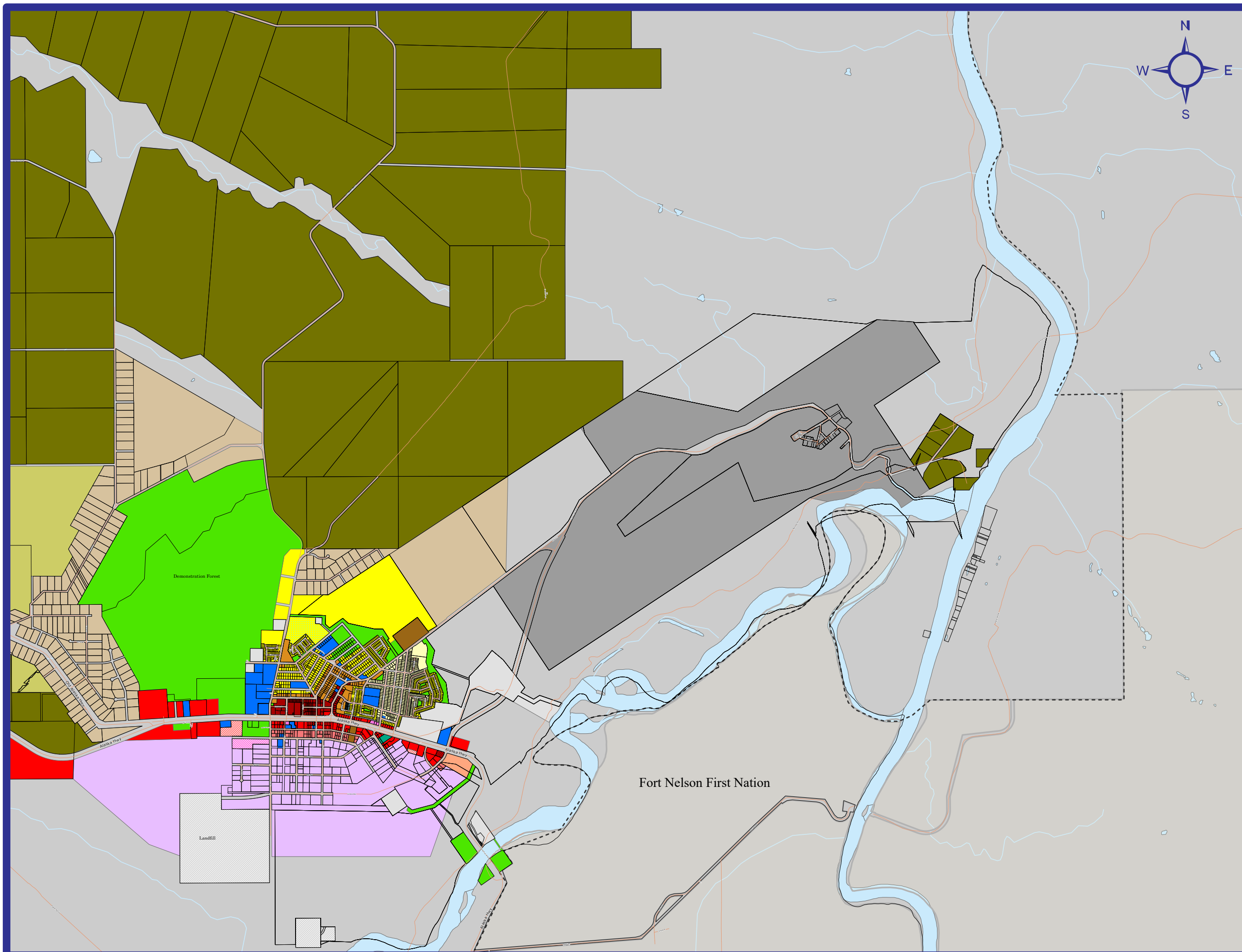
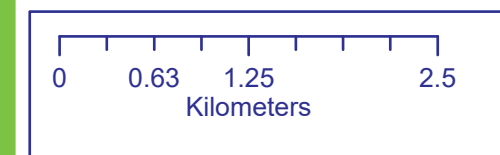
Zoning Bylaw No. 119, 2016

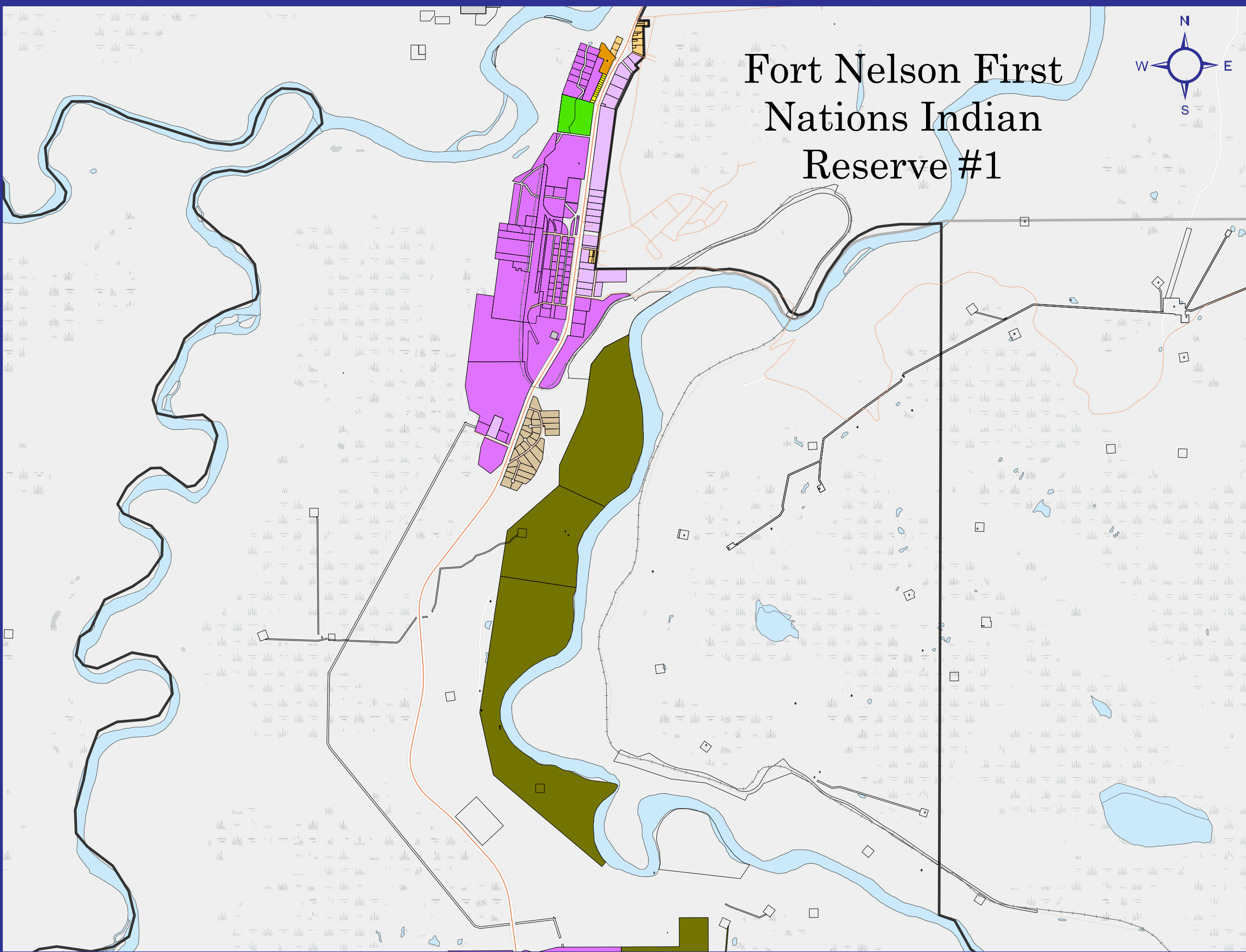
Schedule B-3

McConachie & Airport Area

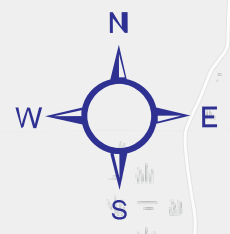
Zone

- Agricultural - Large Holdings
- Agricultural - Small Holdings
- Airport
- Commercial Core
- Highway Commercial
- Service Commercial
- Campground Commercial
- Off Highway Recreational Commercial
- Service Station Commercial
- Cordova Retail Commercial
- Comprehensive Development II
- Comprehensive Development III
- Landfill
- Light Industrial
- Heavy Industrial
- Modified Zoning Regulation
- Public Institutional
- Parks and Recreation
- Residential Multi-Unit Dwelling
- Residential Manufactured Home Park
- Rural Residential - Large Lot
- Rural Residential - Small Lot
- Residential Single Detached and Duplex
- Residential Single Detached
- Residential Single Detached - Mixed
- Residential Single Detached - Small Lot
- Utilities
- OCP Planning Area





Fort Nelson First Nations Indian Reserve #1



Zoning Bylaw No. 119, 2016

Schedule B-4 Muskwa Heights Area Map

- Zone**
- AP Airport
 - A-1 Agricultural - Large Holdings
 - A-2 Agricultural - Small Holdings
 - C-1 Commercial Core
 - C-2 Highway Commercial
 - C-3 Service Commercial
 - C-4 Campground Commercial
 - C-5 Off Highway Recreational Commercial
 - C-6 Service Station Commercial
 - C-7 Cordova Retail Commercial
 - CD-2 Comprehensive Development II
 - CD-3 Comprehensive Development III
 - LF Landfill
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - PI Public Institutional
 - PR Parks and Recreation
 - RMH Residential Manufactured Home Park
 - RM-1 Residential Multi-Unit Dwelling
 - RR-1 Rural Residential - Large Lot
 - RR-2 Rural Residential - Small Lot
 - RS-1 Residential Single Detached and Duplex
 - RS-1A Residential Single Detached
 - RS-2 Residential Single Detached - Mixed
 - RS-3 Residential Single Detached - Small Lot
 - U Utilities
 - OCP Planning Area
 - Modified Zoning Regulation

