



Zoning Bylaw

Bylaw No. 4582, 2024

This is a consolidation of the bylaws listed below. Amendments have been incorporated with the parent bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the subject bylaw.



THE CORPORATION OF THE CITY OF DAWSON CREEK

BYLAW NO. 4582

A Bylaw of the Corporation of the City of Dawson Creek (hereinafter called "the City") to manage development within the City of Dawson Creek.

WHEREAS, the *Local Government Act* enacts that a municipality may regulate how land, buildings and other structures may be used; and

NOW THEREFORE, the Council of the City of Dawson Creek, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "**ZONING BYLAW NO. 4582, 2024**".
2. The following schedules are attached to and form part of this Bylaw:
 - a. Schedule A – Zoning Bylaw Text
 - b. Schedule B – Zoning Bylaw Map
3. If any section, subsection, sentence, clause, phrase, or map in this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, then the invalid provision shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 4450, 2020, cited as "The City of Dawson Creek Zoning Bylaw No. 4450, 2020" and all amendments thereto as they apply to the City of Dawson Creek are hereby repealed.

READ a first time this 13th day of May, 2024.

READ a second time this 13th day of May, 2024.

ADVERTISED this 3rd and 10th day of May, 2024.

PUBLIC HEARING was prohibited by *Local Government Act* S. 464(4).

MINISTRY OF TRANSPORTATION APPROVAL waived by Ministerial Order No. M114.

READ a third time this 27th day of May, 2024.

ADOPTED this 27th day of May, 2024.

CERTIFIED A TRUE AND CORRECT COPY of Bylaw No. 4582 cited as "ZONING BYLAW NO. 4582, 2024".

ORIGINAL SIGNED BY

Tab Young
Corporate Officer

The Corporate Seal of **THE CORPORATION OF THE CITY OF DAWSON CREEK** was affixed in the presence of:

ORIGINAL SIGNED BY

Darcy Dober – Mayor

ORIGINAL SIGNED BY

Tab Young - Corporate Officer

Zoning Bylaw Amendment Table

List of Amendments to the City of Dawson Creek				
Zoning Bylaw No. 4582, 2024				
Amendment Bylaw No.	Date of Adoption	Purpose of Amendment	Text Amendment	Map Amendment
4589	January 13, 2025	Various text amendments	Yes	No
4607	August 11, 2025	Amend site-specific zoning to allow passenger vehicle car wash as a permitted use	Yes	No
4610	August 11, 2025	Amend site-specific zoning to allow commercial daycare as a permitted use	No	Yes
4611	September 8, 2025	Amend site-specific zoning to allow for a community care facility as a permitted use	No	Yes
4616	October 14, 2025	Add Schedules C, D, and E	No	Yes
4615	November 10, 2025	Amend site-specific zoning to reflect the existing residential use	No	Yes

SCHEDULE A

ZONING BYLAW TEXT

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1 Basic Provisions

1.1 Purpose

1.1.1 The purpose of this Bylaw is to provide a clear and efficient framework for land use management and implementation of the Official Community Plan, which aims to:

- a) create a compact, complete community
- b) develop an environmentally friendly, community-oriented transportation system
- c) increase energy-efficiency and the use of renewable energy
- d) use water responsibly and efficiently to ensure a clean and sustainable supply
- e) re-use resources and decrease waste
- f) enhance green space to support both community and ecological uses
- g) encourage vibrant arts and culture
- h) foster social well-being through health, housing, and education
- i) ensure participation in an open and accountable government
- j) foster economic development that supports the community's goals

1.2 Application

1.2.1 This Bylaw applies to all of the land, surface of water, buildings and structures within the boundaries of the City of Dawson Creek.

1.3 Conformity

1.3.1 Land, including the surface of water, must not be subdivided or used and buildings and structures must not be developed, constructed, erected, altered, modified, converted, enlarged, reconstructed, placed, located, maintained or used except as specifically permitted in this Bylaw.

1.3.2 Lawful non-conforming uses and buildings are subject to provisions of the *Local Government Act*.

1.4 Metric Units

1.4.1 Metric units are used for all measurements in this Bylaw.

1.5 Figures

1.5.1 All figures used in this Bylaw are for illustrative purposes only and are not to scale.

1.6 Severability

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

2 Administration

2.1 Uses and Regulations

- 2.1.1 Uses, buildings and structures in each zone shall be in accordance with the uses listed in the zone and all associated bylaw regulations and other applicable requirements, except for the regulations and applicable requirements of development approved by development permit, development variance permit, or an order of the Board of Variance.
- 2.1.2 Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

2.2 Compliance with Other Bylaws and Legislation

- 2.2.1 In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, or Provincial or Federal statutes and regulations.
- 2.2.2 The requirements of the Development Permit Areas included within the Official Community Plan apply in addition to the regulations in this Bylaw.

2.3 Inspection

- 2.3.1 The individuals identified in Table 1 of this Bylaw are hereby authorized to enter, at all reasonable times, any day of the week, onto any property that is subject to regulation under this Bylaw to ascertain whether the provisions of this Bylaw are being adhered to.

2.4 Violation

- 2.4.1 Every person who:
 - a) violates any provision of this Bylaw
 - b) causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw
 - c) neglects or omits to do anything required under this Bylaw
 - d) carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw
 - e) fails to comply with an order, direction or notice given under this Bylaw
 - f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 2.3 shall be deemed to be guilty, upon summary conviction, of an offence under this Bylaw.

2.5 Offences and Penalties

- 2.5.1 This bylaw may be enforced by means of a ticket in the form prescribed for the purpose under the *Community Charter* and listed in the City of Dawson Creek Municipal Ticket Information System Bylaw, or by means of a bylaw notice issued pursuant to the City of Dawson Creek Bylaw Notice Enforcement Bylaw.
- 2.5.2 The persons appointed to the job positions or titles identified in Table 1 of this Bylaw are designated as Bylaw Enforcement Officers for the purposes of issuing tickets under this Bylaw and bylaw notices under the Bylaw Notice Enforcement Bylaw.

Table 1: Designated Bylaw Enforcement Officers

Building Inspector
Bylaw Enforcement Officer
City Planner
Development Services Manager
General Manager of Development Services

2.6 Enforcement

- 2.6.1 Any person designated as a Bylaw Enforcement Officer pursuant to the City of Dawson Creek’s Bylaw Notice Enforcement Bylaw or Municipal Ticket Information System Bylaw, as amended from time to time, is hereby authorized and empowered to enforce the provisions of this Bylaw.
- 2.6.2 Each day that an offence against this Bylaw continues shall be deemed a separate and distinct offence.
- 2.6.3 A person who contravenes any provision of this Bylaw is liable to a fine of not more than \$10,000.00.
- 2.6.4 Any penalty imposed pursuant to this Bylaw shall be in addition to, and not in substitute for, any other penalty or remedy imposed pursuant to any other applicable statute, law, or legislation.

3 Interpretation

3.1 Definitions

In this bylaw:

ABUTTING means sharing a parcel boundary or separated only by a street, lane, walkway, stream, utility parcel, underground pipeline, power line, drainage ditch, watercourse, or similar feature.

ACCESSORY BUILDING means a building, the use or intended use of which is ancillary to that of the principal building situated on the same parcel but does not include an additional dwelling unit.

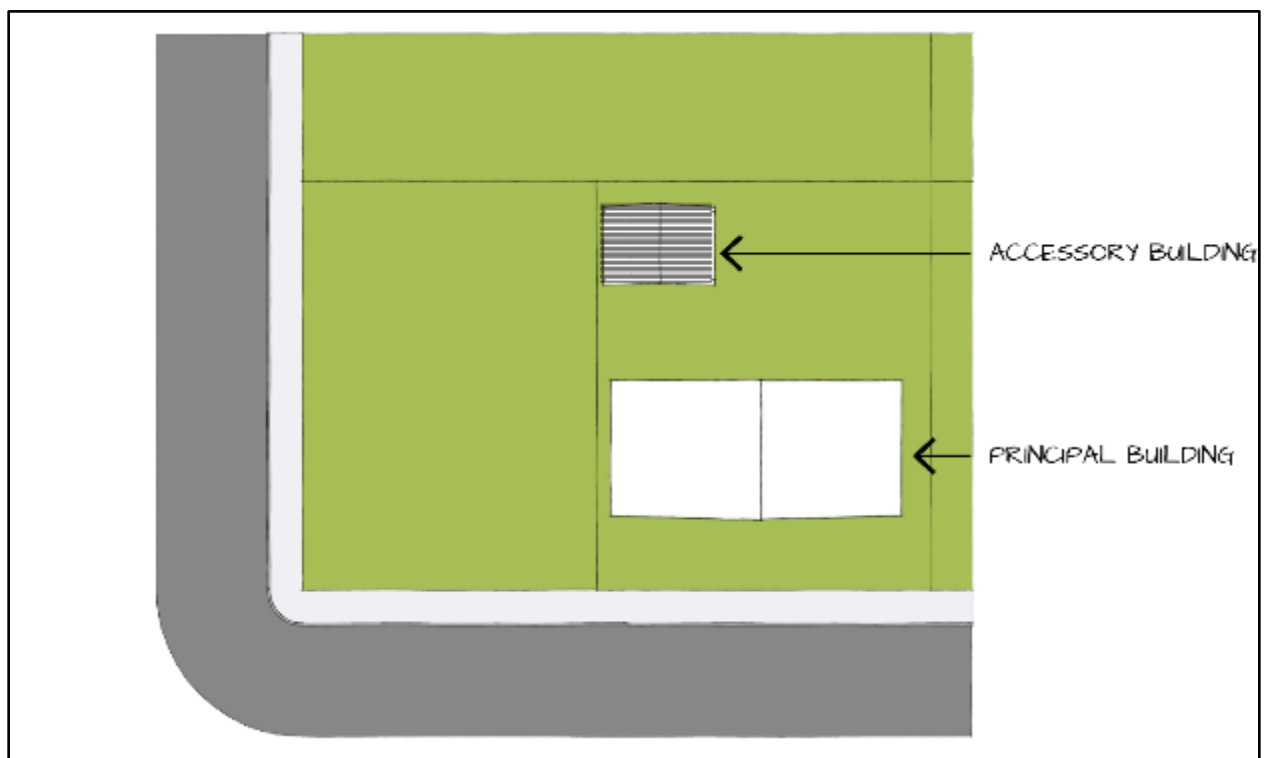


Figure 1: Accessory Building

ACCESSORY DWELLING UNIT means a dwelling unit that is ancillary to the use of the principal building on the same parcel. An accessory dwelling unit:

- a) is a self-contained residential accommodation unit, and
- b) has cooking, sleeping and bathroom facilities, and
- c) is secondary to a principal building located on the same property.

ACCESSORY USE means a use which is ancillary to the use of the principal building on the same parcel or to a principal use of the same parcel.

AGRICULTURAL PROCESSING means the process of adding value to an agricultural commodity or product by physical, biological or other means, including but not limited to fermentation, cooking, canning, smoking or drying..

AGRICULTURE means a use providing for the growing, rearing, cultivating, producing, and harvesting of agricultural products, other than cannabis, as well as poultry and livestock, including the storage and sale on an individual farm of the products harvested, reared or produced on that farm, and the storage of farm machinery, implements and supplies, and repair to farm machinery and implements, used on that farm. It excludes all manufacturing, processing, storage and repairs not specifically included in this definition.

AIRPORT USE means any area of land designed or set aside for the landing and take-off of aircraft, including all necessary facilities for the housing or maintenance of aircraft and fuel, as well as related office, hangar, and terminal uses.

AISLE means the area used by motor vehicles for access to and from off-street parking spaces but does not include an access driveway.

AMENITY SPACE means an outdoor or indoor space provided in a development and specifically designed for cultural, social and recreation activities and, except as specifically permitted in the zone, not used for commercial purposes. Such spaces may include, but are not limited to, open spaces, community meeting spaces, sports and fitness facilities, tennis courts, garden patches, and children's play structures.

ANIMAL SHELTER means a facility used for the adoption, boarding, impounding, selling, and care of domestic animals.

APARTMENT means a building consisting of five or more dwelling units.

ART GALLERY means premises used for the exhibition or sale of works of art, which may include the collection or preservation of works of art, primarily for the recreation and cultural education of the public.

ARTIST STUDIO means the use of premises for the creation or production of creative writing, dance, drawing, live music, painting, photography, pottery or sculpture, or video. In a residential zone, the use of artist studio, including the sale of products and services, is secondary to the primary residential use of the premise.

ASSEMBLY HALL means a building or part of a building used for the gathering of groups or persons for a specific function that may include meetings for civic, educational, political, religious or social purposes.

AUTOMOTIVE DEALERSHIP means the use of premises for the sale, servicing, storage and mechanical repair of passenger vehicles, motorcycles, snowmobiles, boats, all-terrain vehicles and other similar light recreational vehicles. This use does not include body repair shops.

AUTOMOTIVE RENTAL means the use of premises for the storage, display, minor maintenance and rental of new or used passenger vehicles such as cars, vans and light pick-up trucks.

AUTOMOTIVE SERVICE means the use of premises for the servicing and mechanical repair of passenger vehicles, motorcycles, snowmobiles, boats, all-terrain vehicles and other similar light recreational vehicles including the installation, sale and storage of automobile parts and related accessories, and includes transmission shops, muffler shops, tire shops and auto glass shops. This use does not include body repair shops.

BACKYARD BEEKEEPING means the keeping of bees in accordance with the City of Dawson Creek Animal Responsibility Bylaw.

BACKYARD HEN KEEPING means the keeping of adult female domesticated fowl of the species *gallus gallus domesticus* in accordance with the City of Dawson Creek Animal Responsibility Bylaw.

BASEMENT means a floor level of a building that is located partially or fully underground.

BED AND BREAKFAST means accessory temporary tourist accommodation within a single detached dwelling, which may include the service of breakfast to guests utilizing the accommodation.

BICYCLE PARKING SPACE means the space to store a bicycle including the infrastructure and equipment to enable secure and convenient storage.

BODY REPAIR SHOP means premises used for the repair and painting of the bodies of passenger vehicles, motorcycles, snowmobiles, boats, all-terrain vehicles, farm machinery, recreational vehicles, and heavy equipment.

BREWERY means the use of facilities for brewing and manufacturing beer as authorized under the *Liquor Control and Licensing Act*. Selling of beer and beer products is permitted as an accessory use.

BUILDING means a structure wholly or partly enclosed by a roof supported by walls, columns or air pressure, and used for the shelter or accommodation of persons, animals or property, but excludes tents and recreational vehicles.

BULK FUELING STATION means any building or land used or intended to be used for the sale or storage of vehicle fuels or lubricants, either through the use of keys, cards or service attendants, but does not include a gas station. A bulk fueling station may include accessory retail sales of other motor vehicle related products, a convenience store, and a restaurant.

CAMPGROUND means an area of land, managed as a unit, providing seasonal temporary accommodation in tents, tent trailers, travel trailers recreational vehicles and campers. This use does not include the residential use of such accommodation or the long-term storage of recreational vehicles.

CANNABIS means any part of a cannabis plant including its preparations and derivatives but does not include:

1. a non-viable seed of a cannabis plant
2. a mature stalk of a cannabis plant, without any leaf, flower, seed or branch, and fiber derived from such stalks
3. the root or any part of the root of a cannabis plant

CANNABIS PRODUCTION FACILITY means the use of premises for cultivating, distributing, growing, packaging, processing, producing, selling, storing or testing of cannabis or any products containing or derived from cannabis as authorized under the federal *Cannabis Act*.

CANNABIS RETAIL STORE means premises licensed under the *Cannabis Control and Licensing Act* for the retail sale of cannabis.

COMMERCIAL DAYCARE means any type of facility licensed under the *Community Care and Assisted Living Act* that provides group daycare programs for nine (9) or more children.

COMMERCIAL PARKING means premises which provide, on a rental basis, space for the parking of motor vehicles.

COMMERCIAL SCHOOL means a commercial facility used for training, instruction or certification in specific occupations, skills or services. Typical subjects include, but are not limited to, beauty and esthetics, business, dance or music, driver training, hair dressing, and secretarial services.

COMMERCIAL AMUSEMENT ENTERPRISE means a commercial establishment where permanent buildings or structures have been erected for the purpose of video games, pinball, billiards, bowling alley, mini golf, coin operated games, and indoor or electronically operated rides.

COMMUNITY CARE FACILITY means premises providing residential care of persons and licensed under the *Community Care and Assisted Living Act*.

COMMUNITY CENTRE means a building or part of a building used for the gathering of groups or persons for civic, educational, recreational, political or social purposes.

COMMUNITY GARDEN means an area used for the non-commercial growing of plants for personal use or consumption by the grower and maintained by volunteers and/or non-profit groups.

CONVENIENCE STORE means a retail store supplying groceries and other daily household necessities to the immediate surrounding area but does not include cannabis retail stores.

COUNCIL means the Council of the Corporation of the City of Dawson Creek.

CULTURAL SITE means the use of premises for the collection, preservation and public exhibition of works, objects, buildings, structures, or land of cultural, historical, Indigenous, scientific, or artistic value.

DENSITY means the number of dwellings per unit of area of land.

DISTILLERY means the use of facilities licensed under the *Liquor Control and Licensing Act* for distilling and manufacturing spirits.

DORMITORY means a building or part of a building used as group living quarters for a student body, religious order, or other groups as an accessory use to a college, university, boarding school, convent, monastery, hospital, or other similar uses. Dormitories may contain communal dining rooms and kitchens.

DUPLEX means a building containing two dwelling units each having its own principal access.

DWELLING UNIT means a building, or self-contained portion of a building, containing sleeping, cooking and bathing facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building.

ECOLOGICAL RESERVE means the use of land for preservation, confinement, exhibition, cultivation, or viewing of plants, animals, and other forms of life in nature.

EMERGENCY AND PROTECTIVE SERVICES means a facility for public services including police, fire protection, rescue, and ambulance.

EMERGENCY SHELTER means the use of a building operated by government agencies, non-profit organizations, or faith-based organizations for the provision of temporary accommodation of one or more individuals for the purpose of providing emergency and support services.

EQUESTRIAN CENTRE means the use of a building or outdoor facility for practicing equestrian skills and hosting equestrian events.

EVENTS CENTRE means a facility for performances and events such as musicians, rodeos, trade shows, large sporting events, and private social events.

FARMER'S MARKET means an open air or fully or partly covered market, for the sale directly by the producers of regional fresh, dried or frozen fruit and vegetables, meat and seafood, dairy products, plants, locally prepared and ready-to-eat foods and regional artisanal crafts.

FENCE means a structure serving as an enclosure, barrier or boundary, and includes arbour, archway, gate, pergola, screen trellis and wall.

FINANCIAL INSTITUTION means a facility for the provision of financial and investment services by a bank, credit union, financial planner or advisor, insurance company, investment dealer, mortgage broker, or related businesses and may include a drive thru facility.

FITNESS CENTRE means the commercial use of premises for the maintenance, on a one-to-one basis or in a group session, of physical fitness including health centres, gyms, racquet and ball courts, and studios for yoga and pilates.

FLOOR AREA means the total area of all floors in a building located above grade, measured to the outside surface of exterior walls or the centreline of party walls, excluding any stairwells and elevator shafts.

FLOODPLAIN means the area that is subject to flooding based on an annual exceedance probability of 0.5%.

FLOODWAY means the area that is subject to floodwaters equal to or greater than a depth of 1 metre based on an annual exceedance probability of 0.5%.

FLOOD BOUNDARY means the extrapolated high-water mark of the 200-year flood as shown and delineated on the Natural Assets Map contained in Schedule I of the Official Community Plan.

FLOOD CONSTRUCTION LEVEL means an elevation relative to the Canadian Geodetic Vertical Datum that is used to establish the elevation of the underside of a wooden floor system (or top of concrete slab) for habitable buildings. The flood construction level is the sum of the 0.5% annual exceedance probability flood level and the 0.6 metre freeboard.

FLOOD FRINGE means the area that is subject to floodwaters less than a depth of 1 metre based on an annual exceedance probability of 0.5%.

FLOOD LEVEL means the known or estimated maximum water elevation that occurred during the 200-year flood in the Dawson Creek at any given location.

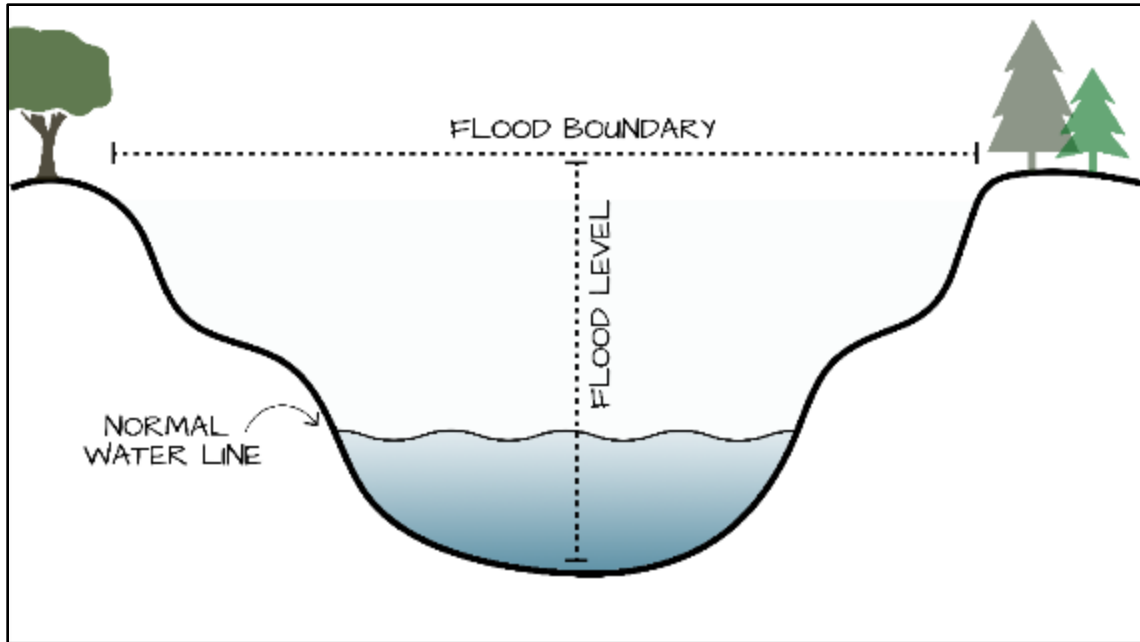


Figure 2: Flood Boundary and Flood Level

FOURPLEX means a building containing only four principal dwelling units, each having its own principal access.

FREEBOARD means a vertical distance that is added to water levels as a safety margin to account for uncertainties in the calculation of and localized increased in water levels. The City uses a freeboard of 0.6 metres above the 0.5% annual exceedance probability flood level.

FREEBOARD AREA means the area with a 0.5% annual exceedance probability flood depth of 0 metres, which may be subject to localized increases in water levels of less than 0.6 metres in depth.

FUNERAL SERVICE means the provision of services related to the interment or cremation of deceased persons, including the holding of memorial services.

GAMING FACILITY means premises used or intended to be used for games on which money may be wagered and includes bingo halls, casinos, games of chance, slot machines, and video lottery terminals.

GAS STATION means premises used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the mechanical servicing of motor vehicles and may include the accessory retail sale of other automobile-related products, but does not include motor vehicle sales or body repair shops.

GOLF COURSE includes driving ranges, pro shops and club houses serving food and beverages but may include accessory mini-golf facilities.

GOVERNMENT USE means the use of land for the provision of governmental services and includes schools, colleges and universities, post offices, administration offices, detention and correctional centres, and law courts.

GRADE means the average of the elevations of natural grade or finished grade, whichever is lower, where a building comes into contact with the ground surface of the parcel, measured at the midpoints of the exterior walls of the building.

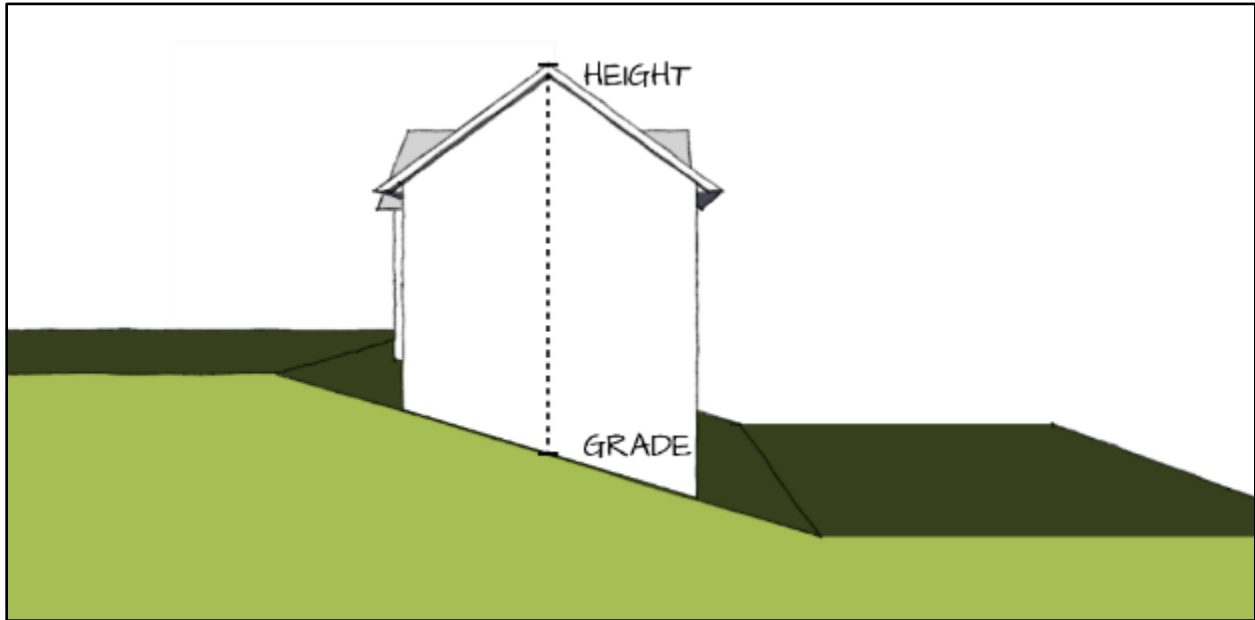


Figure 3: Grade

HEALTH SERVICES FACILITY means a building used for the provision of human physical or mental health services on an out-patient basis. Typical uses include acupuncture clinics, chiropractors, dental and medical offices, health and wellness clinics, massage therapists, naturopaths, optometrists, physical therapy clinics, and counseling services.

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

1. for buildings with flat or dome roofs, the highest point is the highest point of the building
2. for buildings with pitched roofs, the highest point is the highest ridge of the building
3. for buildings with gambrel roofs, the highest point is the highest ridge of the building

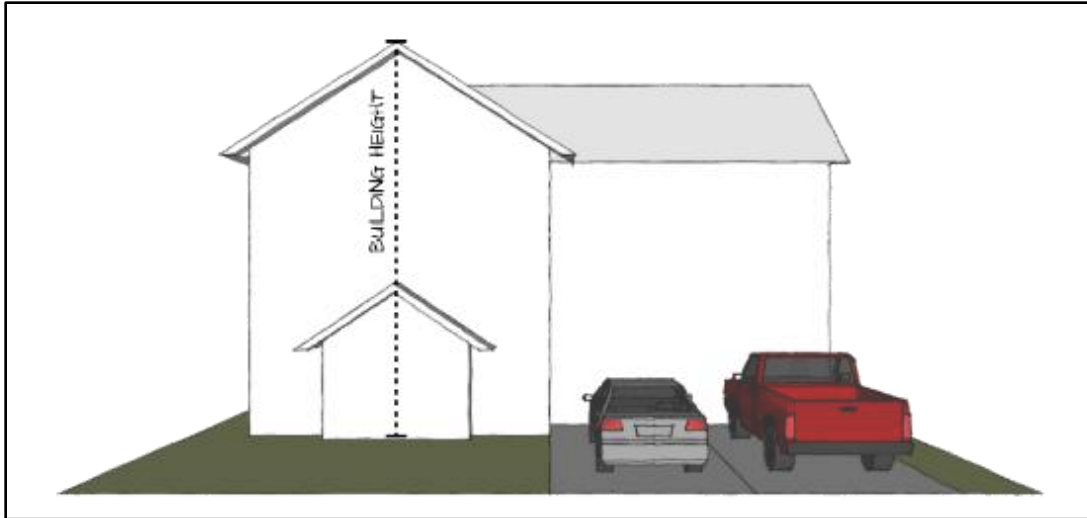


Figure 4: Height

HOME OCCUPATION means an occupation or profession accessory to the use of a dwelling for residential purposes.

HOSPITAL means an institution that is operated primarily for the reception and both the short- and long-term treatment of persons suffering from illness, injury or disability. A hospital may include supporting functions such as cafeteria, laundry services, maintenance services, out-patient services, pharmacy services, and storage facilities.

HOTEL means a building which contains sleeping units intended for the accommodation of the traveling public and may contain accessory assembly, commerce, entertainment, indoor recreation, or restaurant uses and premises licensed for onsite consumption of alcoholic beverages.

INDOOR RECREATION CENTRE means a facility for sports and active recreation that is conducted indoors and available to the public. Typical uses include, but are not limited to arenas, racquet and ball courts, indoor swimming pools, and running tracks.

INDUSTRIAL TRADE SCHOOL means a facility containing classrooms, labs, or equipment for training in trades areas. Typical subjects include boiler operations, carpentry, electronics, gas fitting, mechanical maintenance, pipe fitting, and welding.

LANDSCAPE SCREEN means a visual barrier which may be either a compact, evergreen hedge broken only for access drives or walks; or a fence or brick, stone or concrete wall incorporating plant material, terracing or grassed areas, broken only for access drives or walks.

LANDSCAPING means a vegetated area or garden that has a mix of ground cover, plants, shrubs and trees or hard landscaping, including paving stones, decorative stonework, retaining walls or other architectural elements.

LANE means a public thoroughfare that provides a secondary means of vehicular access to a parcel, at the side or rear of the parcel.

LARGE VEHICLE means a vehicle in excess of 5,500 kg GVW. Large vehicles may include such vehicles as commercial transport vehicles, buses, delivery vehicles, tow trucks and dump trucks.

LARGE VEHICLE CAR WASH means a commercial enterprise providing facilities for the washing or cleaning of large vehicles including commercial transport trucks, buses, delivery vehicles, farm vehicles and recreational vehicles, tow trucks and dump trucks.

LIQUOR PRIMARY ESTABLISHMENT means premises licensed under the *Liquor Control and Licensing Act* where the primary purpose is the service of liquor rather than food, such as pubs, bars, lounges, and night clubs.

LIVE-WORK USE means the use of premises as a dwelling together with any commercial use permitted in the zone.

MACHINERY AND EQUIPMENT SALES means the display, sale, rental, and repair of heavy machinery and equipment for agricultural or industrial purposes.

MANUFACTURED HOME means a dwelling unit built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture, constructed to the current CSA Z240 (Mobile Home) or CSA A277 (Modular Home) standard. A manufactured home does not include a recreational vehicle.

MANUFACTURED HOME PARK means a parcel or parcels on which are installed or intended to be installed two or more manufactured homes which are occupied or intended to be occupied for residential purposes and may include common recreation facilities and common laundry facilities but does not include retail stores.

MANUFACTURING PLANT means premises used for the fabrication, processing, assembly, treating, preparing, inspecting, altering, adapting, or finishing of materials or things in order to produce finished goods or components thereof.

METAL STORAGE CONTAINER means a prefabricated metal container or box specifically manufactured for the transportation of goods by rail, ship or large vehicle.

MICRO BREWERY means the use of facilities licensed under the *Liquor Control and Licensing Act* for brewing and manufacturing a maximum of 160 hectolitres of beer per annum and may include accessory retail sales, restaurant, tours and tastings.

MICRO DISTILLERY means the use of facilities licensed under the *Liquor Control and Licensing Act* for distilling and manufacturing a maximum of 100,000 litres of spirits per annum and may include accessory retail sales, restaurant, tours and tastings.

MINI STORAGE means a building or group of buildings containing lockers available for rent for the storage of household or commercial goods.

MIXED USE means a building that has commercial uses located on the ground floor with residential uses located on the upper floors of the building.

MOTEL means a building or buildings containing accommodation units intended for the traveling public, with parking on the premises for each accommodation unit. Units have individual access directly from the exterior and may or may not provide cooking facilities.

MUNICIPAL USE means a use provided by a local government and includes, but is not limited to, administrative offices, assembly halls, utilities and related infrastructure, recycling and composting depots, public works yards and accessory commercial uses.

NATURAL BOUNDARY means the visible high water mark of any creek, lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

NORMAL GROUND ELEVATION means the elevation of the ground as determined by geographic methods such as LIDAR and usually depicted using contour lines. Where a parcel is graded to achieve a uniform elevation, the normal ground elevation may be considered as the uniform elevation achieved by grading at the discretion of the General Manager of Development Services.

OFFICE means the use of a building or part thereof for the conduct and administration of a business, practice of a profession, or conduct of public administration and includes business, professional, and trade offices.

OUTDOOR RECREATION means buildings, structures, or spaces for sports, active recreation, performing, and cultural arts conducted outdoors that are available to the public. Typical uses include, but are not limited to amphitheatres, basketball courts, outdoor gyms, outdoor swimming pools, tennis courts, driving ranges, skateboard parks and sports fields.

PADDOCK AND STABLES means buildings, structures, or enclosed spaces for the purposes of sheltering, penning, or boarding livestock, including horses and cattle, [as defined by the *Livestock Act*].

PARCEL means any lot, block or other area in which land is held, or into which land is subdivided, including a strata lot within a bare land strata plan, but does not include a public thoroughfare or access route.

- **EXTERIOR SIDE PARCEL LINE** means a side parcel boundary which is common to the parcel and a street.
- **FRONT PARCEL LINE** means a parcel boundary common to the parcel and a street, provided that in respect of a corner parcel, the front parcel line is the shortest parcel boundary common to the parcel and a street.
- **INTERIOR SIDE PARCEL LINE** means a side parcel line which does not abut a street.
- **PARCEL AREA** means the area contained within parcel boundaries, measured on a horizontal plane and expressed in square meters.
- **PARCEL COVERAGE** means the percent of the parcel area covered by buildings or structures, including accessory buildings or structures but excluding parking areas, decks, patios, driveways, walkways and similar impermeable surfaces.
- **PARCEL WIDTH** means the dimension of a parcel between the two side parcel lines measured 7.5 m from the front parcel line.
- **REAR PARCEL LINE** means the boundary of a parcel which lies the most opposite to and does not intersect the front parcel line.

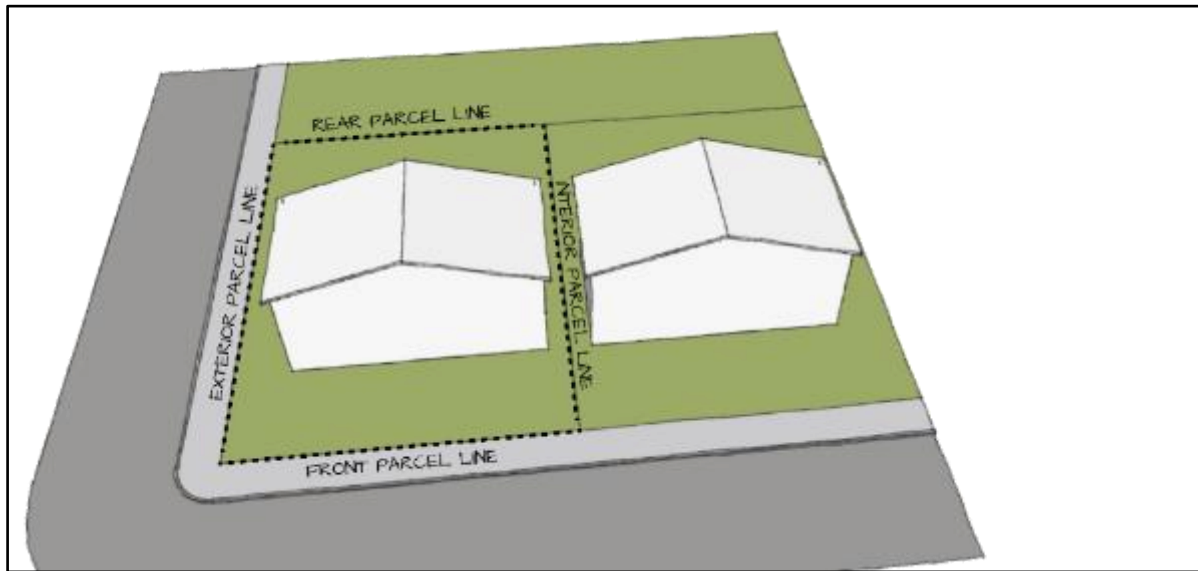


Figure 5: Parcel

PASSENGER VEHICLE means a car, van, truck or other vehicle used primarily for personal use, having not more than two axles.

PASSENGER VEHICLE CAR WASH means a commercial enterprise providing facilities for the washing or cleaning of passenger vehicles.

PERSONAL SERVICE ESTABLISHMENT means a commercial establishment that provides direct personal goods or services to persons involving the health, beauty, or grooming of a person. Such services include, but are not limited to, barber shops, beauty salons, tailor shops, laundry, dry cleaning, tattoo parlour, piercing parlour, watch repair and shoe repair shops.

PLACE OF WORSHIP means the use of premises for religious worship, including, but not limited to a church, mosque, synagogue, temple, chapel, or religious meeting room.

PORTABLE STRUCTURE means a structure designed for temporary use, including storage, which is not connected to public utilities. Portable structures include fabric shelters and tents but do not include camping tents. Human habitation is not permitted in a portable structure.

PRINCIPAL BUILDING means a building which occupies the major or central portion of a parcel, is the chief or main building on a parcel, or constitutes the primary purpose for which the parcel is used.

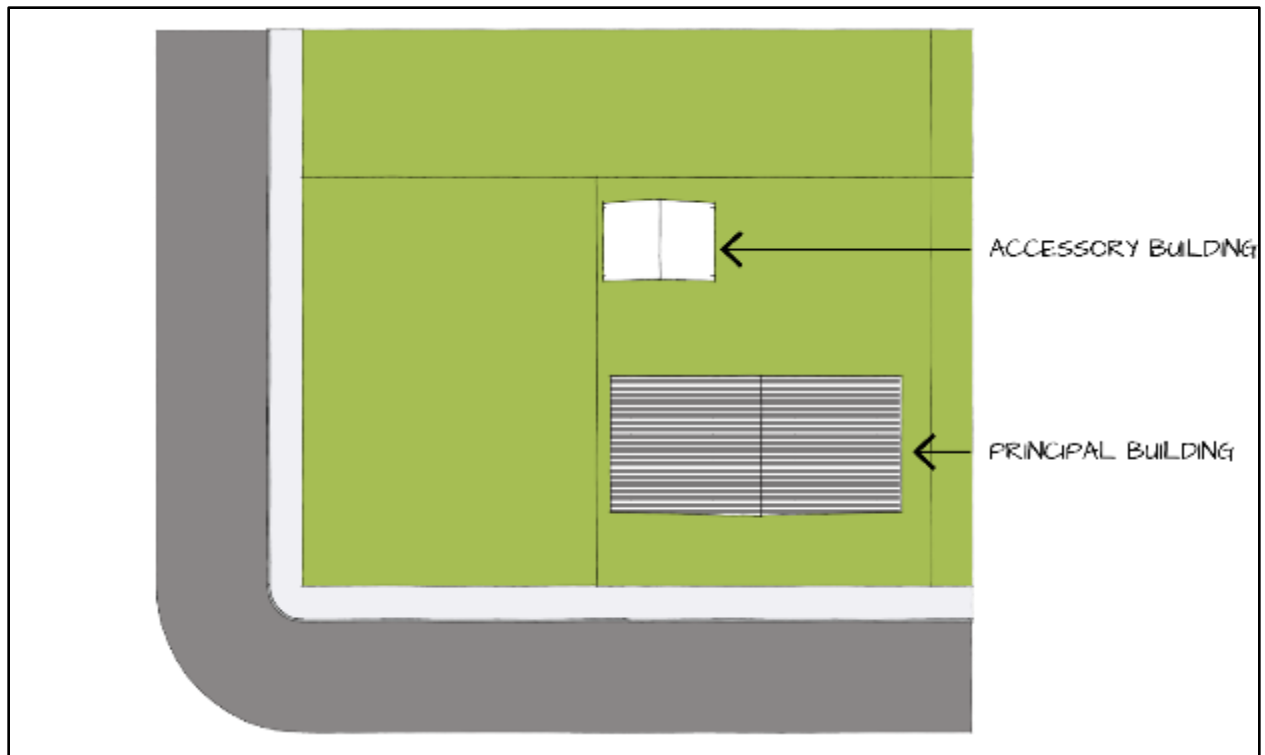


Figure 6: Principal Building

PRINCIPAL USE means the primary purpose for which land, buildings, or structures are used.

PUBLIC PARKING means a parking area used solely for the parking of motor vehicles under 5,500 kg gross vehicle weight.

PUBLIC UTILITY FACILITY means a facility used to provide utilities for public consumption, benefit, convenience or use including telecommunications, water treatment, storage or supply, wastewater collection or treatment, stormwater collection or detention, irrigation, heating fuel, electric power, district heat, and solid waste management.

RECREATIONAL VEHICLE means a vehicle intended as temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motor homes, slide-in campers, chassis-mounted campers, and tent trailers.

RESTAURANT means a commercial establishment which prepares and serves food and beverages to customers and may include a drive-thru facility.

RETAIL STORE means a building where goods are offered or kept for sale at retail, including storage of limited quantities of such goods, but does not include cannabis retail stores.

ROOMING HOUSE means a building in which habitable rooms are rented to roomers.

SALVAGE YARD means land or buildings used for disassembling, repairing, storing or wrecking automobiles, tires and parts, usually for parts or scrap metal resale.

SCREENING means a visual barrier on a parcel that effectively limiting the view or enclosing the parcel from adjacent parcels and public thoroughfares and is broken only by access driveways, lanes and walkways. Screening can be done with fencing or landscaping through the use of shrubs, trees, a wooden fence, masonry wall, or by a combination of these.

SECONDARY SUITE means a self-contained accessory dwelling unit located within and forms part of a single detached dwelling or duplex.

SETBACK means the minimum distance required by this bylaw between a building, structure or use and each of the respective parcel lines.

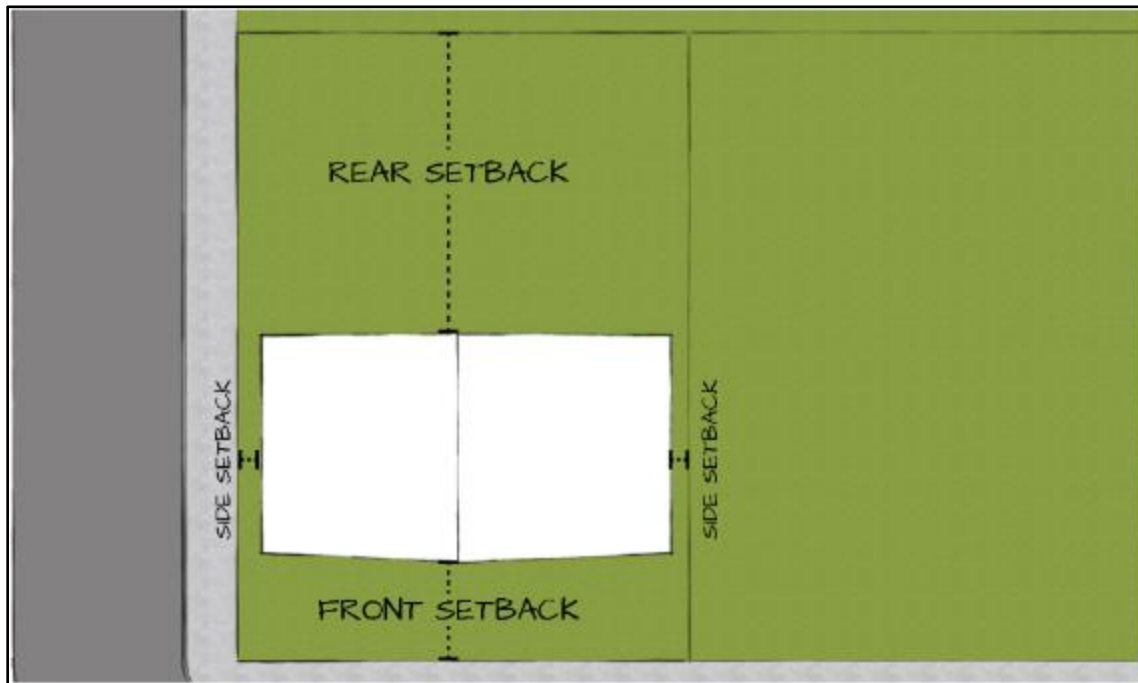


Figure 7: Setbacks

SHOPPING MALL means a building, or set of buildings, which contain a variety of retail stores, restaurants, personal service establishments, financial institutions, cannabis retail stores, and entertainment facilities. Shopping malls may share common services and parking facilities.

SHORT TERM RENTAL means the rental of a dwelling unit or portion thereof for periods of less than 30 days.

SINGLE DETACHED DWELLING means a building containing only one dwelling unit and, where permitted by this Bylaw, a secondary suite or an accessory dwelling unit.

SOCIAL SERVICE CENTRE means the non-commercial use of premises on a drop-in basis for providing information, referrals, counseling, advocacy, health care services, activity spaces, or dispensing of aid, food or clothing.

STORAGE YARD means an area outside of an enclosed building where construction materials and equipment, logs, lumber and new building materials, monuments and stone products, public service and

utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold, or distributed, and does not include a salvage yard or fuel storage.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A storey may not exceed 3.5 m in height.

STREET means a thoroughfare which provides the primary means of vehicular access to an abutting parcel or parcels.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water but does not include concrete or asphalt paving, or similar surfacing of a parcel.

SUITE means a self-contained dwelling unit located on the same parcel as a single detached dwelling or duplex, either as a secondary suite or as an accessory dwelling unit.

TOWNHOUSE means a building divided into five or more dwelling units located side by side under one roof, each dwelling unit having its own principal access and sharing at least one common wall with another dwelling unit.

TRADE CONTRACTOR means land and buildings used for the provision of contract services including, but not limited to electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, landscaping, septic services and ventilation and air conditioning. A trade contractor use does not include oilfield services or outdoor storage of materials not related to the contractor's trade services.

TRIPLEX means a building containing only three principal dwelling units, each having has its own principal access.

UNIVERSALLY ACCESSIBLE means buildings, products and environments that are inherently accessible to people with and without disabilities.

VETERINARY CLINIC means a facility used for care, boarding, training, treatment or grooming of small animals and includes retail sales of associated products. Typical accessory uses include pet grooming salons and daytime boarding but does not include the sale of animals.

VETERINARY HOSPITAL means a facility used for the care, treatment, quarantining, boarding, breeding, training or grooming of animals and includes retail sales of associated products. This includes such uses as large animal veterinary hospitals, boarding and breeding kennels, but does not include the sale of animals.

WAREHOUSING means the receipt, storage and handling of bulk goods and merchandise and the dispatch and distribution of goods and merchandise to other destinations and may also include wholesale sales.

WHOLESALE means to sell bulk goods and merchandise.

YARD means the area created between a parcel line and the principal building as determined by the setback.

- **EXTERIOR SIDE YARD** means that portion of a corner parcel extending from the front yard to the rear yard and lying between the side parcel line adjacent to the flanking street and the closest side of the principal building.

- **INTERIOR SIDE YARD** means that part of the site extending from the front yard to the rear yard and lying between the side parcel line abutting another parcel and the closest side of the principal building.
- **FRONT YARD** means that part of the site lying between the front parcel line and the front of the principal building and extending across the full width of the site.
- **REAR YARD** means that part of the site lying between the rear parcel line and the rear of the principal building and extending across the full width of the site.

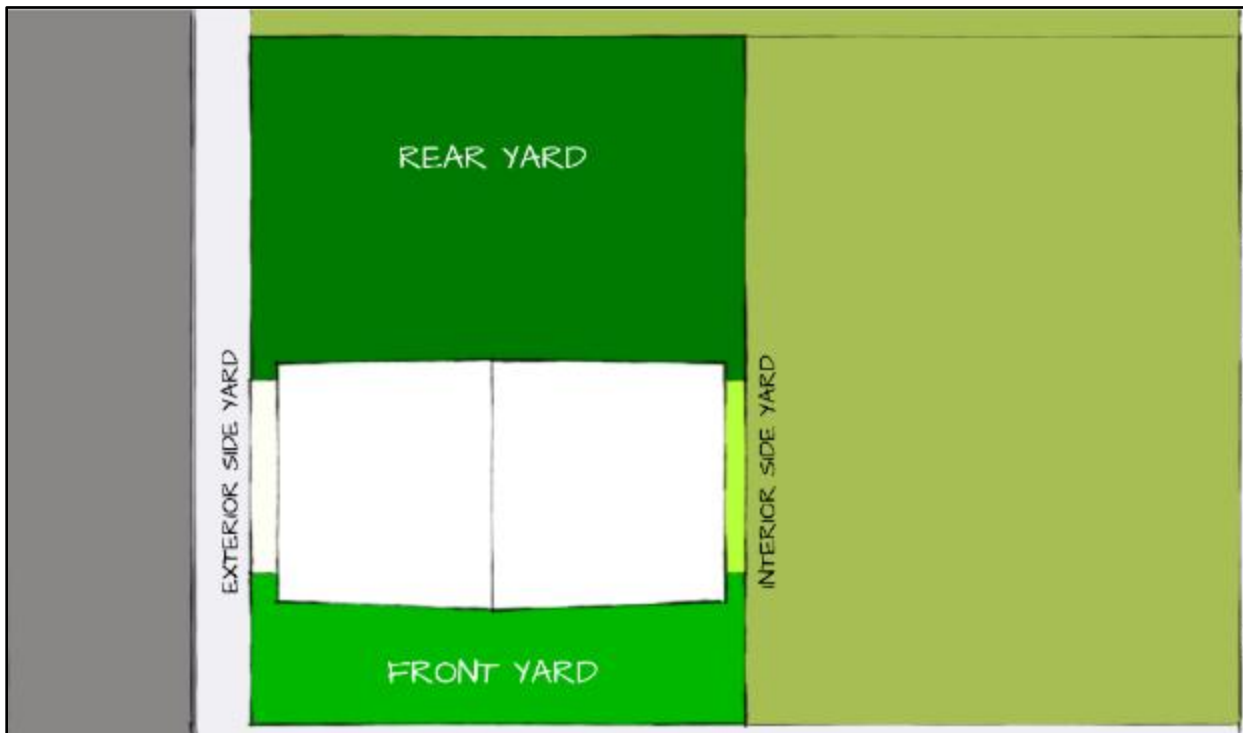


Figure 8: Yard

ZONE means a zone established under this Bylaw.

4 Establishment of Zones

4.1 Designation of Zones

4.1.1 All lands within the boundaries of the City of Dawson Creek are divided into zones identified in Column I and described in Column II of Table 2. The correct name of each zone created by this Bylaw is set out in Column I while the amplification found in Column II of Table 2 is for convenience only.

Table 2: Designation of Zones

Column I Zones	Column II Title Elaboration
R Zones	Residential Zones
RS-1	Residential – Single Detached Zone
RS-2	Residential – Single Detached and Duplex Zone
RS-3	Residential – Single Detached Manufactured Housing Zone
RM-1	Residential – Low Density Multiple Housing Zone
RM-2	Residential – Medium Density Multiple Housing Zone
RM-3	Residential – High Density Multiple Housing Zone
RMH-1	Residential – Manufactured Home Park Zone
C Zones	Commercial Zones
C-1	Local Commercial Zone
C-2	General Commercial Zone
C-3	Highway Commercial Zone
C-4	Service Commercial Zone
INS Zones	Institutional Zones
INS-1	Institutional Zone
INS-2	Municipal Use Zone
P Zones	Public Zones
P-1	Parks and Natural Areas Zone
P-2	Recreation and Culture Zone
P-3	Exhibition Grounds Zone
M Zones	Industrial Zones
M-1	Light Industrial Zone
M-2	Heavy Industrial Zone
A Zones	Agricultural & Airport Aviation Use Zones
A	Agricultural Zone
AV-1	Aviation Use Zone
CD Zones	Comprehensive Development Zones
CD-1	Comprehensive Development One
CD-2	Comprehensive Development Two
CD-3	Comprehensive Development Three

4.2 Location of Zones

4.2.1 The location of each zone is delineated, marked, and identified on Schedule B of this Bylaw.

4.3 Delineation of Zones

4.3.1 Where a zone boundary does not follow a legally defined parcel boundary, watercourse, or street and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule B.

4.3.2 Where a zone boundary is shown on Schedule B as following a street, rail right of way, or watercourse, the centreline of the street, rail right of way or watercourse shall be the zone boundary.

5 General Regulations

5.1 Application

5.1.1 Except as otherwise specified in this Bylaw, Section 5 applies to all zones established under this Bylaw.

5.2 Agricultural Land Reserve

5.2.1 All lands designated as “Agricultural Land Reserve” pursuant to the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act*, and all conditions, orders and regulations thereto.

5.3 Flood Control Requirements

5.3.1 Notwithstanding any other regulations of this Bylaw, no building or any part thereof shall be constructed, reconstructed, moved or extended, nor shall any manufactured home or unit, modular home or structure be located:

- a) within 15 m of the natural boundary of the Dawson Creek, the South Dawson Creek and the Ski Hill Creek shown on Schedule D or within the 0.5% AEP floodway shown on Schedule C.
- b) within the 0.5 % AEP flood fringe shown on Schedule C, the underside of the floor system or the top of any pad supporting any space or room, including a manufactured home, that is used for dwelling purposes, business or the storage of goods must meet or exceed the flood construction level shown on Schedule E. The exact flood construction level for a property is to be determined in consultation with city staff.
- c) within the freeboard area shown on Schedule C, development may occur at normal ground elevation provided that structures are not used for human habitation. Any goods of significant value that may be damaged by floodwater must be placed at least 0.6 m above normal ground elevation. Structures used for human habitation must be constructed at least 0.6 m above the normal ground elevation.
- d) within the erosion hazard zones shown on Schedule D.

5.3.2 Where landfill is used to achieve the required elevation set out in Section 5.3.1 b), no portion of the landfill shall be within the setback distance required in Section 5.3.1 a) and the face of the landfill slope shall be adequately protected against erosion from floodwaters.

5.3.3 The City of Dawson Creek assumes no liability for damage caused by floodwater. By developing in the floodplain, the property owner is considered to be aware of the impact of floodwater and assumes all liability for any damage to property or goods.

5.4 Uses Permitted in Any Zone

- 5.4.1 Except where specifically excluded or for lands within the Agricultural Land Reserve, the following uses, buildings and structures are permitted in every zone:
- a) municipal public works yard
 - b) parks, open space, community gardens, playgrounds and playing fields, multi-use trails and ecological reserves
 - c) pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground utility systems
 - d) places of worship
 - e) public utility facilities for transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants or electrical substations), and individual parcels for the facilities are exempt from minimum parcel area requirements provided that a covenant is granted to the City under s. 219 of the *Land Title Act* restricting the use of the parcel to the public utility facilities
 - f) rights-of-way for public transportation facilities
 - g) underground telecommunication lines and cables and telephone exchange buildings

5.5 Uses Permitted in Required Setback Areas

- 5.5.1 No building, structure, object or portion thereof shall be located within a setback required in this Bylaw except the following:
- a) harbour, trellis, fish pond, and flag pole
 - b) community information board
 - c) display yard and parking spaces provided that the display yard or parking spaces are not located within 1 m of a side parcel line
 - d) eave, gutter, cornice, sill, belt course, bay window, chimney, or other similar feature provided that such projections do not exceed 1 m
 - e) fence
 - f) open porch, balcony, canopy, awning, patio, deck or terrace provided that such projection does not exceed 50% of the depth of a required setback
 - g) public art
 - h) sign
 - i) stairs providing access to a building
 - j) storage yard or loading spaces provided that the storage yard or loading spaces are not located between the front building line and the front parcel line
 - k) street furniture or garbage receptacle

- l) outdoor swimming pools and tennis courts provided that such pool or tennis court is not located between the front building line and the front parcel line

5.6 Location and Siting of Buildings and Structures

- 5.6.1 No principal or accessory buildings or structures shall be sited or located closer to a parcel line than the front, interior side, exterior side, and rear setbacks specified in this Bylaw in respect of that parcel line.
- 5.6.2 A building shall not be sited on a parcel line, except for multiple unit dwellings where the party wall separating two dwelling units is located on an interior side parcel line.

5.7 Principal Buildings and Structures per Parcel

- 5.7.1 Unless otherwise specified, only one principal building or structure is permitted per parcel.

5.8 Setback Exceptions

- 5.8.1 Where a parcel with a width less than the required minimum existed on the date of adoption of this Bylaw, the setback requirements of this Bylaw do not apply in the following cases:
 - a) on a parcel in an R Zone, the required minimum setback from the side parcel line is reduced to 10% of the parcel width, provided that the setback on any one side is not less than 1 m, unless otherwise specified in the R Zone regulations of this Bylaw
 - b) on a corner parcel in an R Zone, the required minimum setback from the exterior side parcel line is reduced to 2 m provided that for every 1 m or part thereof of reduction in required setback from the side parcel line, the required minimum setback from the front parcel line is increased by an equivalent amount, unless otherwise specified in the R Zone regulations of this Bylaw
- 5.8.2 Where a front parcel line is not perpendicular to the side parcel lines of a parcel, a building may be sited such that the mid-point of the front building face is not less than 7.5 m from the front parcel line but in no case shall any portion of the building be less than 4 m from the front parcel line.

5.9 Height Exceptions

- 5.9.1 Any of the following structures may exceed the maximum height regulations of this Bylaw:
 - a) chimney
 - b) communications tower
 - c) dome or cupola
 - d) rooftop mechanical appurtenance screened from view from the street
 - e) monument
 - f) solar panels

- g) spire
- h) storage silo
- i) trellis, arbour, archway, and pergola
- j) turbine used for the production of wind energy
- k) water tower

5.10 Site Clearance at Intersections

- 5.10.1 No landscaping, screening, fencing, building, structure or object may be planted or erected to a height greater than 1 m above the established grade of the street within the space indicated in blue in Figure 9.

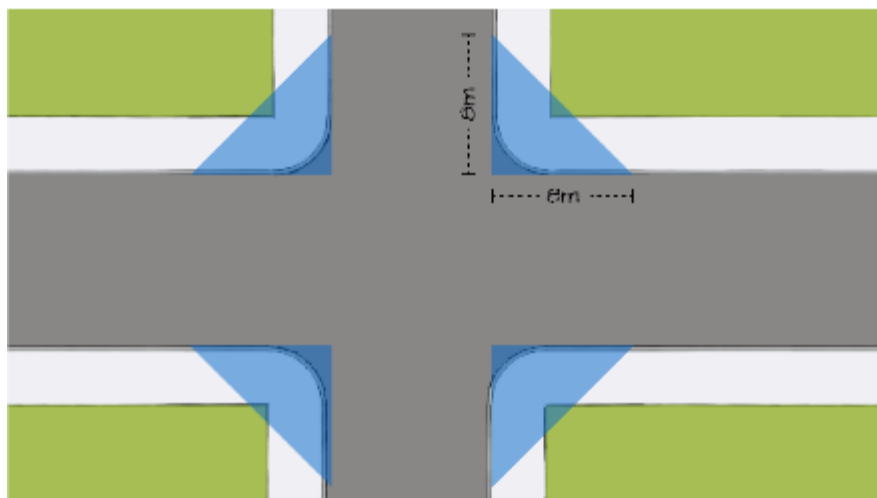


Figure 9: Site Clearance Triangles

5.11 Temporary Use Permits

- 5.11.1 All areas within the boundaries of the City of Dawson Creek are designated as an area for the issuance of temporary use permits.
- 5.11.2 Temporary use permits may only apply for one renewal for the same use.
- 5.11.3 If a temporary use permit has expired before a renewal has been applied for, a new temporary use permit application is required.

5.12 Fences and Screening

- 5.12.1 Screening having a height of not less than 1.5 m shall be provided by the owner of a parcel which is located in a C Zone or an M Zone along all parcel boundaries that abut parcels designated in this Bylaw as an R Zone. Screening materials can be any combination of evergreen plantings, wood or masonry material.
- 5.12.2 Screening required by this Bylaw shall be provided by the owner of the parcel at the time of development of a use, building or structure on the parcel, and shall be constructed, erected, installed or planted prior to the issuance of an occupancy permit by the City.

- 5.12.3 Unless located in a lane, dumpsters shall be screened in the manner prescribed below:
- a) screening shall be a minimum height of 1.8 m
 - b) three (3) sides of the dumpster shall be screened
 - c) screening materials can be any combination of evergreen planting, wood fencing, or masonry material
- 5.12.4 The screening height shall be determined by measurement from the average grade level within 1 m of both sides of the screening material.
- 5.12.5 On any parcel used for commercial, residential, public, institutional and comprehensive development purposes:
- a) a fence located in the setback between the front building line and the front parcel line shall not exceed 1.2 m in height
 - b) a fence located in the setback between the front building line and the rear parcel line shall not exceed 1.8 m in height
- 5.12.6 On any parcel used for industrial, aviation and agricultural purposes:
- a) a fence located in the setback between the front building line and the front parcel line shall not exceed 1.8 m in height
 - b) a fence located in the setback between the front building line and the rear parcel line shall not exceed 2.4 m in height
- 5.12.7 Mechanical appurtenances placed on the roof of a buildings must be screened from view and not cover more than 10% of the roof area of a building.

5.13 Accessory Buildings and Uses

- 5.13.1 Accessory buildings or structures must be built either simultaneously or after the principal building or structure on the parcel has been erected.
- 5.13.2 Accessory buildings shall comply with the following regulations:
- a) on any parcel located in an R Zone, the total combined floor area of accessory buildings and accessory structures shall not exceed 72.5 m² per parcel
 - b) on any parcel located in the RMH-1 Zone, the total combined floor area of accessory buildings and accessory structures shall not exceed 18.5 m² per dwelling unit on the parcel
 - c) on any parcel located in the RMH-1 Zone, all accessory buildings and structures must be constructed on a non-permanent foundation

5.14 Secondary Suites

- 5.14.1 Where expressly permitted in a zone, secondary suites shall comply with all of the following regulations:

- a) only one secondary suite is permitted on a parcel occupied by a single detached dwelling
- b) a maximum of two secondary suites are permitted on a parcel occupied by a duplex (one per dwelling unit)
- c) secondary suites must meet current *BC Building Code* regulations, as amended from time to time
- d) the owner of the parcel on which a secondary suite is being rented is required to hold a City business licence
- e) secondary suites shall not be subdivided or strata titled
- f) secondary suites shall be used for residential purposes only and shall be rented for periods of not less than one month
- g) off street parking shall be provided in accordance with Table 5
- h) in the CD-1 Zone, secondary suites are permitted within duplexes, triplexes, and townhouses

5.15 Accessory Dwelling Units

5.15.1 Where expressly permitted in a zone, accessory dwelling units shall comply with all of the following regulations:

- a) A maximum of two accessory dwelling units will be permitted on a parcel occupied by a single-detached dwelling
- b) A maximum of two accessory dwelling units will be permitted on a parcel occupied by a duplex (one per dwelling unit)
- c) accessory dwelling units must meet current *BC Building Code* regulations, as amended from time to time
- d) the owner of the parcel on which an accessory dwelling unit is being rented is required to hold a City business licence
- e) accessory dwelling units shall not be subdivided or strata titled
- f) the floor area of an accessory dwelling unit must be at least 26 m²
- g) accessory dwelling units shall be used for residential purposes only and shall be rented for periods of not less than one month
- h) an accessory dwelling unit is only permitted if it is located within 90 m of a fire hydrant and is situated on a parcel that has at least 2 m unobstructed access from the street at the front of the parcel or from a flanking street
- i) the width of a parcel on which an accessory dwelling unit is situated must be at least 10 m
- j) the maximum height of a building containing an accessory dwelling unit detached suite is 8m

- k) all portions of an accessory dwelling unit must be:
 - i) within 7.9 m of the rear parcel line
 - ii) at least 4.9 m from the single detached dwelling or duplex on the parcel
 - iii) at least 0.6 m from the rear parcel line
- l) the parcel coverage of the accessory dwelling unit must not exceed 15% of the parcel area
- m) off street parking shall be provided in accordance with Table 5
- n) in the CD-1 Zone, one accessory dwelling unit is permitted per duplex unit

5.16 Short-Term Rentals

5.16.1 Short-term rentals are permitted in all residential zones.

5.16.2 Short-term rentals are required to hold a City business license.

5.16.3 Short-term rentals are required to adhere to all provincial regulations as applicable.

5.17 Home Occupations

5.17.1 Where expressly permitted in a zone, home occupations shall comply with the following regulations:

- a) the owner of the home occupation must be a resident of the principal dwelling unit
- b) the home occupation must be conducted entirely within a dwelling unit or within an accessory building permitted by this Bylaw
- c) only one home occupation is permitted per parcel
- d) a home occupation may include such occupations as accountant, artist studio, barber, beautician, financial advisor, massage therapist, real estate agent, tax consultant, and other similar occupations
- e) the owner of the parcel on which the home occupation is located is required to hold a City business licence
- f) the home occupation shall not involve the parking of vehicles in excess of 5,500 kg GVW except for the purpose of making deliveries to the premises
- g) no outdoor storage of materials, containers or finished products shall be permitted
- h) there shall be no external display or advertisement other than an unlit sign not exceeding 0.25 m² in area, bearing only the name and occupation of the owner
- i) off street parking shall be provided in accordance with Table 5

5.18 Bed and Breakfasts

5.18.1 Where expressly permitted in a zone, bed and breakfasts shall comply with all of the following regulations:

- a) the bed and breakfast shall be located within a single detached dwelling
- b) the owner of the bed and breakfast shall permanently reside in the building in which the bed and breakfast guests are accommodated
- c) the maximum number of guest bedrooms is 3, accommodating no more than 6 bed and breakfast guests at any one time
- d) there shall be no external display or advertisement other than an unlit sign not exceeding 0.25 m² in area
- e) the owner of the parcel on which the bed and breakfast is located is required to hold a City business licence
- f) bed and breakfast accommodation shall be provided for periods of less than one month
- g) off street parking shall be provided in accordance with Table 5

5.19 Rooming Houses

5.19.1 Where expressly permitted in a C Zone, rooming houses shall comply with all of the following regulations:

- a) the operator of the rooming house is required to hold a City business licence
- b) off street parking shall be provided in accordance with Table 5

5.19.2 For existing permitted rooming houses in R zones, rooming houses shall comply with all of the following regulations:

- a) the rooming house shall be located within the single detached dwelling
- b) the maximum number of guest bedrooms is four, serving no more than eight rooming house guests at any one time
- c) the owner of the rooming house shall permanently reside in the building in which the rooming house guests are accommodated
- d) the owner of the parcel on which the rooming house is located is required to hold a business licence
- e) off street parking shall be provided in accordance with Table 5

5.20 Metal Storage Containers

5.20.1 Metal storage containers are only permitted in the R Zones under the following conditions:

- a) the number of metal storage containers located on a parcel shall not exceed one
- b) a metal storage container may be used only
 - i) as temporary storage during construction on the parcel, provided that the container is not placed prior to the issuance of a building permit authorizing the construction and is removed within 14 days of the issuance of the occupancy permit; or

- ii) temporary storage during alteration or renovation of a building on the parcel, for a maximum of 90 days
 - c) a metal storage container may not be located within a fire lane
 - d) no human occupancy of a metal storage container is permitted
- 5.20.2 Metal storage containers are only permitted in C Zones, INS-2 Zones, M Zones, P-2 Zones, and P-3 Zones under the following conditions:
 - a) the number of metal storage containers located on a parcel shall not exceed 1 for the first 0.4 ha or less of parcel area and 1 container per each additional 0.4 ha of parcel area, to a maximum of 10 per parcel
 - b) a metal storage container may not be placed prior to the issuance of a building permit
 - c) metal storage containers shall only be used for storage that is accessory to the operation of the principal use located on the parcel
 - d) metal storage containers may not be stacked
 - e) metal storage containers shall not be located on a required parking or loading space, on driveways or within fire lanes
 - f) metal storage containers shall be sited according to the accessory building siting regulations in this Bylaw and shall not be located between the principal building and any street frontage, except a lane
 - i) Artist Studios
- 5.20.3 Where an artist studio is combined with a residential unit, the studio may only be used by the individuals permanently residing in the residential unit associated with, and forming an integral part of, the artist studio.
- 5.20.4 The maximum size for an artist studio when combined with a residential unit shall be 500 m².

5.21 Cannabis Production, Distribution and Sale

- 5.21.1 No person shall use any land or building for the production, distribution or sale of cannabis, except:
 - a) the indoor or outdoor cultivation of up to four cannabis plants as a non-commercial accessory use of residential premises, in accordance with the *Cannabis Control and Licensing Act*
 - b) the commercial cultivation of cannabis in the Agricultural Land Reserve as a permitted farm use under the *Agricultural Land Reserve Use Regulation*, provided that no cannabis plant is grown indoors or outdoors within 60 m of any zone in which any permitted principal use is residential

- c) the indoor commercial cultivation of cannabis outside the Agricultural Land Reserve in an A, M-1 or M-2 zone in which such use is expressly permitted by this Bylaw, provided that no cannabis plant is grown within 60 m of any zone in which any permitted principal use is residential
- d) the retail sale of cannabis in a cannabis retail store in any zone in which such use is expressly permitted by this Bylaw, as authorized under the *Cannabis Control and Licensing Act*, provided that no part of the premises used for the display or sale of cannabis is located within 150 m of:
 - i) any park as defined in the City of Dawson Creek Parks Bylaw
 - ii) any playing field
 - iii) any parcel on which a school or college is located
 - iv) any other premises used for the display or sale of cannabis
 - v) any other premises for which a provincial retail cannabis sales licence has been issued and remains in effect, whether or not the premises are in use
 - vi) any other premises for which the Council or its delegate has recommended the issuance of a provincial retail cannabis sales licence, unless the licence applicant has withdrawn their application

5.22 Portable Structures

5.22.1 Portable structures are permitted in A, C, I, and P zones under the following conditions:

- a) for a maximum period of 30 days in conjunction with a special event
- b) portable structures may not be located in the required setback area for an accessory building

5.22.2 Portable structures are permitted in R zones under the following conditions:

- a) one portable structure not exceeding 30 m² in area is permitted
- b) portable structures must be placed either during the construction of the principal building or structure on the parcel, or after the principal building or structure on the parcel has been constructed
- c) portable structures may only be located in the rear yard
- d) portable structures may not be located in the required setback area for an accessory building

5.22.3 Portable structures are permitted in M and AV zones under the following conditions:

- a) one portable structure per parcel is permitted
- b) portable structures may not be located in the required setback area for an accessory building

- c) on M parcels that abut or are located across a road from R parcels, a portable structure is permitted for a maximum period of 30 days

6 Off-Street Parking and Loading Regulations

6.1 Off-Street Parking or Storage of Large Vehicles, Trailers, Boats or Equipment in Residential Zones

- 6.1.1 A maximum of one operating and licensed vehicle used for commercial purposes and not exceeding 5,500 kg gross vehicle weight is permitted outside of a building in an R Zone.
- 6.1.2 No person shall park or store a large vehicle, a dismantled or wrecked vehicle, a boat, a trailer or construction equipment outside of a building in an R Zone except:
 - a) large vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises
 - b) one dismantled or wrecked vehicle for a period of not more than 15 consecutive days
 - c) one boat or vessel not exceeding a keel length of 11 m
 - d) one recreational vehicle not exceeding an overall length of 14 m; human habitation is not permitted
 - e) one tow truck that is permitted under the Tow Truck Parking Bylaw

6.2 Exemption of Downtown Area and C-2 Zones from Off-Street Parking and Loading Requirements

- 6.2.1 Parcels within the area delineated in Figure 13 are exempted from providing off-street parking and loading spaces contained in this Section 6.
- 6.2.2 Commercial uses within the C-2 zone are exempted from providing off-street parking spaces contained in this Section provided that the required parking as per Table 5 is fewer than five spaces.
- 6.2.3 Required off-street parking spaces as per Table 5 may be reduced by four for any parcel within the C-2 zone, provided that Table 5 requires five or more spaces.

6.3 Exemption of Existing Buildings from Off-Street Parking and Loading Requirements

- 6.3.1 The regulations contained in this Section do not apply to buildings, structures and uses existing as of the date of adoption of this Bylaw, provided that off-street parking and loading spaces existing at the time of adoption of this Bylaw shall be maintained in accordance with this section for any addition to an existing building and structure or change or addition to the existing use after adoption of this Bylaw.

6.4 Number of Off-Street Parking and Loading Spaces

- 6.4.1 The minimum number of required off-street parking spaces, accessible off-street parking spaces, loading spaces, and bicycle parking spaces shall be calculated as follows:
- a) the minimum number of off-street motor vehicle parking spaces required for a class of building is calculated according to Table 4 and Table 5 of this Bylaw
 - b) the minimum required number of off-street loading spaces required for a class of building is calculated according to Table 6 of this Bylaw
 - c) in respect to a class of building permitted under this Bylaw which is not specifically referred to in Column I of Table 5 or Table 6, the number of off-street parking and loading spaces is calculated on the basis of the requirements for the most similar class of building that is listed in Table 5 or Table 6
 - d) excluding required accessible parking spaces, where the calculation of the required off-street parking spaces results in a fraction, a parking space need not be provided in respect of the fraction
 - e) where seating accommodation is the basis for a requirement under this Section and consists of benches, pews, booths or similar seating accommodation each 0.5 m of width of such seating shall be deemed to be one seat
 - f) the required number of bicycle parking spaces for a class of building is calculated according to Table 7 of this Bylaw

6.5 Location

- 6.5.1 The location of required off-street parking shall be as follows:
- a) off-street parking and loading spaces for residential uses in an R Zone must be located on the same parcel as the residential use
 - b) in the case of multi-unit residential buildings and excluding accessible parking spaces, off-street parking and loading spaces may be located on another parcel within 40 m of the building served, provided the owner of the parcel on which the off-site parking is located grants a covenant, registrable under the *Land Title Act*, to the City restricting the use of the parcel, in whole or in part, to off street parking for the multi-unit residential building
 - c) Except for R zones, off-street parking spaces may be located on parcels other than the parcel containing the building they serve, provided the off-street parking space is located within 120 m of the building and the owner of the parcel on which the parking is located grants a covenant, registrable under the *Land Title Act*, to the City restricting the use of the parcel, in whole or in part, to off street parking for the building served
 - d) notwithstanding Section 6.5.1 c), off-street parking spaces for a parcel zoned C-2 may, at the option of the owner or occupier, be:
 - i) provided on the same parcel as the building or use they serve

- ii) located on parcels other than the parcel containing the building or use they serve provided the off-street parking spaces are located within 250 m of the building they serve and the owner of the parcel on which the parking is located grants a covenant, registrable under the Land Title Act, to the City restricting the use of the parcel, in whole or in part, to off street parking for the building served
- iii) provided through a cash-in-lieu payment to the City of Dawson Creek in the amount of \$5,500 per parking space required, for the provision of new, and maintenance of existing, public off-street parking facilities

6.5.2 Where possible in C, I, and P zones, consider implementing a shared use parking arrangement with neighbouring properties to better utilize parking at complementary times of the day and night. This agreement shall be registered by a covenant.

6.6 Loading Space

6.6.1 Required off-street loading spaces must be located on the same parcel as the building or use they serve.

6.7 Dimensions of Parking Spaces

6.7.1 Each off-street parking space required by this Bylaw shall not be less than 3.0 m wide and 7 m long and must not have a vertical clearance less than 2.2 m.

6.8 Access to Parking Spaces

6.8.1 Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles, having widths not less than indicated in Table 3:

Table 3: Minimum Maneuvering Aisle Width, Stall Width, and Stall Length by Angle of Aisle

Angle of Manoeuvring Aisle	Minimum Manoeuvring Aisle Width	Minimum Stall Width	Minimum Stall Length
0° to 45°	3.5 m	3.0 m	7.0 m
46° to 60°	5.0 m	3.0 m	7.0 m
61° to 90°	7.0 m	3.0 m	7.0 m

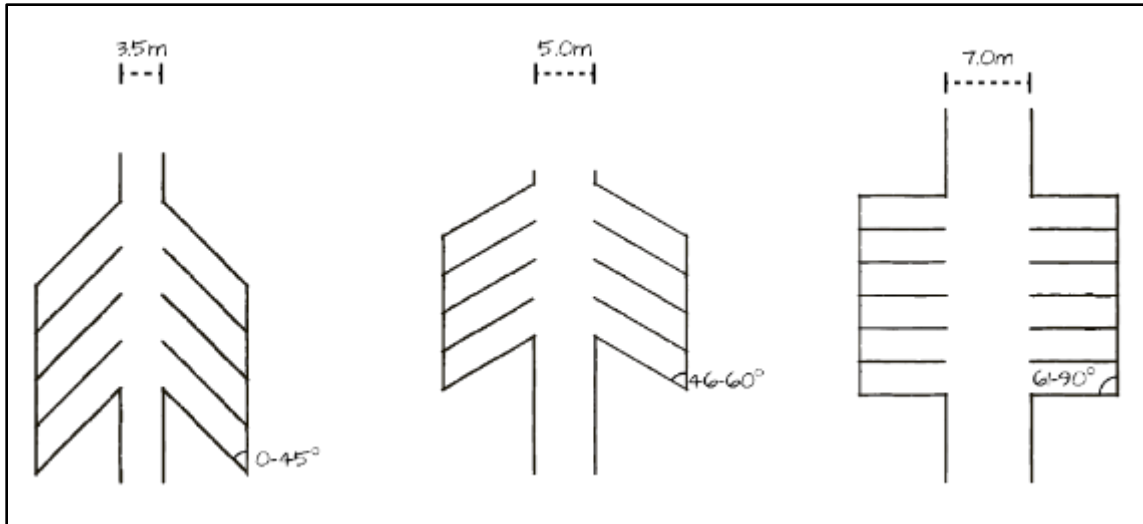


Figure 10: Parking Configurations

6.8.2 A required parking space may not be separated from the street or lane by another parking space, unless for the same residential unit.

6.9 Dimensions of Loading Spaces

6.9.1 Each off-street loading space required by this Bylaw shall not be less than 9 m long and 3.7 m wide and must not have a vertical clearance of less than 3.7 m.

6.10 Surfacing and Grading of Off-Street Parking and Loading Spaces

6.10.1 Excluding industrial zones, all off-street parking and loading spaces and access aisles shall be surfaced with permeable paving, asphalt, concrete or similar pavement to provide a surface that is durable and dust free.

6.10.2 Notwithstanding Section 6.10.1, in the M-1 zone, a parking area with four or more parking spaces shall be surfaced with permeable paving, asphalt, concrete, or brick pavers.

6.10.3 For all zones:

- a) all off-street parking and loading spaces and access aisles must be graded or drained to properly dispose of all surface water in accordance with the City of Dawson Creek Subdivision and Development Servicing Bylaw
- b) in no case shall drainage of parking or loading areas be allowed to cross sidewalks or public rights-of-way or be connected to the City's municipal storm drainage system if adjacent to the subject site
 - i) all parking spaces that abut a landscaped area shall be bordered by a curb or wheel stop

6.11 Accessible Parking Spaces

- 6.11.1 Each accessible motor vehicle parking space must be:
 - a) at least 4 m in width, at least 7.0 m in length and have vertical clearance of at least 2.75 m
 - b) located as close as possible to a main accessible building entrance
 - c) clearly identified with a sign as an accessible parking space
- 6.11.2 A portion of the parking spaces required by this bylaw must be accessible parking spaces and shall be provided in accordance with the following table:

Table 4: Accessible Parking Requirements

Total Minimum Required Spaces (as per Table 5)	Required Spaces for Accessible Parking
Less than 4	0
4 – 20	1
21 – 75	2
76 – 125	4
126 – 200	6
201 +	4 spaces plus 1 for any 100 required spaces or fraction thereof in excess of 200

6.12 Lighting

- 6.12.1 Every parking area must have a minimum maintained lighting of at least 5 lux throughout.

6.13 Lighting Direction

- 6.13.1 All lighting used to illuminate parking areas shall be certified “Dark Sky Friendly” and arranged to prevent direct light from shining onto adjacent parcels or streets.

6.14 Layout

- 6.14.1 Where parking spaces are provided, whether covered or uncovered, they must be so designed that vehicles are not required to back onto a street.

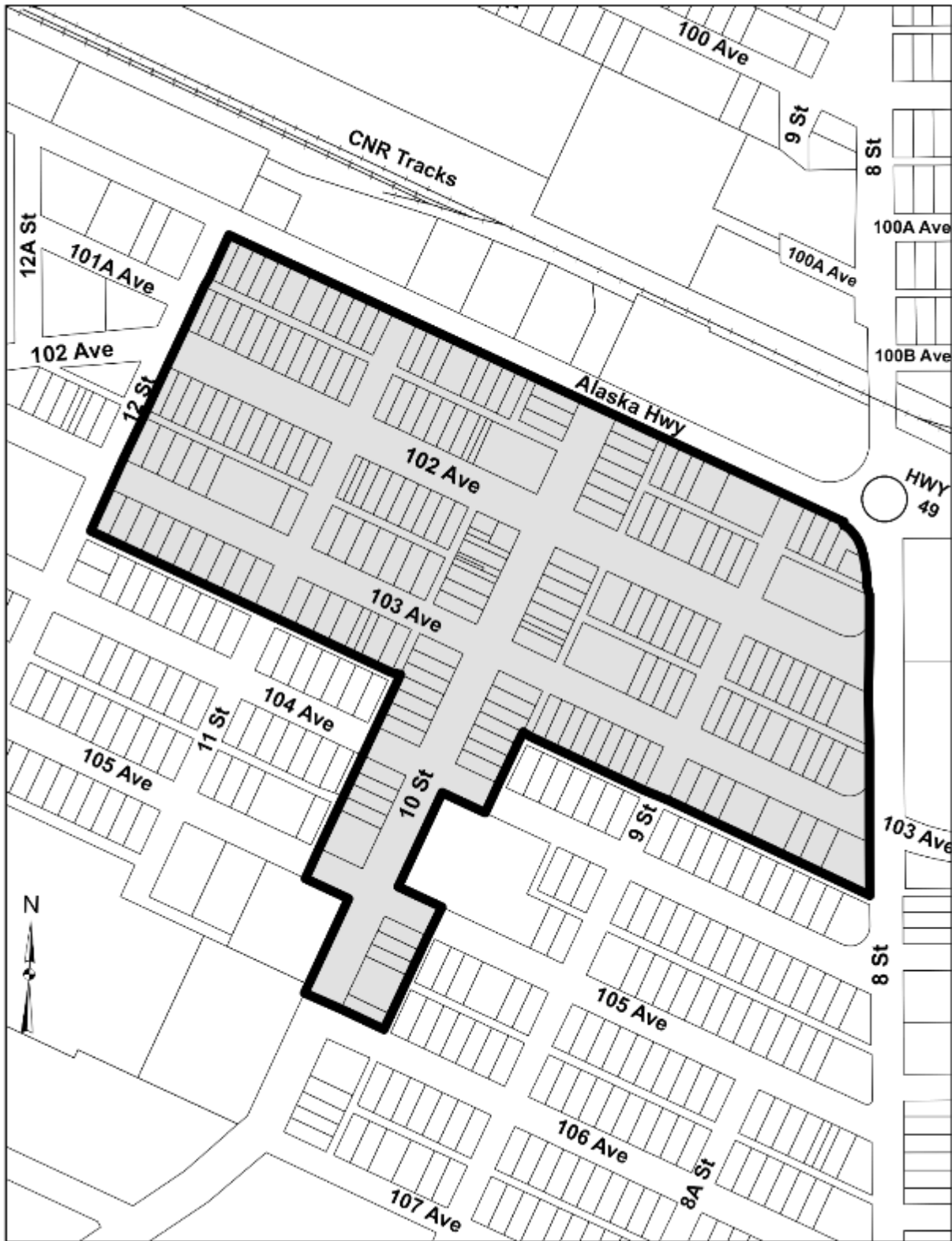


Figure 11: Downtown Parking and Loading Exemption Area

Table 5: Minimum Required Off-street Parking Spaces

Column I Use of a Building or Parcel	Column II Minimum Required Number of Spaces
Residential	
Accessory Dwelling Unit (in Residential Zones)	1 per bedroom up to a maximum of 2 per accessory dwelling unit, in addition to the required spaces for the principal residential dwelling unit
Apartment	1 per bedroom up to a maximum of 2 per dwelling unit, and additional visitor spaces representing 15% of total spaces required for apartments to be clearly marked as visitor parking
Bed and Breakfast	1 per guest room, in addition to the required spaces for the principal residential dwelling unit
Community Care Facility	1 per 3 patient beds, 1 per resident staff, and 1 visitor parking space per 3 patient beds
Duplex	2 per dwelling unit
Fourplex	2 per dwelling unit
Home Occupation	1 per home occupation, in addition to the required spaces for the principal residential dwelling unit
Manufactured Home Park	2 spaces per dwelling unit, and additional visitor spaces representing 15% of total spaces required for manufactured homes to be clearly marked as visitor parking
Rooming House	1 per guest room, in addition to the required spaces for the principal residential dwelling unit
Secondary Suite	1 per bedroom up to a maximum of 2, in addition to the required spaces for the principal residential dwelling unit
Single Detached Dwelling	2 per dwelling unit
Townhouse	2 per dwelling unit, and additional visitor spaces representing 15% of total spaces for townhouse units to be clearly marked as visitor parking
Triplex	2 per dwelling unit
Residential Uses Not Listed	1 per 40 m ² of gross floor area
Commercial	
Accessory Dwelling Unit (in Commercial Zones)	1 per dwelling unit
Art Gallery	1 per 40 m ² of gross floor area
Artist Studio	1 per 40 m ² of gross floor area
Automotive Dealership, Service	1 per 70 m ² of retail floor space plus 1 per service bay
Automotive Rental	1 per 70 m ² of retail floor space plus 1 per rental vehicle
Campground	1 per campsite, and additional visitor spaces representing 15% of total spaces required for campsites to be clearly marked as visitor parking

Cannabis Retail Store	1 per 40 m ² of gross floor area
Catering Establishment	1 per 40 m ² of gross floor area
Commercial Amusement Enterprise	1 per 40 m ² of gross floor area
Commercial Daycare	1 per 40 m ² of gross floor area
Commercial School	1 per 50 m ² of gross floor area
Convenience Store	1 per 40 m ² of gross floor area
Delivery, Express Facility	1 per 200 m ² of gross floor area
Financial Institution	1 per 40 m ² of gross floor area
Fitness Centre	1 per 40 m ² of gross floor area
Funeral Service	1 per 4 seats
Gaming Facility	Minimum of 10 spaces per 100 m ² gross floor area
Gas Station	2 per service bay
Golf Course	4 spaces per tee
Health Services Facility	1 per 20 m ² of gross floor area
Hostel	1 per guest room
Hotel	1 per guest room
Liquor Primary Establishment	1 per 30 m ² of gross floor area
Live-Work Use	1 per 20 m ² of gross floor area
Micro Brewery	1 per 20 m ² of gross floor area
Micro Distillery	1 per 20 m ² of gross floor area
Mixed Use	1 per 20 m ² of gross floor area
Motel	1 per guest room
Movie Theatre	1 per 4 seats
Office	1 per 30 m ² of gross floor area
Passenger Vehicle Car Wash	1 per 75 m ² of gross floor area plus 1 per service bay
Personal Service Establishment	1 per 20 m ² of gross floor area
Pharmacy	1 per 40 m ² of gross floor area
Restaurant	1 per 5 seats
Retail Store	1 per 40 m ² of gross floor area
Rooming House	1 per bed
Shopping Mall	1 per 20 m ² of gross leasable floor area
Tattoo Parlour	1 per 40 m ² of gross floor area
Taxi Dispatch Office	1 per operating taxi
Veterinary Clinic	1 per 30 m ² of gross floor area
Veterinary Hospital	1 per 70 m ² of gross floor area
Commercial Uses Not Listed	1 per 40 m ² of gross floor area

Institutional	
Accessory Dwelling Unit (in Institutional Zones)	1 per dwelling unit
Arena	1 per 4 seats
Assembly Hall	1 per 30 m ² of gross floor area
College/University	10 per classroom
Dormitory	1 per bedroom
Equestrian Centre	1 per 20 m ² gross floor area of viewing space
Events Centre	1 per 4 seats
Farmer's Market	1 per 40 m ² of gross floor area
Government Use	1 per 30 m ² of gross floor area
Hospital	1 per 2 beds for employee parking and 1 per 4 beds for visitor parking
Indoor Recreation Centre	1 per 30 m ² of gross floor area
Museum	1 per 40 m ² of gross floor area
Office	1 per 30 m ² of gross floor area
Performing Arts Theatre	1 per 4 seats
Place of Worship	1 per 8 seating places
Post Office	1 per 40 m ² of gross floor area
Elementary/Junior High School	2 per classroom
High School	10 per classroom
Social Service Centre	1 per 30 m ² of gross floor area
Institutional Uses Not Listed	1 per 40 m ² of gross floor area
Industrial	
Accessory Dwelling Unit (in Industrial Zones)	1 per dwelling unit
Body Repair Shop	1 per 70 m ² of gross floor area
Brewery	1 per 40 m ² of gross floor area
Distillery	1 per 40 m ² of gross floor area
Frozen Food Locker, Ice Plant	1 per 70 m ² of gross floor area
Industrial Trade School	10 per classroom
Laboratory	1 per 40 m ² of gross floor area
Large Vehicle Car Wash	1 per 75 m ² of gross floor area plus 1 per service bay
Machine Shop	1 per 40 m ² of gross floor area
Mini Storage	1 per 40 m ² of gross floor area
Manufacturing Plant	1 per 10 m ² of gross floor area
Nursery and Greenhouse	1 per 40 m ² of gross floor area
Public Auction Facility	1 per 10 m ² of gross floor area

Sign Shop	1 per 40 m ² of gross floor area
Storage Yard	1 per 200 m ² of gross floor area, 1 per 400 m ² of gross area up to 400 m ² and 1 per 100 m ² of gross area thereafter
Warehousing	1 per 200 m ² of gross floor area, 1 per 400 m ² of gross area up to 400 m ² and 1 per 100 m ² of gross area thereafter
Wholesale	1 per 40 m ² of gross floor area
Industrial Uses Not Listed	1 per 100m ² of gross floor area
Aviation	
Airport Use	1 per 40 m ² of gross floor area
Aviation Uses Not Listed	1 per 40 m ² of gross floor area

Table 6: Minimum Required Off-Street Loading Spaces

Column I Use of a Building or Parcel	Column II Minimum Required Number of Space
Police Station, Fire Station	1 if floor area is 40 m ² or more
Post Office	1 per 25 m ² of gross floor area
Apartment with floor area of 465 m ² or more	1
Office Building, Hospital, Hotel Club or Lodge, Arena, Gymnasium, Auditorium, Utility, School:	
a) Less than 2800 m ² in total floor area	1
b) 2801 m ² to 5600 m ² in total floor area	2
Each additional 5600 m ² of fraction thereof	1 additional
Retail Store, Airport and Industrial use including warehouse except in a C-2 Zone:	
a) Less than 475 m ² in total floor area	1
b) 476 m ² to 2300 m ² in total floor area	2
c) 2301 m ² to 4600 m ² in total floor area	3
Each additional 4600 m ² for fraction thereof	1 additional

Table 7: Required Bicycle Parking Spaces

Column I Use of a Building or Parcel	Column II Required Number of Bicycle Parking Spaces
Apartment, Townhouse	0.2 per dwelling unit
Retail, Restaurant and Office	0.2 per 100 m ² gross floor area greater than 100 m ²
Elementary/Junior High School	4 spaces per classroom
High School	6 spaces per classroom

College/University	2 spaces per classroom
Other Uses	0.15 per 100 m ² gross floor area greater than 100 m ²

7 RS-1 – Single Detached Dwelling Zone

7.1 Permitted Uses

7.1.1 The following uses and no others are permitted in the RS-1 Zone:

- a) Principal Uses
 - i) community care facility
 - ii) single detached dwelling
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) backyard beekeeping
 - v) backyard hen keeping
 - vi) bed and breakfast
 - vii) home occupation
 - viii) secondary suite

7.2 Regulations

7.2.1 On a parcel located in the RS-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	300 m ²
b) Minimum Parcel Width for New Subdivisions	10 m
c) Minimum Setback of Principal Buildings i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 1.2 m 3 m 7.5 m
d) Minimum Setback of Accessory Buildings i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 1.2 m 3 m 0.6 m
e) Maximum Height of Principal Buildings and Structures	11 m
f) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	5 m
g) Maximum Height of Accessory Dwelling Units	8 m
h) Maximum Parcel Coverage	50%
i) Maximum Number of Principal Buildings and Structures per Parcel	1
j) Minimum Width of Principal Buildings and Structures	7.5 m
k) Maximum Number of Residential Buildings per Parcel	3
l) Maximum Number of Dwelling Units per Parcel	4

7.3 Other Regulations

- 7.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 7.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 7.3.3 The minimum front parcel line setback of principal buildings and accessory buildings does not apply where the subject parcel is abutting a parcel in the same zone with existing lesser front parcel line setbacks. In these instances, setbacks of principal buildings and accessory buildings from the front parcel line must be the greater of 5 m and the least setback of buildings on the abutting parcel or parcels.

7.4 Site Specific Regulations

- 7.4.1 Notwithstanding any other provision of this bylaw, the minimum setback for a maximum of 1 accessory building from the rear parcel line shall be 0.33 m on the parcel with the following legal description:
 - i) LOT 33 SECTION 16 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 24011.

8 RS-2 – Single Detached and Duplex Zone

8.1 Permitted Uses

8.1.1 The following uses and no others are permitted in the RS-2 Zone:

- a) Principal Uses
 - i) community care facility
 - ii) duplex
 - iii) single detached dwelling
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) backyard beekeeping
 - v) backyard hen keeping
 - vi) bed and breakfast
 - vii) home occupation
 - viii) secondary suite

8.2 Regulations

8.2.1 On a parcel located in the RS-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels 	300 m ² 525 m ² 300 m ²
b) Minimum Parcel Width for New Subdivisions <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels 	10 m 15 m 9 m
c) Minimum Setback of Principal Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.2 m 3 m 7.5 m
d) Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.2 m 3 m 0.6 m
e) Maximum Height of Principal Buildings and Structures	11 m
f) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	5 m
g) Maximum Height of Accessory Dwelling Units	8 m
h) Maximum Parcel Coverage <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels 	50% 60% 60%
i) Minimum Width of Single Detached Dwelling, Duplex or Secondary Detached Residential Dwelling	7.5 m

j) Maximum Number of Principal Buildings per Parcel	1
k) Maximum Number of Residential Buildings per Parcel (excluding Community Care Facility)	3
l) Maximum Number of Dwelling Units per Parcel (excluding Community Care Facility)	4

8.3 Other Regulations

- 8.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 8.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 8.3.3 The minimum front parcel line setback of principal buildings and accessory buildings does not apply where the subject parcel is abutting a parcel in the same zone with existing lesser front parcel line setbacks. In these instances, setbacks of principal buildings and accessory buildings from the front parcel line must be the greater of 5 m and the least setback of buildings on the abutting parcel or parcels.

9 RS-3 – Single Detached Manufactured Housing Zone

9.1 Permitted Uses

9.1.1 The following uses and no others are permitted in the RS-3 Zone:

- a) Principal Uses
 - i) community care facility
 - ii) manufactured home
 - iii) single detached dwelling
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) backyard beekeeping
 - v) backyard hen keeping
 - vi) bed and breakfast
 - vii) home occupation
 - viii) secondary suite

9.2 Regulations

9.2.1 On a parcel located in the RS-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	300 m ²
b) Minimum Parcel Width for New Subdivisions	10 m
c) Minimum Setback of Principal Buildings i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	4.5 m 1.2 m 3 m 2.1 m
d) Minimum Setback of Accessory Buildings i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	4.5 m 0.9 m 3 m 0.6 m
e) Maximum Height of Principal Buildings and Structures	11 m
f) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	5 m
g) Maximum Height of Accessory Dwelling Units	8 m
h) Maximum Parcel Coverage	50%
i) Maximum Number of Principal Dwellings per Parcel	1
j) Minimum Width of Single Detached Dwelling	3 m
k) Maximum Number of Residential Buildings per Parcel (excluding Community Care Facility)	3
l) Maximum Number of Dwelling Units per Parcel (excluding Community Care Facility)	4

9.3 Other Regulations

- 9.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 9.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

10 RM-1 – Low Density Multiple Housing Zone

10.1 Permitted Uses

10.1.1 The following uses and no others are permitted in the RM-1 Zone:

- a) Principal Uses
 - i) community care facility
 - ii) duplex
 - iii) fourplex
 - iv) single detached dwelling
 - v) townhouse
 - vi) triplex
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) amenity space
 - v) backyard beekeeping
 - vi) backyard hen keeping
 - vii) bed and breakfast
 - viii) home occupation
 - ix) secondary suite

10.2 Regulations

10.2.1 On a parcel located in the RM-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	262.5 m ²
b) Minimum Site Area per Parcel <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels iv) For triplex divided into three parcels v) For fourplex or townhouse building 	300 m ² 525 m ² 315 m ² 262.5 m ² 1,115 m ²
c) Minimum Parcel Width for New Subdivisions <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels iv) For triplex divided into three parcels v) For fourplex or townhouse building 	10 m 15 m 9 m 7.5 m 7.5 m per ground-oriented dwelling unit, plus 1.5 m on either side of building
d) Minimum Setback of Principal Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.5 m 3 m 7.5 m
e) Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.2 m 3 m 0.6 m
f) Maximum Height of Principal Buildings and Structures	11 m
g) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	5 m
h) Maximum Height of Accessory Dwelling Units	8 m

i) Maximum Parcel Coverage i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels iv) For triplex divided into three parcels v) For townhouse building	 50% 60% 60% 63% 75%
j) Minimum Width of Single Detached Dwelling, or Duplex, Triplex, Townhouse, Secondary Suite or Accessory Dwelling Unit	7.5 m

10.3 Other Regulations

- 10.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 10.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 10.3.3 The minimum site area requirement for single detached dwellings does not apply to parcels created by subdivisions that were registered on or before the date of adoption of this Bylaw.
- 10.3.4 Secondary suites and accessory dwelling units are only permitted accessory uses for parcels containing a single detached dwelling or duplex.
- 10.3.5 A maximum of one secondary suite or one accessory dwelling unit is permitted on a parcel occupied by a single-detached dwelling.
- 10.3.6 A maximum of one secondary suite or one accessory dwelling unit is permitted on a parcel occupied by a duplex (one per dwelling unit).

11 RM-2 – Medium Density Multiple Housing Zone

11.1 Permitted Uses

11.1.1 The following uses and no others are permitted in the RM-2 Zone:

- a) Principal Uses
 - i) apartment
 - ii) community care facility
 - iii) duplex
 - iv) fourplex
 - v) single detached dwelling
 - vi) townhouse
 - vii) triplex
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) amenity space
 - v) backyard beekeeping
 - vi) backyard hen keeping
 - vii) bed and breakfast
 - viii) home occupation
 - ix) secondary suite

11.2 Regulations

11.2.1 On a parcel located in the RM-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	262.5 m ²
b) Minimum Site Area per Parcel <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels iv) For triplex divided into three parcels v) For fourplex, townhouse or apartment building 	300 m ² 525 m ² 315 m ² 262.5 m ² 1,115 m ²
c) Minimum Parcel Width for New Subdivisions <ul style="list-style-type: none"> i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels iv) For triplex divided into three parcels v) For fourplex, townhouse or apartment dwelling 	10 m 15 m 9 m 7.5 m 7.5 m per ground-oriented dwelling unit, plus 1.5 m on either side of building
d) Minimum Setback of Principal Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.2 m 3 m 7.5 m
e) Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.5 m 3 m 0.6 m
f) Maximum Height of Principal Buildings and Structures	17 m
g) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	5 m
h) Maximum Height of Accessory Dwelling Units	8 m

i) Maximum Parcel Coverage i) For single detached dwelling ii) For duplex on one parcel iii) For duplex divided vertically into two parcels iv) For triplex divided into three parcels v) For apartment dwelling	 50% 60% 60% 63% 75%
j) Minimum Width of Single Detached Dwelling, or Duplex, Triplex, Secondary Suite or Accessory Dwelling Unit	7.5 m

11.3 Other Regulations

- 11.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 11.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 11.3.3 The minimum site area requirement for single detached dwellings does not apply to parcels created by subdivisions that were registered on or before the date of adoption of this Bylaw.
- 11.3.4 Secondary suites and accessory dwelling units are only permitted accessory uses for parcels containing a single detached dwelling or duplex.
- 11.3.5 A maximum of one secondary suite or one accessory dwelling unit is permitted on a parcel occupied by a single-detached dwelling.
- 11.3.6 A maximum of one secondary suite or one accessory dwelling unit is permitted on a parcel occupied by a duplex (one per dwelling unit).

12 RM-3 – High Density Multiple Housing Zones

12.1 Permitted Uses

12.1.1 The following uses and no others are permitted in the RM-3 Zone:

- a) Principal Uses
 - i) apartment
 - ii) community care facility
 - iii) duplex
 - iv) fourplex
 - v) townhouse
 - vi) triplex
- b) Accessory Uses
 - i) accessory building
 - ii) accessory structure
 - iii) amenity space
 - iv) backyard beekeeping
 - v) backyard hen keeping
 - vi) home occupation

12.2 Regulations

12.2.1 On a parcel located in the RM-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	262.5 m ²
b) Minimum Site Area per Parcel i) For duplex on one parcel ii) For duplex divided vertically into two parcels iii) For triplex divided into three parcels iv) For fourplex, townhouse or apartment dwelling	525 m ² 315 m ² 262.5 m ² 1,115 m ²
c) Minimum Parcel Width for New Subdivisions i) For duplex on one parcel ii) For duplex divided vertically into two parcels iii) For triplex divided into three parcels iv) For fourplex, townhouse or apartment dwelling	15 m 9 m 7.5 m 7.5 m per ground-oriented dwelling unit, plus 1.5 m on either side of building
d) Minimum Setback of Principal Buildings i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 1.5 m 3 m 7.5 m
e) Minimum Setback of Accessory Buildings i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 1.5 m 3 m 0.6 m
f) Maximum Height of Principal Buildings and Structures	17 m
g) Maximum Height of Accessory Buildings and Structures	5 m
h) Maximum Parcel Coverage i) For duplex on one parcel ii) For duplex divided vertically into two parcels iii) For triplex divided into three parcels	60% 60% 63% 75%

iv) For townhouse or apartment dwelling	
i) Minimum Width of Duplex, Triplex or Townhouse dwelling unit	7.5 m

12.3 Other Regulations

- 12.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 12.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 12.3.3 The minimum site area requirement for single detached dwellings does not apply to parcels created by subdivisions that were registered on or before the date of adoption of this Bylaw.

13 RMH-1 – Manufactured Home Park Zone

13.1 Permitted Uses

13.1.1 The following uses and no others are permitted in the RMH-1 Zone:

- a) Principal Uses
 - i) community care facility
 - ii) manufactured home
 - iii) manufactured home park
- b) Accessory Uses
 - i) accessory building
 - ii) accessory single detached dwelling for caretaker, limited to one per parcel
 - iii) accessory structure
 - iv) backyard beekeeping
 - v) backyard hen keeping
 - vi) bed and breakfast
 - vii) home occupation

13.2 Regulations

13.2.1 On a parcel located in the RMH-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for Manufactured Home Park	1 ha
b) Minimum Parcel Width for Manufactured Home Park	50 m
c) Minimum Setback of Accessory Buildings	
i) From front parcel line	7.5 m
ii) From interior side parcel line	7.5 m
iii) From exterior side parcel line	4.5 m
iv) From rear parcel line	4.5 m

13.3 Other Regulations

- 13.3.1 Other regulations with standards relevant to this zone are contained in the City of Dawson Creek Manufactured Home Park Bylaw and City of Dawson Creek Subdivision and Development Servicing Bylaw.
- 13.3.2 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 13.3.3 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 13.3.4 The minimum parcel area requirement for manufactured homes does not apply to parcels created by subdivision that were registered on or before the date of adoption of this Bylaw.
- 13.3.5 On a parcel located in the RMH-1 Zone, except as otherwise specifically stated in this Bylaw or the City of Dawson Creek Manufactured Home Park Bylaw, no building or structure shall be located within:
 - a) 1.5 m of a side or rear parcel line of a manufactured home space; and
 - b) 4 m to centre line of access road from the front parcel line of a parcel on which a manufactured home is situated.

14 C-1 – Local Commercial Zone

14.1 Permitted Uses

14.1.1 The following uses and no others are permitted in the C-1 Zone:

- a) Principal Uses
 - i) automotive service
 - ii) commercial daycare
 - iii) convenience store
 - iv) fitness centre
 - v) health services facility
 - vi) live-work use
 - vii) office
 - viii) personal service establishment
 - ix) restaurant
 - x) retail store
- b) Accessory Uses
 - i) accessory building
 - ii) accessory structure
 - iii) backyard beekeeping

14.2 Regulations

14.2.1 On a parcel located in the C-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	280 m ²
b) Maximum Parcel Width for New Subdivisions	10 m
c) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 3 m 3 m 6 m
d) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 3 m 3 m 6 m
e) Maximum Height of Principal Buildings and Structures	10.5 m
f) Maximum Height of Accessory Buildings and Structures	10.5 m
g) Maximum Parcel Coverage	75%
h) Maximum Number of Accessory Buildings or Structures per Parcel	1
i) Maximum Parcel Area	1,000 m ²

14.3 Other Regulations

- 14.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 14.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with this Bylaw.
- 14.3.3 The height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

15 C-2 – General Commercial Zone

15.1 Permitted Uses

15.1.1 The following uses and no others are permitted in the C-2 Zone:

- a) Principal Uses
 - i) art gallery
 - ii) artist studio
 - iii) assembly hall
 - iv) automotive dealership
 - v) automotive rental
 - vi) automotive service
 - vii) cannabis retail store
 - viii) catering establishment
 - ix) commercial amusement enterprise
 - x) commercial daycare
 - xi) commercial parking
 - xii) commercial school
 - xiii) community care facility
 - xiv) convenience store
 - xv) farmer's market
 - xvi) financial institution
 - xvii) fitness centre
 - xviii) funeral service
 - xix) gaming facility
 - xx) gas station
 - xxi) government use
 - xxii) health services facility
 - xxiii) hotel
 - xxiv) liquor primary facility
 - xxv) live-work use
 - xxvi) micro brewery

- xxvii) micro distillery
 - xxviii) mixed use
 - xxix) motel
 - xxx) movie theatre
 - xxxi) office
 - xxxii) performing arts theatre
 - xxxiii) personal services establishment
 - xxxiv) post office
 - xxxv) public parking
 - xxxvi) public transportation depot
 - xxxvii) radio, television and recording studio
 - xxxviii) restaurant
 - xxxix) retail store
 - xl) rooming house
 - xli) shopping mall
 - xlii) small appliance sales and repair
 - xliii) social service centre
 - xliv) taxi dispatch office
 - xlv) veterinary clinic
- b) Accessory Uses
- i) accessory building
 - ii) accessory structure
 - iii) backyard beekeeping

15.2 Regulations

- 15.2.1 On a parcel located in the C-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	280 m ²
b) Maximum Parcel Width for New Subdivisions	7.5 m
c) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	0 m 0 m 0 m 3 m
d) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	0 m 0 m 0 m 3 m
e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures	17 m

15.3 Other Regulations

- 15.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 15.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with this Bylaw.
- 15.3.3 The height of accessory buildings and structures may not exceed the height of the principal building on the parcel.

15.4 Site Specific Regulations

- 15.4.1 Notwithstanding any other provisions of this bylaw, a passenger vehicle car wash is a permitted use on the parcel with the following legal description:
 - i) LOT 1 SECTION 11 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 22830 EXCEPT PLAN EPP79422.

16 C-3 – Highway Commercial Zone

16.1 Permitted Uses

16.1.1 The following uses and no others are permitted in the C-3 Zone:

- a) Principal Uses
 - i) assembly hall
 - ii) automotive dealership
 - iii) automotive rental
 - iv) automotive service
 - v) campground
 - vi) cannabis retail store
 - vii) commercial amusement enterprise
 - viii) commercial parking
 - ix) delivery, express facility
 - x) farmer’s market
 - xi) financial institution
 - xii) fitness centre
 - xiii) gaming facility
 - xiv) gas station
 - xv) health services facility
 - xvi) hotel
 - xvii) large vehicle car wash
 - xviii) micro brewery
 - xix) micro distillery
 - xx) motel
 - xxi) movie theatre
 - xxii) office
 - xxiii) passenger vehicle car wash
 - xxiv) personal service establishment
 - xxv) public parking
 - xxvi) public transportation depot

- xxvii) restaurant
- xxviii) retail store
- xxix) small appliance sales and repair
- xxx) veterinary clinic
- b) Accessory Uses
 - i) accessory building
 - ii) accessory structure
 - iii) backyard beekeeping

16.2 Regulations

16.2.1 On a parcel located in the C-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	280 m ²
b) Maximum Parcel Width for New Subdivisions	10 m
c) Minimum Setback of Principal Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	6 m 0 m 3 m 3 m
d) Minimum Setback of Accessory Buildings and Structures <ul style="list-style-type: none"> v) From front parcel line vi) From interior side parcel line vii) From exterior side parcel line viii) From rear parcel line 	6 m 0 m 3 m 3 m
e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures	17 m
g) Minimum Setback of Gasoline Service Pump from all Parcel Lines	4.5 m

h) Maximum Parcel Coverage	50%
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16.3 Other Regulations

- 16.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 16.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with this Bylaw.

17 C-4 – Service Commercial Zone

17.1 Permitted Uses

17.1.1 The following uses and no others are permitted in the C-4 Zone:

- a) Primary Uses
 - i) artist studio
 - ii) assembly hall
 - iii) automotive dealership
 - iv) automotive rental
 - v) automotive service
 - vi) body repair shop
 - vii) building material sales
 - viii) bulk fueling station
 - ix) cannabis retail store
 - x) catering establishment
 - xi) civic use
 - xii) commercial amusement facility
 - xiii) delivery, express facility
 - xiv) farmer’s market
 - xv) frozen food locker, ice plant
 - xvi) funeral service
 - xvii) gaming facility
 - xviii) gas station
 - xix) hostel
 - xx) laboratory
 - xxi) machinery and equipment sales
 - xxii) micro brewery
 - xxiii) micro distillery
 - xxiv) mini storage
 - xxv) nursery and greenhouse
 - xxvi) office

- xxvii) passenger vehicle car wash
- xxviii) personal service establishment
- xxix) public auction facility excluding livestock auction
- xxx) public transportation depot
- xxxi) radio, television and recording studio
- xxxii) restaurant
- xxxiii) retail store
- xxxiv) rooming house
- xxxv) sign shop
- xxxvi) small appliance sales and repair
- xxxvii) storage yard
- xxxviii) taxi dispatch office
- xxxix) taxidermy
- xl) trade contractor
- xli) veterinary clinic
- xlii) veterinary hospital
- xliii) welding shop
- xliv) wholesale

b) Accessory Uses

- i) accessory building
- ii) accessory structure
- iii) backyard beekeeping

17.2 Regulations

- 17.2.1 On a parcel located in the C-4 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	555 m ²
b) Minimum Parcel Width for New Subdivisions	15 m
c) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	6 m 0 m 3 m 3 m
d) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	6 m 0 m 3 m 3 m
e) Minimum Setback of Gasoline Service Pump or Pump Island from all Parcel Lines	4.5 m
f) Maximum Height of Principal Buildings and Structures	17 m
g) Maximum Height of Accessory Buildings and Structures	17 m
h) Maximum Parcel Coverage	60%

17.3 Other Regulations

17.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.

17.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

18 INS-1 – Institutional Zone

18.1 Permitted Uses

18.1.1 The following uses and no others are permitted in the INS-1 Zone:

a) Principal Uses

- i) assembly hall
- ii) cemetery
- iii) college, university
- iv) commercial daycare
- v) community care facility
- vi) community centre
- vii) emergency and protective services
- viii) government use
- ix) health services facility
- x) hospital
- xi) library
- xii) municipal use
- xiii) museum
- xiv) post office
- xv) public parking
- xvi) school
- xvii) social service centre

b) Accessory Uses

- i) accessory building
- ii) accessory dwelling unit
- iii) accessory structure
- iv) backyard beekeeping
- v) backyard hen keeping
- vi) dormitory

18.2 Regulations

18.2.1 On a parcel located in the INS-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	835 m ²
b) Minimum Parcel Width for New Subdivisions	25 m
c) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 3 m 4.5 m 10.5 m
d) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 3 m 4.5 m 10.5 m
e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Unit)	17 m
g) Maximum Height of Accessory Dwelling Unit	8 m
h) Minimum Width of Accessory Dwelling Unit	7.5 m

18.3 Other Regulations

- 18.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 18.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 18.3.3 A dormitory may only be permitted as an accessory use to the principal uses of educational or institutional facilities.

19 INS-2 – Municipal Use Zone

19.1 Permitted Uses

19.1.1 The following uses and no others are permitted in the INS-2 Zone:

- a) Principal Uses
 - i) events centre
 - ii) indoor recreation centre
 - iii) municipal use
 - iv) paddock and stables
 - v) public parking

19.2 Regulations

19.2.1 On a parcel located in the INS-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	835 m ²
b) Minimum Parcel Width for New Subdivisions	25 m
c) Minimum Setback of Principal Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	3 m 1.5 m 1.5 m 3 m
d) Minimum Setback of Accessory Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	3 m 1.5 m 1.5 m 3 m
e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures	17 m

19.3 Other Regulations

- 19.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 19.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

20 P-1 – Parks and Natural Areas Zone

20.1 Permitted Uses

20.1.1 The following uses and no others are permitted in the P-1 Zone:

- a) Principal Uses
 - i) campground
 - ii) cultural site
 - iii) ecological reserves
 - iv) multi-use trails
 - v) open space
 - vi) outdoor gym
 - vii) outdoor park
 - viii) outdoor recreation
 - ix) outdoor stage
 - x) playground
- b) Accessory Uses
 - i) accessory building
 - ii) accessory structure

20.2 Regulations

20.2.1 On a parcel located in the P-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	835 m ²
b) Minimum Parcel Width for New Subdivisions	25 m
c) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 7.5 m 7.5 m 10.5 m
d) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 7.5 m 7.5 m 10.5 m
e) Maximum Number of Accessory Dwelling Units per Parcel	1
f) Minimum Width of Accessory Dwelling Unit	7.5 m

20.3 Other Regulations

20.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.

20.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

21 P-2 – Recreation and Culture Zone

21.1 Permitted Uses

21.1.1 The following uses and no others are permitted in the P-2 Zone:

a) Principal Uses

- i) arena
- ii) art gallery
- iii) assembly hall
- iv) community centre
- v) Farmer’s Market
- vi) indoor recreation centre
- vii) museum
- viii) performing arts theatre
- ix) stadium

b) Accessory Uses

- i) accessory building
- ii) accessory structure
- iii) commercial daycare
- iv) fitness centre
- v) golf course
- vi) restaurant
- vii) retail store

21.2 Regulations

21.2.1 On a parcel located in the P-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	835 m ²
b) Minimum Parcel Width for New Subdivisions	25 m
c) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 7.5 m 7.5 m 10.5 m
d) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 7.5 m 7.5 m 10.5 m
e) Maximum Number of Accessory Dwelling Units per Parcel	1
f) Minimum Width of Accessory Dwelling Unit	7.5 m

21.3 Other Regulations

21.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.

21.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

22 P-3 – Exhibition Grounds Zone

22.1 Permitted Uses

22.1.1 The following uses and no others are permitted in the P-3 Zone:

- a) Principal Uses
 - i) community centre
 - ii) equestrian centre
 - iii) fairground
 - iv) farmer’s market
 - v) museum
 - vi) paddock and stables
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) concession stand

22.2 Regulations

22.2.1 On a parcel located in the P-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	835 m ²
b) Minimum Parcel Width for New Subdivisions	25 m
c) Minimum Setback of Principal Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 7.5 m 7.5 m 10.5 m
d) Minimum Setback of Accessory Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line 	7.5 m 7.5 m

ii) From interior side parcel line	7.5 m
iii) From exterior side parcel line	10.5 m
iv) From rear parcel line	
e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	17 m
g) Maximum Height of Accessory Dwelling Units	8 m
h) Maximum Number of Accessory Dwelling Units per Parcel	1

22.3 Other Regulations

- 22.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 22.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

23 M-1 – Light Industrial Zone

23.1 Permitted Uses

23.1.1 The following uses and no others are permitted in the M-1 Zone:

a) Principal Uses

- i) agricultural processing
- ii) animal shelter
- iii) artist studio
- iv) automotive rental
- v) body repair shop
- vi) building material sales
- vii) bulk fueling station
- viii) cannabis production facility
- ix) frozen food locker, ice plant
- x) gaming facility
- xi) greenhouse
- xii) industrial trade school
- xiii) laboratory
- xiv) large vehicle car wash
- xv) machine shop
- xvi) machinery and equipment sales
- xvii) manufacturing plant
- xviii) micro brewery
- xix) micro distillery
- xx) mini storage
- xxi) performing arts theatre
- xxii) public auction facility excluding livestock auction
- xxiii) retail store
- xxiv) sheet metal shop
- xxv) sign shop
- xxvi) small appliance sales and repair

- xxvii) storage yard
- xxviii) taxidermy
- xxix) trade contractor
- xxx) veterinary clinic
- xxxi) veterinary hospital
- xxxii) warehousing
- xxxiii) welding shop
- xxxiv) wholesale

b) Accessory Uses

- i) accessory building
- ii) accessory dwelling unit
- iii) accessory structure
- iv) backyard beekeeping

23.2 Regulations

23.2.1 On a parcel located in the M-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	555 m ²
b) Minimum Parcel Width for New Subdivisions	15 m
c) Minimum Setback of Principal Buildings and Structures	
i) From front parcel line	3 m
ii) From interior side parcel line	0 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	3 m
d) Minimum Setback of Accessory Buildings and Structures	
i) From front parcel line	3 m
ii) From interior side parcel line	0 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	3 m

e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures	17 m
g) Maximum Parcel Coverage	90%
h) Maximum Number of Accessory Dwelling Units per Parcel	1

23.3 Other Regulations

- 23.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 23.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 23.3.3 A recreational vehicle may be used as an accessory dwelling unit for security purposes.

24 M-2 – Heavy Industrial Zone

24.1 Permitted Uses

24.1.1 The following uses and no others are permitted in the M-2 Zone:

a) Principal Uses

- i) agricultural processing
- ii) animal shelter
- iii) auto towing and storage
- iv) body repair shop
- v) brewery
- vi) building material sales
- vii) bulk fueling station
- viii) cannabis production facility
- ix) distillery
- x) fertilizer plant
- xi) frozen food locker, ice plant
- xii) greenhouse
- xiii) industrial trade school
- xiv) kennel
- xv) laboratory
- xvi) large vehicle car wash
- xvii) machine shop
- xviii) machinery and equipment sales
- xix) manufacturing plant
- xx) metal storage container storage, sales and rentals
- xxi) mini storage
- xxii) salvage yard
- xxiii) processing plant
- xxiv) public auction facility excluding livestock auction
- xxv) sheet metal shop
- xxvi) sign shop

- xxvii) slaughterhouse and meat packing
- xxviii) stock auction including feed parcels and stockyards
- xxix) storage yard
- xxx) trade contractor
- xxxi) veterinary clinic
- xxxii) veterinary hospital
- xxxiii) warehousing
- xxxiv) welding shop
- xxxv) wholesale

b) Accessory Uses:

- i) accessory building
- ii) accessory dwelling unit
- iii) accessory structure

24.2 Regulations

24.2.1 On a parcel located in the M-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	555 m ²
b) Minimum Parcel Width for New Subdivisions	15 m
c) Minimum Setback of Principal Buildings and Structures	
i) From front parcel line	3 m
ii) From interior side parcel line	0 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	3 m
d) Minimum Setback of Accessory Buildings and Structures	
i) From front parcel line	3 m
ii) From interior side parcel line	0 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	3 m

e) Maximum Height of Principal Buildings and Structures	17 m
f) Maximum Height of Accessory Buildings and Structures	17 m
g) Maximum Parcel Coverage	90%
h) Maximum Number of Accessory Dwelling Units per Parcel	1

24.3 Other Regulations

- 24.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 24.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 24.3.3 Accessory dwelling units used for security purposes may include a recreational vehicle.
- 24.3.4 For metal storage container sales and rentals in this zone:
 - a) the maximum number of metal storage containers as set out in Section 5 of this Bylaw does not apply
 - b) metal storage containers may be stacked no more than 2 units high

25 A – Agricultural Zone

25.1 Permitted Uses

25.1.1 The following uses and no others are permitted in the A Zone:

- a) Principal Uses
 - i) agricultural processing
 - ii) agriculture
 - iii) cannabis production facility
 - iv) single detached dwelling
- b) Accessory Uses
 - i) accessory building
 - ii) accessory structure
 - iii) backyard beekeeping
 - iv) backyard hen-keeping
 - v) bed and breakfast
 - vi) home occupation
 - vii) secondary suite

25.2 Regulations

25.2.1 On a parcel located in the A Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	4 ha
b) Minimum Setback of Principal Buildings and Structures	
i) From front parcel line	7.5 m
ii) From interior side parcel line	3 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	7.5 m
c) Minimum Setback of Accessory Buildings and Structures	
i) From front parcel line	7.5 m 3 m

ii) From interior side parcel line	3 m
iii) From exterior side parcel line	7.5 m
iv) From rear parcel line	
d) Maximum Height of Principal Buildings and Structures	
i) Single Detached Dwellings	10.5 m
ii) Buildings other than Single Detached Dwellings	17 m
e) Maximum Height of Accessory Buildings and Structures	17 m
f) Maximum Number of Accessory Buildings per Parcel	1

25.3 Other Regulations

- 25.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 25.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

26 AV-1 – Aviation Use Zone

26.1 Permitted Uses

26.1.1 The following uses and no others are permitted in the AV-1 Zone:

- a) Principal Uses
 - i) aerial applicator use
 - ii) airport use
 - iii) water bottling and distribution only permitted on Lot 2, Section 12, Township 78, Range 15, West of the 6th Meridian, Peace River District, Plan PGP42279
- b) Accessory Uses
 - i) automotive service
 - ii) building material sales
 - iii) office
 - iv) retail store
 - v) storage yard
 - vi) warehousing

26.2 Regulations

26.2.1 On a parcel located in the AV-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	0.435 ha
b) Minimum Parcel Width for New Subdivisions	60 m
c) Minimum Setback of Principal Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	3 m 3 m 3 m 3 m
d) Minimum Setback of Accessory Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line 	3 m 3 m

ii) From interior side parcel line	3 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	
e) Maximum Height of Principal Buildings and Structures	lesser of 17 m or 3 storeys
f) Maximum Height of Accessory Buildings and Structures	lesser of 17 m or 3 storeys
g) Maximum Height of Fences	2 m

26.3 Other Regulations

26.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.

26.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.

26.3.3 The accessory uses permitted in this Bylaw must comply with the following:

- a) the accessory uses are only permitted in conjunction with a principal airport use
- b) the accessory uses must not occupy more than 20% of the gross floor area of any airport hangar
- c) the accessory uses within the airport hangar must be located within the south half of the airport hangar
- d) accessory uses are permitted within a building addition or free standing building in addition to the airport hangar, to a maximum gross floor area equivalent to 20% of the gross floor area of the airport hangar
- e) the accessory uses as permitted in Section 26.1.1 b) must be located within a maximum front parcel line setback of 23 m

27 CD-1 – Comprehensive Development One Zone

27.1 Permitted Uses

27.1.1 The following uses and no others are permitted in the CD-1 Zone:

a) Principal Uses

- i) apartment
- ii) community care facility
- iii) commercial daycare
- iv) convenience store
- v) duplex
- vi) fourplex
- vii) golf course
- viii) retail store
- ix) restaurant
- x) single detached dwelling
- xi) townhouse
- xii) triplex

b) Accessory Uses

- i) accessory building
- ii) accessory dwelling unit
- iii) accessory structure
- iv) secondary suite

27.2 Regulations

27.2.1 On a parcel located in the CD-1 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for Single Detached, Duplex or Commercial Subdivisions	555 m ²
b) Minimum Parcel Area for Triplex, Fourplex, Townhouse and Apartment Subdivisions	1,115 m ²
c) Minimum Parcel Width for New Subdivisions i) For Single Detached Dwellings ii) For Duplex, Triplex, Fourplex, Townhouse or Apartment Dwelling iii) For Commercial Parcel	15 m 30 m 50 m
d) Minimum Setback of Principal Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 2.5 m 3.5 m 9 m
e) Minimum Setback of Accessory Buildings and Structures i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line	7.5 m 2.5 m 3.5 m 9 m
f) Maximum Height of Principal Buildings and Structures	lesser of 10.5 m or 2 storeys on land that is within 40 m of the lane south of 116 th Avenue, and otherwise lesser of 16 m or 3 storeys
g) Maximum Height of Accessory Buildings and Structures	5 m
h) Maximum Density i) For Single Detached Dwellings ii) For Townhouse Dwellings	N/A 25 dwelling units/ha 50 dwelling units/ha

iii) For Duplex, Triplex and Apartment Dwellings	
i) Maximum Parcel Coverage	35%
j) Minimum Building Width	6 m

27.3 Other Regulations

- 27.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 27.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 27.3.3 For all residential dwellings, excluding single detached dwellings, and all commercial uses:
 - a) those portions of a parcel not covered by buildings, structures, parking areas, walkways or golf course shall be fully landscaped
- 27.3.4 one tree or three shrubs shall be planted for every 11 m or portion thereof along 17th Street and along Adams Road

28 CD-2 – Comprehensive Development Two Zone

28.1 Permitted Uses

28.1.1 The following uses and no others are permitted in the CD-2 Zone:

- a) Principal Uses
 - i) commercial daycare facility
 - ii) duplex
 - iii) single detached dwelling
- b) Accessory Uses
 - i) accessory building
 - ii) accessory dwelling unit
 - iii) accessory structure
 - iv) bed and breakfast
 - v) home occupation
 - vi) secondary suite

28.2 Regulations

28.2.1 On a parcel located in the CD-2 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	400 m ²
b) Minimum Site Area per Parcel <ul style="list-style-type: none"> i) For Single Detached Dwellings ii) For Duplex Dwellings 	400 m ² 650 m ²
c) Minimum Parcel Width for New Subdivisions <ul style="list-style-type: none"> i) For Single Detached Dwellings ii) For Duplex Dwellings 	14 m 15 m
d) Minimum Setback of Principal Buildings and Structures <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line 	7.5 m 1.2 m 3 m

iii) From exterior side parcel line	7.5 m
iv) From rear parcel line	
e) Minimum Setback of Accessory Buildings and Structures	
i) From front parcel line	7.5 m
ii) From interior side parcel line	1.2 m
iii) From exterior side parcel line	3 m
iv) From rear parcel line	0.6 m
f) Maximum Height of Principal Buildings and Structures	12 m
g) Maximum Height of Accessory Buildings and Structures (excluding Accessory Dwelling Units)	5 m
h) Maximum Height for Accessory Dwelling Units	8 m
i) Maximum Parcel Coverage	
i) For Single Detached Dwellings	50%
ii) For Duplex without Accessory Dwelling Unit	60%
iii) For Duplex with Accessory Dwelling Unit	70%
j) Minimum Building Width for Single Detached Dwelling or Duplex	7.5 m

28.3 Other Regulations

- 28.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 28.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 28.3.3 Notwithstanding Section 6 of this Bylaw, a minimum of one off-street parking space must be provided for any accessory dwelling unit or secondary suite.
- 28.3.4 Off-street parking spaces may not directly access 17 Street.
- 28.3.5 Subject to Section 5.14.1, a secondary suite may be located within a single detached dwelling or within each dwelling in a duplex.
- 28.3.6 Subject to Section 5.14.1, accessory dwelling units may be located on the same parcel as a single detached dwelling or a duplex.
- 28.3.7 Notwithstanding Sections 5.15.1 and 28.2.1, an accessory dwelling unit must be:
 - a) on the rear side of the principal building
 - b) at least 4.9 m from the principal dwelling
 - c) at least 3.0 m from the rear parcel line
 - d) at least 1.2 m from the interior side parcel line
 - e) at least 3.0 m from the exterior side parcel line

29 CD-3 – Comprehensive Development Three Zone

29.1 Permitted Uses

29.1.1 The following uses and no others are permitted in CD-3 Zone:

- a) Principal Uses
 - i) triplex
- b) Accessory Uses
 - i) accessory building
 - ii) accessory structure
 - iii) backyard beekeeping
 - iv) backyard hen keeping
 - v) home occupation
 - vi) secondary suite

29.2 Regulations

29.2.1 On a parcel located in the CD-3 Zone, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the following table:

Column I Matter to be Regulated	Column II Regulations
a) Minimum Parcel Area for New Subdivisions	350 m ²
b) Minimum Parcel Width	6.0 m
c) Minimum Setback of Principal Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.2 m 3 m 7.5 m
d) Minimum Setback of Accessory Buildings <ul style="list-style-type: none"> i) From front parcel line ii) From interior side parcel line iii) From exterior side parcel line iv) From rear parcel line 	7.5 m 1.2 m 3 m 0.6 m

e) Maximum Height of Principal Buildings and Structures	10.5 m
f) Maximum Height of Accessory Buildings and Structures	5 m
g) Maximum Parcel Coverage	65%

29.3 Other Regulations

- 29.3.1 General regulations applicable within this zone are located within Section 5 of this Bylaw.
- 29.3.2 Off-street parking and loading facilities shall be provided and maintained in accordance with Section 6 of this Bylaw.
- 29.3.3 Notwithstanding any other provision under this section, where the principal building is a duplex or a triplex and an interior side wall of the principal building is adjoined to the full length of the interior side wall of a neighbouring principal building, the parcel area may be reduced to 175 m² and the setback for a principal building from the interior side parcel line may be reduced to 0 m.
- 29.3.4 Notwithstanding any other provision of this Bylaw, a secondary suite is permitted within a duplex or triplex dwelling unit within this zone.