

District Of Chetwynd
ZONING BYLAW
BYLAW NO. 1150, 2023



THE DISTRICT OF CHETWYND
BYLAW NO. 1150, 2023

A Bylaw of the District of Chetwynd (hereinafter called “the District”) to manage development within the District.

WHEREAS Council wishes to repeal Bylaw No. 1035, 2016, “District of Chetwynd Zoning Bylaw No. 1035, 2016”, as amended, and wishes to adopt a new zoning bylaw for the health, safety and protection of persons and property, pursuant to Section 479 of the *Local Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*.

NOW THEREFORE Council of the District of Chetwynd, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as “Zoning Bylaw No. 1150, 2023”.
2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the zoning bylaw for the District of Chetwynd:
 - a) Schedule A (Zoning Bylaw Text)
 - b) Schedule B (Greater Chetwynd Map)
 - c) Schedule C (Zoning Bylaw Map)
 - d) Schedule D (Town Centre 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 or competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 1035, 2016, cited as the “District of Chetwynd Zoning Bylaw No. 1035, 2016” and amendments thereto as it applies to the District of Chetwynd is hereby repealed.

Read for a first time the 3rd day of April, 2023.

Read for a second time the 3rd day of April, 2023.

Public Hearing held on the 17th day of April, 2023.

Read for a third time the 17th day of April, 2023.

Minister of Transportation and Infrastructure Approval received the 14th day of April, 2023.

Adopted the 17th day of April, 2023.

ORIGINAL SIGNED BY
Mayor (Allen Courtoreille)

ORIGINAL SIGNED BY
Corporate Officer (Deanne Ennis)



SCHEDULE A

Zoning Bylaw



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1.0 BASIC PROVISIONS

1.1 Purpose

1. The purpose of this bylaw is to provide a clear and efficient system of land use regulation within the District of Chetwynd to ensure orderly, economic, beneficial, equitable and environmentally sensitive use, development, and redevelopment of the District of Chetwynd with regard to the provisions and contents of the District of Chetwynd's Official Community Plan Bylaw No. 1140, 2022.

1.2 Application

1. This Bylaw applies to all land, buildings and structures including the surface of water within the boundaries of the District of Chetwynd.

1.3 Conformity

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

1.4 Severability

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 portions of this Bylaw.

1.5 Metric Units

1. Metric units are used for all measurements in this Bylaw. Approximate imperial units are provided for convenience only in brackets and are rounded to the nearest full unit measure.

1.6 Compliance with Other Legislation

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. The requirements of the Development Permit Areas included within the Official Community Plan apply in addition to the regulations in this Bylaw.

1.7 Zoning Map

1. The District of Chetwynd is hereby divided into the zones as described throughout this Bylaw.
2. The boundaries of those zones are shown on the Zoning Maps which are attached as Schedules 'B', 'C' and 'D' to this Bylaw.
3. In this Bylaw, the Zoning Maps (Schedules 'B' 'C' and 'D') will generally refer to the shorthand version of the zone. For example, RU1 – Rural 1, will generally be referenced as RU1 within the maps.

1.8 Interpretation

1. The words "shall", "must" and "is" require mandatory compliance, except where a variance has been granted pursuant to the *Local Government Act*.
2. The words "should" and "may" shall be required at the discretion of the Chief Administrative Officer.



3. Unless the context otherwise clearly indicates, words used in the singular include the plural, and the plural includes the singular.
4. In the event of any inconsistency between the Zoning Bylaw text in Schedule 'A' and the Zoning Maps in Schedules 'B', 'C' and 'D', the Zoning Bylaw text in Schedule 'A' takes precedence over the Zoning Maps in Schedules 'B', 'C' and 'D'.
5. Any enactments referred to in this Bylaw are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time, and any bylaw referred to in this Bylaw is a reference to an enactment of the Council of the District of Chetwynd, as amended, revised, consolidated, or replaced from time to time.



2.0 ADMINISTRATION

2.1 Uses and Regulations

1. Where this bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

2.2 Inspection

1. The persons designated as bylaw enforcement officers, the building inspector, or other officer of the District who may be appointed by Council, is hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being adhered to.

2.3 Violation

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 2.2 will be deemed to be guilty, upon summary conviction, of an offence under this Bylaw.

2.4 Offences and Penalties

1. This bylaw may be enforced by means of a ticket in the form prescribed for the purpose under Section 264 of the Community Charter, or by means of a bylaw notice issued pursuant to the District of Chetwynd Municipal Ticket Information Bylaw. 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.
2. The persons appointed to the job positions or titles identified in Table 1 are designated as Bylaw Enforcement Officers for the purposes of issuing tickets under this Bylaw and bylaw notices under the Municipal Ticket Information Bylaw:

Table 1: Designated Bylaw Enforcement Officers

Bylaw Enforcement Officer
Corporate Officer
Director of Engineering & Public Works
Chief Administration Officer

3. If an offence continues for more than one calendar day, separate offences are deemed to occur each day and separate fines may be issued for each calendar day in respect of which the offence occurs or continues.
4. Nothing in this Bylaw limits the District from utilizing any other remedy that is otherwise available to the District at law in respect to the enforcement of this Bylaw.



2.5 Enforcement

1. Any person designated as a Bylaw Enforcement Officer pursuant to the District of Chetwynd Municipal Ticket Information Bylaw, as amended from time to time, is hereby authorized and empowered to enforce the provisions of this Bylaw.
2. Each day that an offence against this Bylaw continues shall be deemed a separate and distinct offence.
3. A person who contravenes any provision of this Bylaw is liable to a fine of not more than \$10,000.00.
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.

2.6 Siting, Size and Shape of Buildings and Structures

1. The construction, repair, reconstruction, alteration, moving or extension of a building or structure shall conform with the regulations for the siting, size and dimensions of buildings and structures specified in this Bylaw.

3.0 DEFINITIONS

3.1 In this Bylaw all words or phrases shall have their normal or common meaning except where this is changed, modified, or expanded by the definitions set forth below:

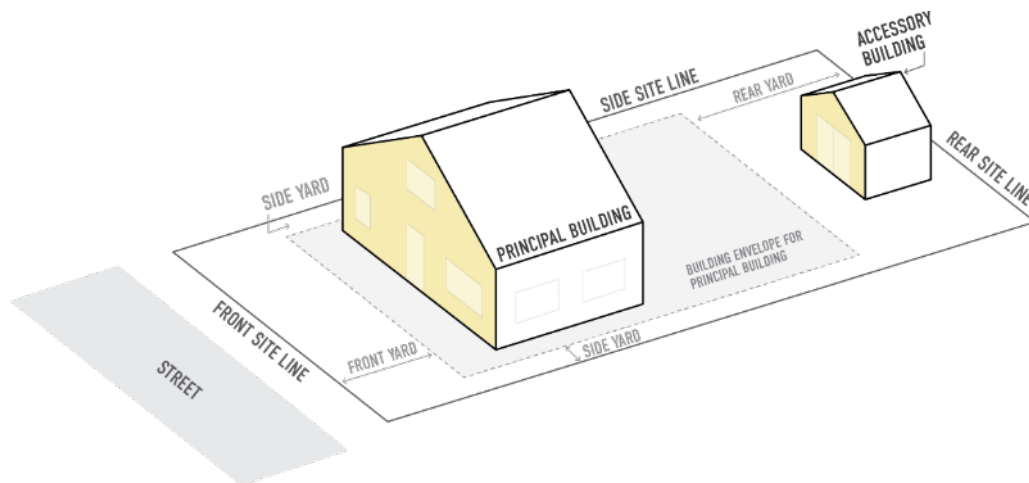
ABANDONED VEHICLE means any vehicle, including any recreational vehicles, boat, or utility trailer, or any part thereof, which is:

- a. physically wrecked or disabled; or,
- b. not capable of operating under its own power; or,
- c. not displaying a current and valid license plate in accordance with the *Motor Vehicle Act*, as amended from time to time.

ABUTTING means sharing a parcel boundary or separated only by a highway, 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 or use situated on the same parcel but does not include an additional dwelling unit, as shown in Figure 1.

Figure 1: Illustration of Principal and Accessory Buildings



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

ACCESSORY USE means the use of which is subordinate to the principal use on the lot.

AGRICULTURAL USE means growing, rearing, producing, or harvesting agricultural crops and livestock and includes processing and selling the primary agricultural products harvested, reared, or produced on parcels comprising the farm. Barns, processing, and retail facilities for primary agricultural products are considered incidental to agricultural uses. Agriculture does not include commercially operated feedlots, stables, piggeries, mink and other fur farms and poultry farms except as an allowable farm use on lands within the Agricultural Land Reserve.



AIRCRAFT SALES & SERVICE includes aircraft repair and maintenance, aircraft sales, travel flight services, and aircraft fueling facilities.

ALLUVIAL FAN means the alluvial deposit of a stream where it issues from a steep mountain valley or gorge upon a plain or at the junction of a tributary stream with the mainstream.

ANIMAL HOSPITAL means any building, structure, or premise in which animals are cared for, treated, or hospitalized. This includes such uses such as animal veterinary clinics, boarding and breeding kennels, impounding, and quarantining facilities and animal shelters, but does not include the sale of animals.

ANIMAL SHELTER means a facility used for the adoption, boarding, impounding, selling, and care of domestic animals and may include an animal hospital.

ARCHAEOLOGICAL OR HISTORICAL SITE means a single site or parcel, including any accompanying buildings, structures, flora, and fauna, which is considered to have historic significance due to its association with past events of Indigenous, historical, cultural, and/or archaeological value, in accordance with the *Heritage Conservation Act*.

AUTOMOTIVE RENTAL means the use of premises for the storage, display, minor maintenance, and rental of new or used passenger vehicles and recreational vehicles.

AUTOMOTIVE SALES & SERVICE means the use of premises for the sale, servicing, storage and mechanical repair of passenger vehicles, motorcycles, snowmobiles, boats, all-terrain vehicles, and recreational vehicles. This use does not include glass shops and body repair shops. Automotive sales and servicing may exist separately as a use on a parcel or be combined. Heavy Equipment Sales and Service and Wrecking Yards are prohibited.

BED AND BREAKFAST ACCOMMODATION means an accessory use within a single-detached dwelling that provides temporary lodging where bedroom(s) are rented to an individual or group.

BEE KEEPING means the keeping of bees in accordance with the District of Chetwynd Animal Responsibility Bylaw.

BUILDING means a structure located on the ground that is designed, erected, or intended for the support, enclosure, or protection of persons, animals, or property.

BUILDING AREA means the area of a parcel covered by a building measured from the extreme outer limits of the building, including enclosed porches, verandas, balconies, and garages.

BUILDING SUPPLY means the supply of materials that are incorporated into the structure of a building, including hardware, lumber, wall paneling, and carpet (but excluding furniture and appliances that are normally removed by the owner on the sale of building).

BUILDING WIDTH means the minimum horizontal distance of the building's living space measured parallel to the shortest exterior wall of the building perpendicular to the longest exterior wall of the building. Building width does not include, but is not limited to, elements such as porches, decks, patios, vestibule, carports, and garages.

CAMPGROUND AND RV PARK means the use of a parcel, buildings, or other structures for an overnight camping experience, including tenting and recreational vehicle sites as well as accessory facilities which support this use, such as administration offices and laundry facilities.

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

- a. A non-viable seed of a cannabis plant;



- b. A mature stalk of a cannabis plant, without any leaf, flower, seed or branch, and fiber derived from such stalks; or,
- c. 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 means the retail sale of cannabis or cannabis accessories as lawfully permitted and authorized under the *Cannabis Control and Licensing Act*.

CAR OR TRUCK WASH means a facility used for washing or cleaning cars, trucks and commercial vehicles on an automated or semi-automated basis.

CARPORT means a structure used solely for the parking or temporary storage of private motor vehicles, open on at least three (3) sides, and in which there are no facilities for repairing or servicing such vehicles.

CEMETERY means those areas of land that are set aside for the interment of human remains. Typical uses are memorial parks and burial grounds, including crematoriums.

CLUB OR LODGE means a building or establishment used by an association or organization for fraternal, social, or recreational purposes which may include limited private sleeping accommodation with cooking facilities, and which will be operated for the use of club members and their guests only.

COMMERCIAL DAY CARE means any type of facility licensed under the *Community Care and Assisted Living Act* intended to provide care, educational services and supervision during the day or evening. This use includes group day care centres, out-of-school centres, and drop-in centres, intended for nine (9) or more children.

COMMERCIAL ENTERTAINMENT SERVICE means any building or land used for the operation of entertainment on a user-pay basis. Facilities may include, but are not limited to amusement arcade, billiard and pool halls, bowling alleys, mini-golf, night clubs, theatres, private clubs, lounges, and other licensed facilities.

COMMERCIAL STORAGE FACILITY means a facility for the leasing of storage units for the storage of chattels and personal effects belonging to persons living elsewhere.

COMMERCIAL VEHICLE means a vehicle engaged in carrying or which is designed to carry goods, wares, or merchandise and which is licensed as a commercial vehicle under the appropriate Municipal or Provincial laws or regulations.

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 land gardened by individuals or non-profit groups for the purpose of providing a garden experience, education, and local food production. A community garden may be developed to increase local food security for an individual, family, or non-profit group, but not for retail or wholesale sale.



CURB LINE means the outer boundaries of a highway (street) at the edge of the portion of the highway usually traveled by vehicular traffic.

DATA CENTRE means a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances, and other associated components related to digital data operations. Such a facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data centre.

DAY CARE means the use of a building licensed under the *Community Care and Assisted Living Act* that provides daycare programs for eight (8) or less children and is typically operated out of a residence as a home occupation.

DENSITY means a measure of the intensity of development to the area of the parcel, including the number of units on a parcel. Density is typically measured in units/area.

DESIGNATED FLOOD means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate stream flow data available.

DESIGNATED FLOOD LEVEL means the observed or calculated elevation for the Designated Flood.

DISPLAY YARD means an open area used for the display of new or used passenger automobiles, recreational motor vehicles, trailers, trucks, truck trailers, equipment, machines, or boats in operable condition which are continually available for sale or rental and where no repair work is done.

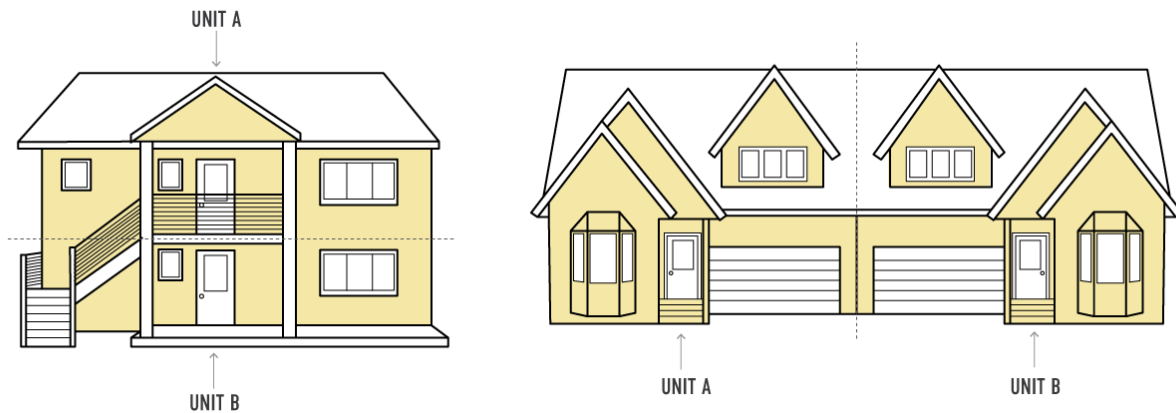
DWELLING, APARTMENT means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor.

Bylaw No.
1162, 2023

DWELLING, DUPLEX means a building that is divided horizontally or vertically into two self-contained dwelling units, with each having direct access to the outside, as shown in Figure 2. A duplex may be designed and constructed as to dwelling units at initial construction or through the conversion of an existing building.

DWELLING, FOURPLEX means a single building that contains four dwelling units, and each unit has a separate direct entrance from grade.

Figure 2: Illustration of Duplex



Bylaw No.
1162, 2023

DWELLING, SINGLE DETACHED means any building consisting of one (1) dwelling unit which is occupied or intended to be occupied as a permanent home or residence of one (1) household. This includes multi-sectional manufactured homes that conform to CSA A277 but does not include mobile homes that conform to CSA Z240 standards.

DWELLING, TRIPLEX means a multi-family home that has three units on the same property under the same legal title where each unit has a separate entrance, and there is no interior connection between the units.

DWELLING UNIT means one or more habitable rooms that together contain only one set of cooking facilities and is used for living and sleeping purposes for a household. A dwelling unit may have a private entrance either from outside or from a common hall inside a building.

EDUCATION FACILITY includes, but is not limited to, elementary schools, high schools, colleges, universities, kindergartens, and preschools.

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 or faith-based organizations for the purpose of providing emergency services and support for one or more individuals for the purpose of providing emergency and support services.

FARM STAND means a structure accessory to a community garden or farm for the display and sale of vegetables or produce, flowers, orchard products, animal products, locally produced packaged food products, and similar products grown or produced on the general property on which the stand is located.

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

FINANCIAL INSTITUTION means a facility for the provision of financial and investment services that includes, but is not limited to, a bank, credit union, financial planner or advisor, insurance company, investment dealer, mortgage broker, or related businesses and may include a drive-through 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, but not limited to, 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.

FUEL STORAGE AND WHOLESALE DISTRIBUTION FACILITY means lands, buildings, or a structure used exclusively for the bulk storage and wholesale distribution of petroleum fuel but does not include a service station or key-lock or card-lock fuel installation facility.

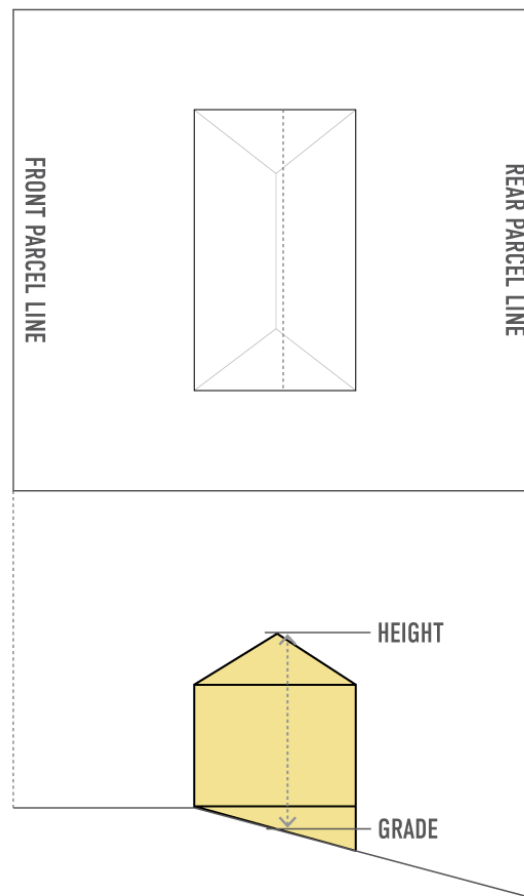
GARAGE means a detached accessory building or a portion of a principal building which is above grade and enclosed on three sides and is used for the sheltering of motor vehicles and the storage of household goods incidental to the residential use of a dwelling unit.

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.

GRADE means the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances or window wells need not be considered in the determination of average levels of finished ground as shown in Figure 3.

GREENHOUSE means a building and/or outdoor structure that is used for the retail sale of plants, flowers, trees, and associated gardening or landscaping supplies and outdoor and indoor gardening tools.

Figure 3: Illustration Grade and Height



HEALTH SERVICE means the use of premises by health and social service providers to offer services to individuals and/or their families on an out-patient basis. These services are related to the preservation or improvement of an individual's physical, mental, or emotional health, or the treatment or care of individuals. Typical uses include acupuncture clinics, chiropractors, dental and medical offices, health and wellness clinics, massage therapists, naturopaths, harm reduction, overdose prevention services and other mental and substance use services, optometrists, physical therapy clinics, and other various health or social services.

HEAVY EQUIPMENT SALES AND SERVICE means an industrial use of land or buildings for the purpose of selling and or servicing heavy equipment including but not limited to, semi-trucks, tractors, farm equipment, machinery, and equipment used in the natural resource industry.

HEIGHT means the maximum vertical distance measured from the grade level to the highest point of the building or structure, as shown in Figure 3.

HEN KEEPING means the keeping of adult female domesticated fowl of the species *gallus domesticus* in accordance with the District of Chetwynd Animal Responsibility Bylaw.

HIGHWAY means all public streets, roads, trails, lanes, bridges, and approaches and any other public way.



HOME INDUSTRY means a small-scale industry carried out entirely within the home or an accessory building or structure only by a resident of the principal dwelling. A home industry must be clearly incidental and accessory to the use of the dwelling for residential purposes.

HOME OCCUPATION means a small-scale occupation, profession or craft carried out entirely within the home or an accessory building or structure only by a resident of the principal dwelling. A home occupation must be clearly incidental and accessory to the use of the dwelling for residential purposes and produce minimal traffic.

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, maintenance, out-patient and, 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.

HOUSEHOLD means:

- a. An individual or two (2) or more persons related by blood, marriage, or adoption sharing one (1) dwelling unit; or,
- b. Not more than five (5) unrelated persons sharing one (1) dwelling unit.

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.

JUNK YARD means an area outside of an enclosed building where junk, waste, used building materials, used industrial materials, scrap metal, used, discarded, or salvaged materials are put, sold, exchanged, stored, baled, packed, disassembled, or handled. A junk yard will not be construed to include the arrangements for the sale, purchase, or storage of used furniture, used cars in operable condition or the processing of used, discarded, or salvaged materials as a minor part of a manufacturing operation.

KENNEL means any building, structure, compound, group of pens or cages or property, where three or more animals or reptiles are, or are intended to be cared for, bred, boarded, and excludes animal hospitals.

KEY-LOCK OR CARD-LOCK FUEL INSTALLATION FACILITY means a business which exclusively provides for the retail sales of automotive fuel to commercial enterprises or members of the public who have previously contracted for the right to purchase automotive fuel from the same on a self-serve basis.

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

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.



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.

LAUNDROMAT AND DRY CLEANER means an establishment providing washing, drying, or dry cleaning machines or services on the premises on a pay-per-use basis to the general public.

LEAVE STRIP means a specified area of land and vegetation without buildings or structures immediately adjacent to a watercourse.

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. A manufactured home is constructed to the current CSA Z240 (Mobile Home) or CSA A277 (Modular Home) standard. A manufactured home does not include a recreational vehicle. Manufactured homes are not to exceed ten (10) years of age at the time of permit application.

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 – GENERAL means manufacturing carried on primarily inside a premise and does not create noise, smoke, dust, or other emissions and includes storage for value added stock versus raw material for its production.

MANUFACTURING – INDUSTRIAL means manufacturing carried on inside or outside of a premise which may create noise, smoke, dust, or other emissions and includes storage or raw materials for its production.

MARSH means soft, wet, low-lying land, characterized by grassy vegetation and often forming a transition zone between water and land.

MASSED PLANTING means the design of landscape plantings using groups of trees, scrubs, and ground covers which, over time and with the growth of plants, allows the spaces between plants to be reduced to provide a continuous mass of plant material.

MICROBREWERY (CRAFT BREWERY) AND DISTILLERY means the brewing, distilling, and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the Province of BC. All processes, functions and mechanical equipment must be contained indoors and the total area for manufacturing is limited to a maximum of 300 m². A microbrewery (craft brewery) and distillery may include guided tours, a sample area, retail display, retail sales, the sale of food and beverages associated with a licensed restaurant on the property, a lounge, patio, and special event area.

MIXED USE means a building that has commercial uses located on the lower floor(s) 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.

NATURAL BOUNDARY means the visible high watermark of any lake, river, stream, or other body of water where the soil of the bed of the body of water is distinct from that of its banks, in vegetation and the nature of the soil.

NEIGHBOURHOOD PUB means a business licensed as “liquor primary” under the provincial regulations to the *Liquor Control and Licensing Act*, which includes the serving of and consumption of alcoholic and other beverages, and the associated serving of food in a neighbourhood-oriented facility.



OFF-STREET PARKING means a use providing for the parking of vehicles, other than on a highway.

OFFICES – TRADE CONTRACTOR means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation and air conditioning. This does not include an auto body shop.

OFFICES – PROFESSIONAL means offices that include but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government.

OPEN SPACE means the open, unobstructed space on a parcel accessible to all occupants of any residential or commercial building or structure on the parcel, which is suitable and used for the growth and maintenance of grass, flowers, bushes, and other landscaping and may include any surface pedestrian walk, patio, pool or similar area, but does not include any driveway, ramp or parking area.

OUTDOOR RECREATION means recreational activities that are not enclosed. This includes but is not limited to baseball diamonds, golf courses, soccer fields, outdoor ice rinks, outdoor auditoriums, outdoor stadiums, playgrounds, trails and other similar type uses.

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.

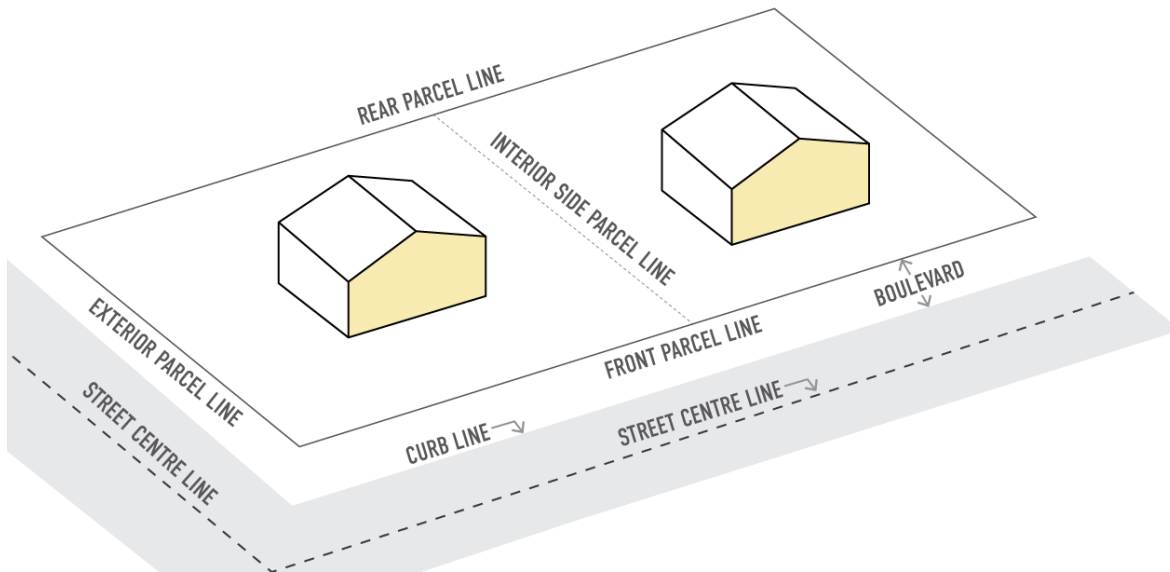
PARCEL, CORNER means the parcel at the intersection or junction of two (2) or more highways; for the purpose of this definition the highway does not mean a lane.

PARCEL, INTERIOR means a parcel other than a corner parcel.

PARCEL LINE means the boundary of a parcel as shown in Figure 4:

- a. **EXTERIOR SIDE** means a side parcel boundary which is common to the parcel and a highway.
- b. **FRONT** means a parcel boundary common to the parcel and a highway, provided that in respect of a corner parcel, the front parcel line is the shortest parcel boundary common to the parcel and a highway.
- c. **INTERIOR SIDE** means a side parcel line which does not abut a highway.
- d. **REAR** means the boundary of a parcel which lies the most opposite to and does not intersect the front parcel line.

Figure 4: Illustration of Parcel Lines

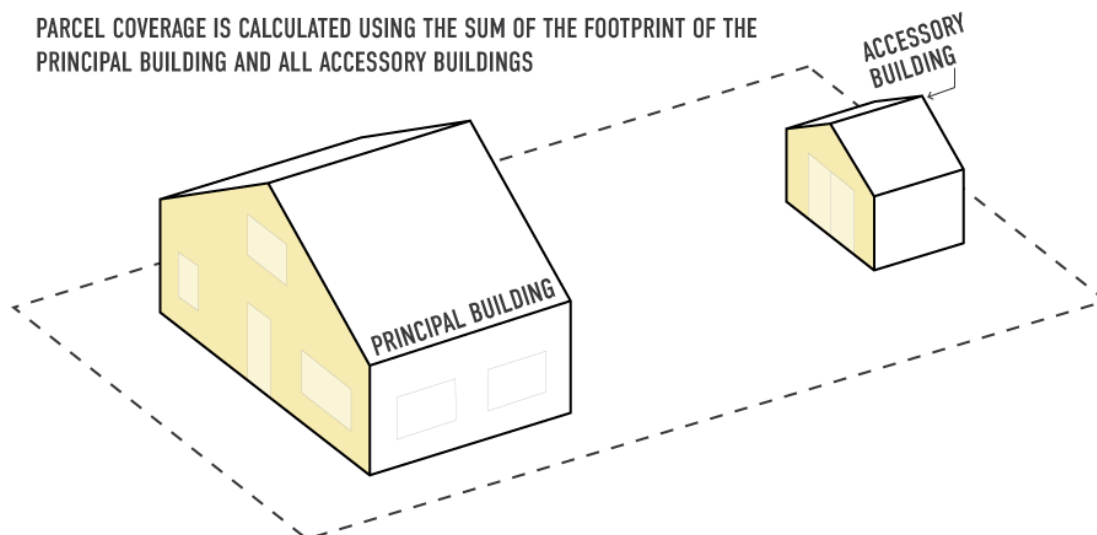


PARCEL, PANHANDLE means any parcel gaining access to the road through the use of a relatively narrow strip of land which is an integral part of the parcel.

PARCEL AREA means the total area of the land comprising the parcel but excludes any panhandle area.

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 as shown in Figure 5.

Figure 5: Illustration of Parcel Coverage





PARCEL WIDTH means the dimension of a parcel between the two side parcel lines measured 7.5 m from the front parcel line.

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 may include, but are not limited to, beauty parlours, esthetics, hair and barber services, health spas, and tattoo and/or piercing parlours.

PLACE OF WORSHIP means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities, including, but not limited to a church, mosque, synagogue, temple, chapel, or religious meeting room.

PRINCIPAL BUILDING means a building that contains floor space, the majority of which is used for the permitted principal use on a parcel.

PRINCIPAL USE means the main or primary use of land, buildings or structures which is provided for in the list of permitted uses in the zones of this Bylaw.

PUBLIC USE means land, buildings, or facilities provided by a government, government agency or non-profit organization for public parks and recreations, education, health, welfare, administration, safety, telecommunications, or public works.

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

RESIDENTIAL USE means the use of a building or part of a building containing one (1) or more dwelling units.

RESOURCE EXTRACTION means any activity required to develop natural resources from the earth's surface or sub-surface. This includes forestry, logging, mineral exploration, and extraction, and may include related semi-processing on site before shipping to another area for final processing.

RESTAURANT means an establishment where food and beverage are sold to the public, and includes dine-in, take-out and drive-through restaurants.

RETAIL PRINTING ESTABLISHMENT means the use of mechanical equipment for binding, duplicating, photographic process, printing, publishing, or book binding.

RETAIL STORE means a store in which any type of goods or wares stored in limited quantities within the building are offered, sold or rented to the final consumer.

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 dwelling unit located either within a single-detached dwelling or in an accessory building on the same parcel as a single-detached dwelling.

SERVICE STATION means a premise used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles. A service station may include the accessory retail sale of



other automobile related products, but shall not include motor vehicle sales, automobile structural or body repairs, or painting.

SETBACK means the horizontal distance measured at right angles to the parcel line, between the parcel line and the exterior wall of the building structure.

SHIPPING CONTAINER means a prefabricated metal container or box specifically manufactured for the transportation of goods by rail, ship, or large vehicle. Shipping containers do not include dumpsters and recycling receptacles intended for neighbourhood collection.

SOLID WASTE MANAGEMENT FACILITY means a solid waste refuse disposal site operated and maintained by the Regional District or the District, provided that the location of the site, in respect of water courses and air pollution, has the approval of the authority having jurisdiction.

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, as defined by the BC Building Code, 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.

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.

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

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.

TRAILER means any structure or vehicle used or designed to be used for working, living, or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled.

TRAVEL CONVENIENCE SERVICE includes, but is not limited to, restaurants, convenience stores, retail fuel sales.

TRUCK TERMINAL means a building or property used as an origin or destination point for the loading, unloading, assembling, or transferring of goods transported by truck, or which provides containerized freight handling facilities or rail truck services, and where the local pick-up, delivery, and transitory storage of goods incidental to the primary function of the motor freight shipment occurs.

WAREHOUSING means the use of enclosed buildings and structures primarily for the shipping, receiving and storage or large quantities of goods.

WATERCOURSE means any natural or man-made drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, ravine, swamp, gulch, or source of ground water, whether enclosed in a conduit or not.

WHOLESALE means to sell bulk goods and merchandise.

WORK CAMP means a temporary facility for the use of employees affiliated with a remote work location where meals and overnight accommodation are typically provided.

WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, dismantled, where vehicles not in operable condition and used parts of motor vehicles are stored and sold.

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

- a. **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 highway and the closest side of the principal building.
- b. **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.
- c. **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.

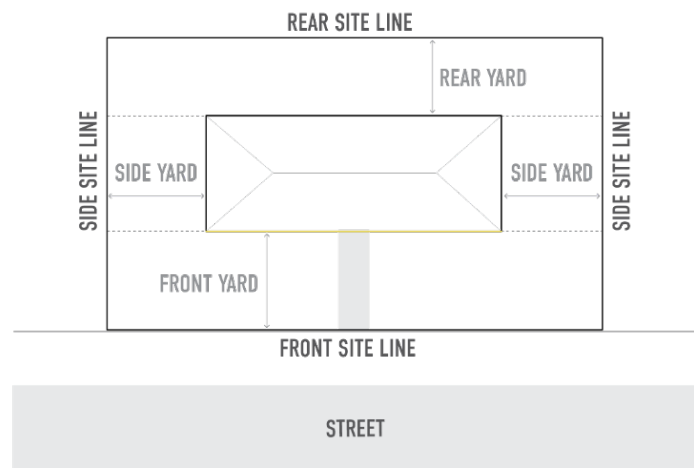


Figure 6: Illustration of Yards

- d. **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.

XERISCAPING means landscaping designed specifically for areas that are susceptible to drought, or for properties where water conservation is practiced.

ZONE means a zone established under this Bylaw.

4.0 GENERAL REGULATIONS

4.1 Applicability of General Regulations

1. Except as otherwise specified in this Bylaw, this section applies to all zones established under this Bylaw.

4.2 Nonconforming Parcels

1. A parcel on the official records on file at the Land Title Office in BC before the adoption date of this Bylaw that does not adhere to the parcel area and width requirements will be considered a legal non-conforming parcel and will be granted the permitted uses as identified in this bylaw.
2. Lawful non-conforming uses, buildings and structures are subject to the provisions of the *Local Government Act*.

4.3 Location and Siting of Buildings

1. No principal building will be located in any required front, side or rear yard.
2. No accessory building will be located in any required front, side or rear yard, except as provided in the Section 4.5 of this bylaw.

4.4 Agricultural Land Reserve

1. All lands designated as "Agricultural Land Reserve" pursuant to the *Agricultural Land Commission Act* is subject to the provisions of the *Agricultural Land Commission Act*, and all conditions, orders, and regulations thereto.

4.5 Setback Exceptions

1. No features will project into a required front, side or rear yard setback required by this Bylaw, except for the following:
 - a. Steps, fireplaces, balconies, and awnings provided that such projections do not exceed 1.2 m (4 ft), and are not closer than 1.5 m (5 ft) to the parcel line
 - b. Eaves, gutters, cornices, sills, belt courses, bay windows, pop outs, chimneys, or other similar features may project no more than:
 - i. 1.0 m (3 ft) into a side yard where the minimum side yard is 3.0 m (10 ft)
 - ii. 0.5 m (1.5 ft) into a side yard where the minimum side yard is 1.5 m (5 ft)
 - iii. 1.0 m (3 ft) into a front yard or rear yard
 - c. Arbors and trellises, fishponds, ornaments, public art, community information boards owned and operated by a government, flag poles or similar landscape features.
2. Features listed in Section 4.5.1 can project into a required front, side or rear yard setback provided that:
 - a. The foundations or supports do not project into the required side yard, front yard, or rear yard
 - b. The projection does not comprise more than 20% of the area of the exterior wall in which it is located
 - c. The projection does not result in more than 3.0 m² (32 ft²) of building floor area extending into the required side yard, front yard, or rear yard

- d. An uncovered patio, sundeck, or terrace in any yard, subject to the fence height limitations as specified in this Bylaw and are not closer than 1.5 m (5 ft) to the parcel line. The provision of an awning or similar temporary covering for such terrace will be permitted
- e. Uncovered swimming pools, provided that they are:
 - i. not constructed, sited, or placed within the required front yard
 - ii. at least 3.0 m (10 ft) from any side or rear parcel line
 - iii. located within a fenced yard or surrounded by a fence
- f. Covered swimming pools, provided that they are:
 - i. not constructed, sited, or placed within the required front yard
 - ii. at least 3.0 m (10 ft) from any side or rear parcel line
 - iii. at least 3.0 m (10 ft) from any principal building
 - iv. located within a fenced yard or surrounded by a fence
 - v. constructed so that the roof or ridge or such covered swimming pool will not be in excess of 4.0 m (13 ft) above average grade level
 - vi. any other provisions of this Bylaw are met
- g. Underground structures may be sited in any portion of a parcel provided that the top surface of such structure at no point extends above the average finished ground level

4.6 Height Exceptions

- 1. The maximum height regulations of this Bylaw do not apply to the following:
 - a. Chimney
 - b. Church spires
 - c. Cranes
 - d. Domes or cupolas
 - e. Elevator housings
 - f. Flagpoles
 - g. Floodlights
 - h. Grain elevators
 - i. Hose and fire alarm towers
 - j. HVAC units
 - k. Masts and aerals
 - l. Roof stairway entrances
 - m. Satellite receivers
 - n. Silos
 - o. Skylights
 - p. Smoke stack



- q. Stadiums (including bleachers)
- r. Telecommunication towers (including radio, television, and cell towers)
- s. Utility poles
- t. Warning devices
- u. Water towers

4.7 Temporary Use Permits

1. All areas within the boundaries of the District of Chetwynd are designated as an area for the issuance of temporary use permits.
1. An owner may apply for one renewal of a temporary use permit for the same use.
2. If a temporary use permit has expired before a renewal has been applied for, a new temporary use permit application is required.

4.8 Uses Permitted in Any Zone

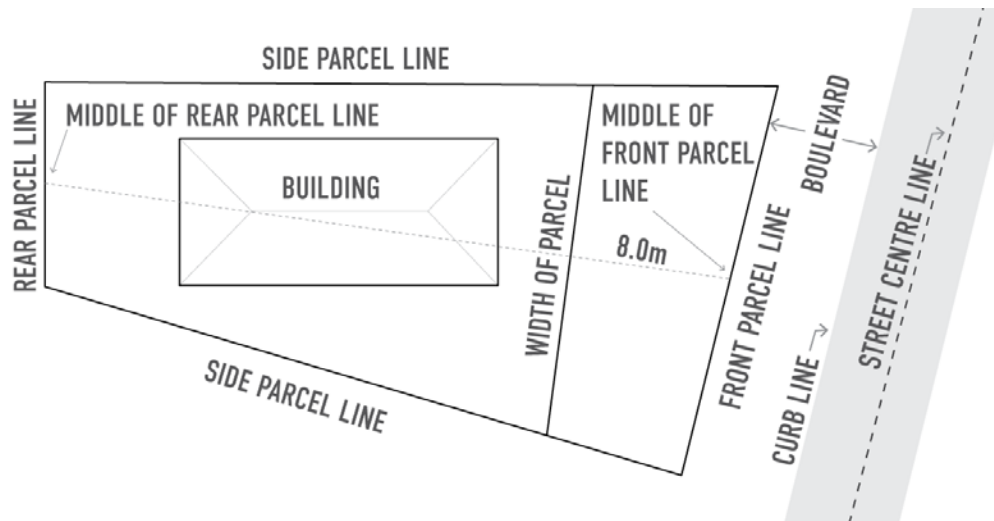
1. Except where specifically excluded, the following uses, buildings and structures are permitted in every zone:
 - a. Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel.
 - b. Underground telecommunication lines and cables, and telephone exchange buildings.
 - c. Pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground or submarine utility systems.
 - d. Parks, open space, playgrounds and playing fields, hiking, and bicycling paths, trails, community gardens and ecological reserves.
 - e. Public use.
 - f. Public works yard.
 - g. Transportation rights-of-way established by a government or Crown corporation.
 - h. Utilities.

4.9 Parcel Area and Width

1. Except as otherwise permitted in this bylaw, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any of the provisions and regulations of this bylaw are not complied with.
2. The parcel area and parcel width requirements of this Bylaw will not apply to any parcel which has an area or width less than that required by this Bylaw if such a parcel was described on the official records on file in the Land Registry office on or before the effective date of this Bylaw.
3. Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, provided that:
 - a. No additional parcels are created.
 - b. All parcels are contiguous.
 - c. No parcel shall be enlarged to a size permitting further subdivision.

4. Unless stated otherwise in this Bylaw, irregular, or asymmetrical parcels will have a parcel frontage of not less than 8.0 m (26 ft) in width, provided that the average parcel width complies with the required minimum parcel width as shown in Figure 7.

Figure 7: Illustration of Irregular Lot



5. The minimum parcel size required by this Bylaw may be reduced by a maximum of 10% if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.
6. Triangular, irregularly shaped or panhandle parcels shall be avoided wherever possible.

4.10 Public Utilities

1. Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television and other similar services (but not including sewage treatment plants or electrical substations) are permitted in any zone and parcel in accordance with the following:
 - a. In R, C, and RU Zones (see **Table 6**):
 - i. no exterior storage of any kind will be permitted
 - ii. no facilities for the repair and maintenance of equipment will be permitted
 - b. In all zones there is no minimum site area for a site to be used solely for the unattended equipment necessary for the operation of a public utility facility.

4.11 Accessory Buildings, Structures and Uses

1. Accessory buildings or structures must be built either simultaneously or after the principal building or structure on the parcel has been erected.
2. Accessory buildings shall comply with the following regulations:
 - a. Where an accessory building or structure is attached to the principal building, it will be considered part of the principal building and must comply in all respects with the requirements of the Bylaw applicable to the principal building.
3. Accessory building or structures must not be located in the front and side yard:

- a. For C, M, and P zones (see **Table 6**), an accessory building must have a minimum setback of 3 m (10 ft) from the parcel line adjoining an R, RU or P zone (see **Table 6**).
- b. On a corner parcel, an accessory building or structure must be located no closer to the exterior side yard parcel line than the principal building, or 3.0 m (10 ft), whichever is greater.
- c. Accessory buildings or structures must not be located any nearer to the front parcel line than the rear wall of the principal building.
- d. Accessory buildings or structures must have a minimum setback of 1.5 m (5 ft) from the rear parcel line where no lane is provided and be located no closer than 3.0 m (10 ft) to any building, including those on an adjoining parcel.
- e. Accessory buildings or structures must have a minimum setback of 1.0 m (3 ft) from the rear parcel line where a lane is provided.
- f. Carports or garages opening onto a lane must have a minimum setback of 2.0 m (7 ft) from the rear or side parcel line.

4.12 Suites

1. Where permitted, suites are subject to the following regulations:
 - a. Suites are only permitted in single-detached dwellings.
 - b. No more than one (1) suite is permitted per principal dwelling.
 - c. A suite must meet all of the BC Building Code requirements and local regulations and Bylaws for a secondary suite.
 - d. An annual business license issued by the District of Chetwynd is required.
 - e. A suite shall be used for residential purposes only and shall be rented for periods of not less than one month.
 - f. A suite shall not be subdivided or strata titled.
 - g. One (1) additional parking space must be provided for each suite. Such parking space shall be hard surfaced, dust free and in accordance with the Off-Street Parking Regulations in this Bylaw.
 - h. A suite shall not be permitted where one of more of the following uses exist within the principal dwelling:
 - i. bed and breakfast accommodations
 - ii. day care
 - iii. home-based business

4.12.1 Secondary Suites

1. All secondary suites shall comply with all of the following regulations:
 - a. Be a minimum of 40m² in size.
 - b. Contain a separated private entrance from the primary entrance(s) of the principal dwelling.

4.12.2 Detached Suites

1. All detached suites shall comply with all of the following regulations:
 - a. The floor area of a detached suite must be at least 40m².

- b. The parcel coverage of the detached suite must not exceed 15% of the parcel area.

4.13 Landscaping

1. The following landscaping regulations apply in all zones in addition to any Development Permit Areas:
 - a. Massed planting and xeriscaping are the preferred landscaping techniques.
 - b. Wherever possible, landscaping and screening areas will retain as much of the existing trees, vegetation and planting that compliment and enhances the natural environment. If new plantings are required, they should consist of native vegetation, rough grasses, hardy, salt, snow, and drought-tolerant plant species.
 - c. Landscape screening must be used to buffer buildings and parking areas from adjacent residential properties and greenspaces.
 - d. Site grading of landscape areas must be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.
 - e. Landscaping screening must be used to soften the visual impact of parking areas from the highway and increase the visual appearance of the building and surrounding area.
 - f. A landscaped and maintained strip of not less than 2.0 m (7 ft) in width must separate all parking areas, loading areas and display yards from the following:
 - i. Directly abutting parcels in R or RU zones
 - ii. Adjoining highways, except at the points of ingress and egress

4.14 Screening and Fencing

1. The following screening and fencing regulations apply in all zones in addition to any Development Permit Areas:
 - a. In all zones, any part of a parcel not being used for parking facilities, loading facilities storage, building, or outdoor recreation will be landscaped and maintained.
 - b. 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 District of Chetwynd.
 - c. A fence or wall must conform to the applicable front yard setback provisions.
 - d. The height of a fence or wall will be determined by measurement from the average grade level within 1 m of both sides of the screening material.
 - e. Where a retaining wall has been constructed along a parcel line, the height of a fence, wall, or hedge will be determined by measuring from the surface of the ground that the retaining wall supports at the average grade level.
 - f. In C, M and RU zones (see **Table 6**), the following areas must be screened from the view of highways and adjacent properties:
 - i. Outdoor garbage bins
 - ii. Outdoor storage areas
 - g. Storage yards or areas will not be permitted in:
 - i. Front yards

- ii. Any yard abutting a parcel in a R or RU zone (see **Table 6**), or separated from such a parcel by a highway
- h. Storage yards must be screened by either a well maintained 2.4 m (8 ft) tight board fence or solid wall, or a compact evergreen hedge not less than 1.8 m (6 ft) in height.
- i. In all C2 and M zones (see **Table 6**), any part of a parcel used as an outside storage area will be enclosed by screening.
- j. In R and RU zones:
 - i. no fence will exceed a height of 1.8 m (6 ft) in a side or rear yard and 1.0 m (3 ft) in a front yard
 - ii. where the rear parcel line abuts a side parcel line of an adjoining parcel, the height of a fence on the rear parcel line will not exceed the height permitted on the side parcel line of the adjoining parcel
 - iii. Where a parking or loading area abuts an R or RU zone (see **Table 6**), the maximum height of a fence will be 1.8 m (6 ft).
 - iv. When a parking or loading area abuts a lane, the minimum height of a fence will be 1.0 m (3 ft) for a distance of not less than 6.0 m (20 ft) from all points of ingress and egress to and from such parking or loading areas.
- k. In M and AG zones (see **Table 6**), no fence will exceed a height of 2.4 m (8 ft) in a side or rear yard.
- l. The height of open mesh or chain-link fences erected on cemetery, public playground, park and open space, playfield, elementary, or high school areas, and in M zones (see **Table 6**) will not exceed 4.0 m (13 ft).

4.15 Bee Keeping

- 1. In addition to all relevant District bylaws, a resident may, a resident who keeps bees must:
 - a. Keep no more than:
 - i. Two (2) beehives on any parcel of land under 929 m² (10,000 ft²) in size despite the number of dwelling units permissible on that parcel
 - ii. Four (4) beehives on any parcel of land over 929 m² (10,000 ft²) in size and under 1394 m² (15,000 ft²) in size despite the number of dwelling units permissible on that parcel
 - iii. Six (6) beehives on any parcel of land over 1,394 m² (15,000 ft²) in size despite the number of dwelling units permissible on that parcel
 - b. Be a resident of the parcel where the bees are kept.
 - c. Ensure that the beehives are situated in a backyard only which has a continuous fence that is 1.8 metres in height so as to ensure an appropriate flight path for bees.
 - d. Ensure that the beehives are situated in accordance with the accessory building setbacks identified in this Bylaw.
 - e. Ensure that the beehives are situated in such a way that reasonably prevents access by wildlife.
 - f. Ensure that the entrances to the beehives are facing away from the closest neighbouring parcel.

4.16 Hen Keeping

- 1. In addition to all relevant District bylaws, a resident may keep up to five (5) hens is permitted according to the following regulations:
 - a. Be a resident of the parcel where the hens are kept.

- b. Keep no more than five (5) hens on any parcel of land despite the number; of permissible dwelling units on that parcel.
- c. Ensure that all hens are kept within a secure coop from sunset to 7:00 am.
- d. Provide a coop and a pen each with a minimum of 0.37 m² in floor area and 0.92 metres in height per hen.
- e. Ensure that the coop and pen are situated in a backyard only which has a continuous fence that is in accordance with this Bylaw.
- f. Ensure that the coop is situated in accordance with the accessory building setbacks identified in this Bylaw.

4.17 Campgrounds and RV Parks

- 1. Where permitted within a zone, campgrounds and RV parks must comply with the following regulations:
 - a. Have a minimum parcel size of 4,000 m² (0.4 ha) and each campsite must be a minimum of 160 m².
 - b. Have a maximum parcel coverage of 45%, with campsite areas being included in the parcel coverage.
 - c. Provide services for the disposal of all wastewater and human waste generated at the campground in compliance with provincial public health legislation.
 - d. Provide one service building for every 20 campsites that is equipped with at least one toilet, one washbasin, one sink, one shower and hot and cold-water connections.
- 2. Campgrounds and RV parks may include the following accessory uses:
 - a. Playgrounds, sport fields, outdoor amphitheaters and other similar outdoor recreational and gathering structures.
 - b. One single detached dwelling for the occupancy of the caretaker of the campground that has a floor area no greater than 100 m².
 - c. One administrative office for use related only to the operation of the campground that has a floor area no greater than 140 m².

4.18 Shipping Containers

- 1. Shipping containers must adhere to all accessory building regulations and all other applicable regulations of this Bylaw, including not being permitted:
 - a. As a principal building or structure in any zones.
 - b. To be stacked on top of one another.
 - c. To occupy any areas that are required for open space or landscaping.
 - d. On any highway, sidewalk, or trail, or in any location that blocks or interferes with vehicular and pedestrian movement.
 - e. To be used as fencing or screening, for advertising or as a commercial storage facility.
 - f. Within the front yard of any parcel.
 - g. On parking areas, boulevards, or landscaped areas.
 - h. Shipping containers may not be located within a fire lane.
 - i. To occupy any required off-street parking space.

4.18.1 Shipping Containers Used for Temporary Storage

1. Shipping containers are only permitted in R zones (see **Table 6**) under the following conditions:
 - a. The number of shipping containers located on a parcel shall not exceed 1 (one) shipping container and may be used only 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.
 - b. Temporary storage during alteration or renovation of a building on the parcel, for a maximum of 90 days.
 - c. Temporary storage for the purpose of moving, for a maximum of 45 days.
 - d. No human occupancy of a shipping container is permitted without approved engineered drawings.
2. Shipping containers used for temporary storage may occupy a required off-street parking space for the duration of the temporary storage use.

4.18.2 Shipping Containers Used as an Accessory Building

1. Shipping containers and other storage containers are only permitted in the following zones provided they are in accordance with any applicable provisions of this Bylaw:
 - a. AG (Agricultural)
 - b. RU1 (Rural 1)
 - c. RU2 (Rural 2)
 - d. C1 (Town Centre Commercial)
 - e. C2 (Highway Commercial)
 - f. C3 (Neighbourhood Commercial)
 - g. M1 (Light Industrial)
 - h. M2 (Heavy Industrial)
 - i. A1 (Airport)
2. Shipping containers shall be sited in accordance with individual zone regulations for height, siting, parcel coverage, and setbacks of buildings and structures.
3. For shipping containers sited in development permit areas, development permit guidelines apply.
4. Shipping containers are not permitted to be used as buildings or components of buildings, except in C and M zones (see **Table 6**), subject to:
 - a. Submission of designs certified by a Professional Engineer.
 - b. Obtaining a valid Building Permit.
 - c. Meeting principles of District of Chetwynd development permit guidelines.
5. Shipping containers shall only be used to store materials or products that are accessory to the operation of a business or facility located on the parcel on which the containers are located.
6. A shipping container must be screened from adjacent properties and rights-of-way with solid fencing, landscaping or by being placed behind, between or within buildings.

4.19 Bed and Breakfast Accommodations

1. Where permitted, bed and breakfast accommodations are subject to the following requirements:
 - a. All operators of bed and breakfast accommodations must register with the District.
 - b. A bed and breakfast must be clearly incidental and secondary to the use of the dwelling for residential purposes.
 - c. The bed and breakfast shall be located within a single-detached dwelling.
 - d. The owner of the bed and breakfast shall permanently reside in the building in which the bed and breakfast guests are accommodated.
 - e. Bed and breakfast accommodation must be carried out wholly within the dwelling unit.
 - f. A maximum of three (3) guestrooms to accommodate a maximum of six (6) adult guests combined will be permitted at any one time.
 - g. Breakfast will be the only meal permitted to be served to guests.
 - h. The maximum length of stay for any guest will not exceed 30 consecutive days.
 - i. A bed and breakfast must not alter the external appearance of the parcel.
 - j. Off-street parking shall be provided in accordance with this Bylaw.

4.20 Vision Clearance at Intersections

1. No landscaping, screening, fencing, building, structure, or object may be planted or erected to a height greater than 1 m (3 ft) above the established grade of the highway within the space.

4.21 Signs

1. All signs must conform to the relevant District bylaws.

4.22 Service Stations

1. Service stations will be constructed to the following standards in all zones permitting service stations:
 - a. The height of any building or structure will not exceed 10.0 m (33 ft).
 - b. Building setbacks will be at least 7.0 m (23 ft) from any highway and at least 3.0 m (10 ft) from any other parcel line.
 - c. Pump islands will be set back at least 4.5 m (15 ft) from any parcel line or onsite parking area.
 - d. All repair equipment will be kept, and all repair work will be done entirely within the building, repairs are limited to passenger or recreational vehicles only.
 - e. On all parcel lines separating the parcel from a residential parcel, screening will be provided 1.8 m (6 ft) in height, consisting of a masonry or uniformly coloured tight board fence of preservative treated materials.
 - f. Canopies must be at least 3.0 m (10 ft) away from any parcel line.
 - g. Above ground fuel storage tanks are not permitted, except for approved propane tanks.
 - h. Any part of a parcel not used for storage, building, parking, or loading facilities or outdoor recreation will be landscaped and maintained.

4.23 Flood Control Requirements

1. In accordance with provincial legislation, no landfill or structural support required to support a floor system or pad, will be constructed, reconstructed, moved, extended, or located:
 - a. Within 45 m (147 ft) of the natural boundary of the Pine River;
 - b. Within 15 m (49 ft) of the natural boundary of Centurion, Windrem, Widmark, Fernando Creeks and other water courses; or,
 - c. Within 7.5 m (25 ft) of the natural boundary of any marshes or ponds.
2. In accordance with provincial legislation, no building, manufactured home, unit, or structure or part thereof will be constructed, reconstructed, moved, extended or located with the underside of a wooden floor system or top of a concrete slab of any area used for habitation, business, or storage of goods damageable by flood waters, or in the case of a manufactured home or unit the ground level or top of the asphalt pad on which it is located:
 - a. Lower than 3 m (10 ft) above the natural boundary of the Pine River and Centurion Creek; or,
 - b. Lower than 1.5 m (5 ft) above the natural boundary of Windrem, Widmark, Fernando Creeks and other water courses, marshes, and ponds.
3. The required elevation may be achieved by structural elevation of the said habitable area, business, or storage area or by adequately compacted landfill on which any building is to be constructed or manufactured home or unit located, or by a combination of both structural elevation and landfill. No area below the required elevation will be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.
4. Where landfill is used to achieve the required elevation stated in Section 4.23.2, no portion of the landfill slope will be closer than the distances stated in Section 4.23.2 from the natural boundary, and the face of the landfill slope will be adequately protected against erosion from flood flows or other debris.
5. Foundations of construction in alluvial fan areas will be designed by a Professional Engineer to ensure that structures are anchored to minimize the impact of flood, sediment, and erosion damage; footings are extended below scour depth, or fill material are armored where elevation is achieved by fill, to protect against scour, erosion, and flood flows.
6. Elevation requirements will not apply to:
 - a. A renovation of an existing building or structure that does not involve an addition thereto; or an addition to a building or structure that would increase the size of the building or structure by less than 25% of the floor area existing at the date of adoption of this Bylaw.
 - b. That portion of a building or structure to be used as a carport or garage.
 - c. Farm buildings other than dwelling units and closed-sided livestock housing. Farm dwelling units on parcel sizes 8.0 ha (20 ac) or greater and within the Agricultural Land Reserve are exempted from the requirements in Section 4.23.2 but, if in a floodable area, will be elevated 1 m (3 ft) above the natural ground elevation. Closed-sided livestock housing will be elevated 1 m (3 ft) above the natural ground elevation.
 - d. Light or heavy industrial development which is required to flood proof to the Designated Flood Level.

4.24 Streamside Protection

1. The following regulations apply to parcels that have a watercourse or are located near a watercourse in the District:
 - a. Where a watercourse is present on any lot, leave strips may be required in accordance with Provincial best management practices.
 - b. These leave strips requirements take precedence over any yard requirements contained in any zone for the principal and accessory buildings.
 - c. Notwithstanding any other provision of this Bylaw, no building or part thereof will be constructed, reconstructed, altered, moved, or extended, nor will any manufactured home be located within 15.0 m (49 ft) of the natural boundary of any named watercourse, unless superseded by Provincial best management practices.

4.25 Home-Based Business

1. The following regulations apply to home-based businesses in the District:
 - a. The owner of the home-based business must be a resident of the principal dwelling unit.
 - b. Home-based businesses are differentiated into either home occupations or home industries.
 - c. No more than one person not residing in the principal residence where the home-based business is being operated shall be permitted to work on the parcel which the home-based business is located.
 - d. A home-based business within R zones (see **Table 6**) will not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat, or electrical interference.
 - e. A home-based business will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products.
 - f. A home-based business is not permitted to use materials or processes that produce flammable explosive vapours or gases.
 - g. A home-based business that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted.
 - h. No home-based business will be conducted between the hours of 10:00 pm and 8:00 am.
 - i. Business visitors or customers will not exceed that normally occurring for a residence including not more than 10 visitors or customers a day.
 - j. A paved parking space is required in addition to those required for the single-detached dwelling.
 - k. All signage must comply with the District of Chetwynd Sign Bylaw.

4.26 Home Occupations

1. The following regulations apply to home occupations in the District:
 - a. Only one home occupation is permitted per parcel.
 - b. 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.

4.27 Home Industries

1. The following regulations apply to home industries in the District:



- a. A home industry that is located wholly within a dwelling unit will not exceed an area of more than 25% of the dwelling floor area. A home industry will not generate the need for more than two (2) additional on-site parking spaces.

5.0 OFF-STREET PARKING AND LOADING REGULATIONS

5.1 General Parking and Storage Regulations

1. Required parking spaces, loading zones and maneuvering aisles shall be provided and maintained on the same parcel as the use, building or structure for which they are required except as otherwise provided in this Bylaw.
2. All required parking spaces and loading zones shall be completed prior to commencement of a use and prior to the issuance of an occupancy permit.
3. All required off-street parking shall be used for the purpose of accommodating vehicles of clients, customers, employees, members, residents or tenants who use the principal facility, and such parking must not be used for off-street loading, driveways, access or egress, commercial repair work, display sales or storage yards.
4. In the RM, C, P and M zones (see **Table 6**), all storage shall be located in the rear of the parcel and, where these zones are adjacent to R, P and M zones (see **Table 6**), ensure that landscaping and screening is incorporated as set out in this Bylaw.
5. Non-residential off-street parking spaces may be provided collectively for two or more buildings or uses provided that the total number of parking spaces is not less than the sum requirements of the individual uses and that such parking facilities are located not more than 150 m from any building or use to be served. This agreement shall be registered on property title.
6. In the C1 zone (see **Table 6**), 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.
7. Parking spaces in R or P zones (see **Table 6**) must be solely for parking of private noncommercial vehicles.
8. Recreational vehicles, boats, campers and utility trailers must be setback a minimum of 2 m from the inside edge of the curb or sidewalk to maintain sightlines or sidewalk access.
9. Off-street loading spaces must be located on the same parcel as the use they serve.
10. Off-street parking must be located to the side or behind a building located in the town centre.
11. Off-street parking spaces shall not be credited as off-street loading zones or vice versa.

5.2 Parking and Storage in Residential Zones

1. No large vehicle, truck, bus, contractor's equipment, dismantled or wrecked automobiles, boat, trailer or any other similar vehicle, craft, or equipment will be parked or stored in the open in any R or RU zones (see **Table 6**), except the following:
 - a. One unloaded truck or commercial vehicle not exceeding 12.5 m (41 ft) in length including any trailer.
 - b. Trucks, large vehicles, or equipment required for the construction repair, servicing or maintenance of the premises when parked during normal posted working hours for the duration of the project.
 - c. One boat or vessel not exceeding 12.5 m (41 ft) in length.
 - d. One trailer or recreational vehicle not exceeding 12.5 m (41 ft) in length.

5.3 Design of Parking Areas

1. Each parking area shall be designed and constructed in accordance with accepted engineering practices, with ramp grades not exceeding 15% gradient, and parking areas not exceeding 8% gradient.

2. Where provisions of off-street parking or loading zones are required by this Bylaw, a plan of the proposed site layout and landscape plan shall be included with the development permit application or building permit application, as the case may be. The site plan must be drawn to scale and must clearly illustrate the lot size and configuration; building locations; parking spaces, loading zones, onsite circulation of traffic, access and egress, and all sizes and dimensions thereof; landscaping; fences and any other details relevant to the review of the development proposal.
3. Parking or loading zones are not permitted within any required landscaped area.
4. Any area of a parcel used for parking or loading shall be constructed so as to permit unobstructed access and egress of each space at all times and shall be developed to ensure that adequate provision is made for access by vehicles to parking spaces located in parking areas by means of unobstructed maneuvering aisles as described in this Bylaw.
5. Parking areas shall be graded to prevent surface drainage being directed to adjacent lands and shall be drained to a municipal drainage system.
6. The boundaries between each parking space shall be clearly delineated by means of painted lines on the parking surface or by means of curbs.
7. Small car parking spaces shall be permitted up to a maximum of 10% of the total number of spaces required, and a minimum size as set out in Table 2 to the Bylaw.
8. Where more than ten (10) parking spaces are provided, the parking spaces must be so designed that vehicles are not required to back out onto a highway. In any case, they shall be subject to the requirements of the Ministry of Transportation for the Province of British Columbia, where applicable.
9. In R zones (see **Table 6**) where parking is provided on the same parcel as the principal building, no part of the parking area shall be located closer than 1.5 metres to any dwelling.
10. In C zones (see **Table 6**) where parking is provided on the same parcel as the principal building, no part of the parking area shall be located closer than 1.5 metres to any adjacent dwelling.
11. Where more than ten (10) parking spaces are required under this Bylaw, the Director of Engineering and Public Works may require directional signs be provided for the purpose of traffic control.

Table 2: Off-Street Parking and Loading Zone Dimensions

Type of Space	Dimensions
Parking Spaces	Minimum length of 5.8 m Minimum width of 2.8 m
Accessible Parking Spaces	Minimum length of 5.8 m Minimum width of 4.5 m
Small Car Spaces	Minimum length of 5 m Minimum width of 2.4 m
Loading Zones	Minimum length of 9 m Minimum width of 3 m

5.4 Abandoned Vehicle Storage

1. Except where specifically permitted as a provision of this Bylaw, no parcel may be used for:
 - a. The keeping of motor vehicle parts, unless contained entirely within a completely enclosed building.
 - b. The wrecking, storage or scrapping of abandoned vehicles.
 - c. The use of a vacant lot for storing unlicensed vehicles or vehicle parts.

- d. The storage of any recreational vehicle on a parcel for the purpose of using it as a habitable dwelling unit.
2. In the R and RM zones (see **Table 6**), no parcel may be used for the keeping of farm equipment or recreational vehicles that are not completely enclosed in a building or structure.

5.5 Accessible Parking Spaces

1. Every off-street parking area shall be provided with accessible parking under this Bylaw.
2. Each accessible motor vehicle parking space must be:
 - a. At least 4 m in width, at least 7.0 metres in length and have vertical clearance of at least 2.75 metres.
 - b. Located as close as possible to a main accessible building entrance.
 - c. Clearly identified with a sign as an accessible parking space.
3. Accessible parking spaces shall be provided in a ratio of one (1) for every twenty-five (25) required parking spaces, or portion thereof, except for senior's residential developments (Section 5.5.4) of this Bylaw.
4. Seniors' residential developments shall be provided with one (1) space for every six (6) required parking spaces.
5. Each accessible parking space shall be:
 - a. The minimum size under Table 3 to this Bylaw.
 - b. Located as close as possible to a main accessible building entrance.
 - c. Accessible to the building entrance by a drop curb to accommodate wheelchair access.
 - d. Be maintained with a firm, slip-resistant and level surface.
 - e. Clearly identified for its restricted usage by a free-standing sign not less than one (1) metre high, incorporating the universal disability logo and indicating usage only by vehicles displaying an approved accessible parking permit.

Table 3: Accessible Parking Requirements

Total Minimum Required Spaces	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

5.6 Off-Street Parking Requirements

1. The number of off-street parking spaces for motor vehicles required for any use is calculated according to the Table 4 in which Column 1 lists the types of uses and Column 2 indicates the number of required off-street parking spaces that are to be provided for each use listed in Column 1.
2. In respect of a use permitted under this bylaw which is not specifically referred to in Column I of Table 4, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in the table.

3. When calculating the number of off-street parking spaces to be provided, any fraction as a result of calculating the required number of spaces must be rounded up to the nearest whole number.
4. Where more than one use is located on a parcel the total number of off-street parking spaces to be required shall be the sum total of the requirements for each use.
5. Where more than one use is located in a building the total number of off-street parking spaces required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.
6. Parking requirements for uses in the C1 zone (see **Table 6**) may receive up to a 50% reduction in the off-street parking requirements with the exception of any residential uses, which receive no reduction in off-street parking requirements.

Table 4: Parking Regulations

COLUMN 1 Land Use	COLUMN 2 Minimum Number of Parking Spaces Required
Residential Uses	
Accessory Dwelling Unit	1 per dwelling unit
Apartment	Bachelor – 1 space per dwelling unit 1 Bedroom – 1.25 space per dwelling unit 2+ Bedrooms – 1.5 space per dwelling unit Visitor Parking – 1 space per 7 dwelling units with a minimum of 1 space
Bed & Breakfast Accommodation	1 space per each bedroom used for accommodation, in addition to the required spaces for the principal residential dwelling unit
Duplex, Triplex and Fourplex	2 per dwelling unit
Home Occupation	1 space in addition to principal dwelling unit requirements
Home Industry	2 spaces in addition to principal dwelling unit requirements
Manufactured Home	1 per dwelling plus 1 per 4 dwellings for visitors
Single-Detached Dwelling	2 per dwelling
Suites (Secondary or Detached)	1 per bedroom in the suite in addition to principal dwelling unit requirements
Townhouse	2 per dwelling unit plus 1 visitor parking space
Commercial Uses	
Animal Shelter	2 plus 1 per employee
Animal Hospital	1 per 70 m ² of gross floor area
Automotive Sales & Service	1 per 70 m ² of retail floor space plus 1 per service bay
Campground & RV Park	1 per camp site plus 1 per 10 sites for visitor parking
Cannabis Retail	1 per 40 m ² of gross floor area
Commercial Entertainment Service	5 per 100m ² of gross floor area
Daycare - Commercial	1 per 40 m ² of gross floor area
Financial Institution	1 per 20 m ² of gross floor area
Fitness Centre	1 per 40 m ² of gross floor area
Gas Station	1 per 40m ² of gross floor area for retail sales plus 2 per service bay
Hotel/Motel	1 per hotel/motel room plus 1 per 4 seats in eating & drinking establishments
Laundromat and Dry Cleaner	1 per 20 m ² of gross floor area
Microbrewery (Craft Brewery) and Distillery	1 per 4 seats
Offices – Professional	1 per 40m ² of gross floor area
Offices – Trade Contractor	1 per 40m ² of gross floor area
Restaurant	1 per 5 seats
Retail Store	1 per 40m ² of gross floor area
Commercial Uses Not Listed	1 per 40 m ² of gross floor area
Institutional Uses	
Education Facility -	10 per classroom

College/University	
Community Care Facility	1 per 3 patient beds, 1 per resident staff, and 1 visitor parking space per 3 patient beds
Emergency and Protective Services	10 per 100m ² of gross floor area (excludes parking garages)
Health Services	1 per 40 m ² of gross floor area
Hospital	1 per 2 beds for employee parking and 1 per 4 beds for visitor parking
Recreation Facility	1 per 3.5 seats or 3.1 per 100m ² gross floor area used by patrons or, 5 per 4000m ² of area used for sports fields, whichever is greater
Place of Worship	1 per 5 seats or 10 per 100m ² gross floor area, whichever is greater
Education Facility – Elementary	2 per classroom or 1 per 10 students (max capacity), whichever is greater
Education Facility – High School	5 per classroom or 1 per 5 students (max capacity), whichever is greater
Institutional Uses Not Listed	1 per 40 m ² of gross floor area
Industrial Uses	
Manufacturing – General and Industrial	1 per 2 employees on the largest shift or 1 per 100 m ² of gross floor area, whichever is greater
Microbrewery (Craft Brewery) and Distillery	1 per 40 m ² of gross floor area
Greenhouse	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 100 m ² of gross floor area
Wholesale	1 per 40 m ² of gross floor area
Wrecking Yard	1 per 100 m ² of gross floor area
Industrial Facilities Not Listed	1 per 100m ² of gross floor area

5.7 Location, Sitting and Design of Loading Zones

- All required off-street loading areas shall:
 - Have the minimum dimensions set out in Table 2 to this Bylaw.
 - Have unobstructed access and egress from a highway.
 - Be sited at an elevation or elevations convenient to a service floor level in the building.
 - Be located on the same parcel as the use served, but not within the required front yard, nor closer than 15 metres to the nearest point of intersection of any 2 road allowances.
 - Be provided with adequate curbs in order to contain all vehicles within the loading zone and protect fences, walls, hedges or landscaped areas and buildings.
 - Be clearly designated “Loading Zones”.
- The required number of loading zones is set out in Table 5 to this Bylaw.
- When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are used for parking.
- In the case of one or more uses of a building or structure, the total required number of off-street loading zones shall be the sum of the requirements for the individual uses.

Table 5: Loading Zone Requirements

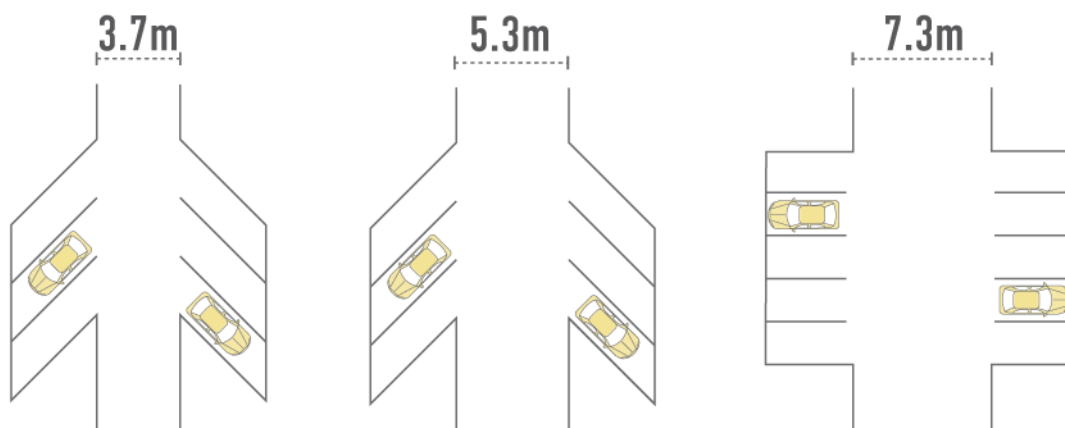
Type of Development (Land Use)	Required Loading Spaces
Residential Uses	None
Commercial Uses	1 per 1,900 m ² , minimum 1
Hotel Motel	1 per 2,800 m ² , minimum 1

Restaurant Microbrewery (Craft Brewery) and Distillery	
Institutional Uses Recreational Uses	1 per 2,800 m ² , minimum 1
Educational Facility – Elementary School	3 per 100 students, minimum 5 plus minimum 3 bus loading spaces
Educational Facility – High School, University or College	1.5 per 100 students, minimum 5 plus minimum 3 bus loading spaces

5.8 Access to Parking Space

- Adequate provision shall be made for individual entry or exit by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles, as seen in Figure 8, having widths not less than:
 - 7.3 metres where parking spaces are located at 90 degrees to the maneuvering aisle providing access to the space.
 - 2 metres where parking spaces are located at 60 degrees to the maneuvering aisle providing access to the space.
 - 3.7 metres where the parking spaces are located at 45 degrees or less to the maneuvering aisle providing access to the space.

Figure 8: Access to Parking Space Widths



5.9 Access and Egress

- All points of access and egress to a Parking Area or to a loading area shall be subject to the approval of the Director of Engineering and Public Works.

5.10 Surfacing and Lighting of Parking and Loading Areas

- All off-street parking areas and loading areas shall be surfaced with asphalt, concrete, or similar pavement so as to provide a surface that is durable, dust free and provide for proper disposal of water in an approved storm drainage system.
- All parking spaces and loading zones shall be provided with curbs and such curbs shall be constructed of asphalt, concrete or treated timber, installed, and secured.
- All parking spaces and loading zones that abut a landscaped area shall be bordered by a curb.
- All parking and loading areas shall be provided with adequate lighting that is so arranged that all direct rays of artificial light are reflected upon the parking and loading areas and not on any adjoining parcel.



5.11 Off-Site Parking Spaces

1. Excluding parking spaces required for R zones, if sufficient parking spaces cannot be provided on the same lot, required parking spaces may be provided on a separate lot controlled by the District which is within 150 metres of the building, structure or use that the parking spaces are intended to serve, pursuant to Section 5.11.3, or on private parcel which is within 150 metres of the building structure or use that the parking spaces are intended to serve.
2. Off-site parking may be provided on one parking lot for one or more buildings, structure or use provided:
 - a. Each building, structure or use must have parking spaces that are contiguous within the parking lot.
 - b. The total number of parking spaces when used together must be at least the sum of the requirements for land uses except as permitted under Section 5.11.4 of this Bylaw.
3. Off-site parking on private parcel must be secured by a Restrictive Covenant registered in favour of the District of Chetwynd under the following conditions:
 - a. Restricting the use of the parcel in whole or in part, to off-street parking as long as required by this Bylaw.
 - b. The location and number of parking spaces provided off-site.
 - c. Terms for the maintenance and, where applicable, the construction of the off-site parking.
 - d. The owner consents to pay the full cost of the preparation and registration of a Restrictive Covenant pursuant to section 219 of the *Land Title Act* on the title to the off-site parking lands.
 - e. The off-site parking shall be developed to the same standards as on-site parking.
 - f. The approval of the District of Chetwynd.
4. Shared use of the same parking spaces to meet the requirements of two or more buildings, structures or uses is permitted where the hours of operation do not overlap and where a restrictive covenant is entered into with the approval of the District of Chetwynd.

5.12 Payment in Lieu of Parking Space Requirements

1. At the option of the owner or occupier of a commercial development, where the required number of parking spaces cannot be met on the parcel of the development pursuant to Table 4 to this Bylaw, the off-street parking requirements may be met by providing cash in lieu payment to the District under the provisions of this Bylaw.
2. Cash in lieu payments may be paid only where the District owns and operates a parking facility within 150 metres from the use, land, building or structure.
3. The cash in lieu is \$2,000.00 per parking space and is payable to the District at the time of development approval or issuance of building permit, whichever is applicable, and in accordance with the *Local Government Act*.
4. Parking spaces provided under this section shall not be available on a reserved or dedicated basis within a District parking facility.

5.13 Payment for Parking

1. Where parking spaces are required under this Bylaw and parking is provided on site, fees may not be charged for such parking.



5.14 Visitor Parking

1. Visitor parking spaces shall be provided for non-occupants of multi-residential developments, excluding duplex, in accordance with this Bylaw.
2. Visitor parking spaces must be designated and clearly marked "Visitor Parking".
3. All visitor parking is to be easily accessible to the access points of the corresponding buildings.
4. The following provisions of this Bylaw do not apply to Visitor Parking spaces:
 - a. Small car parking spaces.
 - b. Cash in lieu of parking spaces.
5. The number of visitor parking spaces required for multi-residential developments is provided in Table 4 to this Bylaw.

6.0 ESTABLISHMENT OF ZONES

1. The area within the boundaries of the District of Chetwynd is divided into the zones identified in Column I and described in Column II of Table 6.

Table 6: Designation of Zones

Column I Zones	Column II Title Elaboration
Resource Zones (RU Zones)	
AG	Agricultural
RU1	Rural 1
RU2	Rural 2
Residential Zones (R Zones)	
R1	Single-Detached Dwelling Residential
R2	Manufactured Home Subdivision
RM1	Multi-Unit Residential (Low Density)
RM2	Multi-Unit Residential (High Density)
MHP	Manufactured Home Park
Commercial Zones (C Zones)	
C1	Town Centre Commercial
C2	Highway Commercial
C3	Neighbourhood Commercial
Industrial Zones (M Zones)	
M1	Light Industrial
M2	Heavy Industrial
A1	Airport
Public Use Zones (P Zones)	
P1	Parks and Recreation
P2	Public and Institutional
NC	Nature Conservation Area

2. The correct name of each zone provided for in this Bylaw is set out in Column I of Table 6 and the inclusion of the names contained in Column II of Table 6 is for convenience only.
3. The location of each zone is established on Schedules C and D, the Zoning Bylaw Maps, of this Bylaw.
4. Where a zone boundary is shown on Schedule C or D as following a highway or rail right-of-way or water course, the centre line of the highway or rail right-of-way or water course shall be the zone boundary.
5. Where the zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the zoning boundary shall be determined by scaling from Schedule C and D as applicable.

7.0 AGRICULTURAL (AG)

7.1 Zone Intent

1. The intent of this zone is to outline the land use requirements for agricultural parcels within the District of Chetwynd municipal boundary.

7.2 Permitted Uses

1. The following uses and no others are permitted in the AG Zone:

- a. Principal Uses

- i. Agricultural use
- ii. Cannabis production facility
- iii. Single-detached dwelling

- b. Accessory Uses

- i. Accessory building
- ii. Bed and breakfast accommodation
- iii. Beekeeping
- iv. Detached suite
- v. Hen keeping
- vi. Home industry
- vii. Home occupation
- viii. Secondary suite

7.3 Regulations

1. On a parcel located in an area zoned AG, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 7 in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 7: AG Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	0.1 dwellings per ha
.2 Maximum number of principal buildings per parcel	2 single-detached dwellings per parcel
.3 Minimum parcel size	20.0 ha (50 ac)
.4 Minimum parcel width	18.0 m (59 ft)
.5 Minimum setback of principal building from:	
a. Front parcel line	8.0 m (26 ft)
b. Exterior side parcel line	8.0 m (26 ft)
c. Interior side parcel line	8.0 m (26 ft)
d. Rear parcel line	8.0 m (26 ft)
.6 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	3.0 m (10 ft)
d. Rear parcel line	3.0 m (10 ft)
.7 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	10.0 m (32 ft)



.8 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	450.0 m ² (4,800 ft ²)
.9 Maximum parcel coverage (all buildings)	30%

7.4 Other Regulations

1. Subdivision to the minimum parcel size will only be permitted in accordance with an approval for subdivision pursuant to the *Agricultural Land Commission Act*.
2. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
3. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

8.0 RURAL 1 (RU1)

8.1 Zone Intent

1. The intent of this zone is to outline the land use requirements for rural parcels within the District of Chetwynd.

8.2 Permitted Uses

1. The following uses and no others are permitted in the RU1 Zone:

a. Principal Uses

- i. Agricultural use (excluding feed lots)
- ii. Beekeeping
- iii. Duplex dwelling
- iv. Cannabis production facility
- v. Community garden
- vi. Hen keeping
- vii. Resource extraction
- viii. Single-detached dwelling
- ix. Solid waste management facility

b. Accessory Uses

- i. Accessory building
- ii. Bed and breakfast accommodation
- iii. Beekeeping
- iv. Detached suite
- v. Farm stand
- vi. Hen keeping
- vii. Home industry
- viii. Home occupation
- ix. Secondary suite

8.3 Regulations

1. On a parcel located in an area zoned RU1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 8 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 8: RU1 Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	0.25 dwellings per ha
.2 Maximum number of principal buildings per parcel	2 single-detached dwellings per parcel or 1 duplex dwelling per parcel
.3 Maximum number of accessory buildings	5 per parcel
.4 Minimum parcel size	8.0 ha (20 ac)
.5 Minimum parcel width	30.0 m (100 ft)
.6 Minimum setback of principal building from:	
a. Front parcel line	8.0 m (26 ft)
b. Exterior side parcel line	8.0 m (26 ft)
c. Interior side parcel line	8.0 m (26 ft)

d. Rear parcel line	8.0 m (26 ft)
.7 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	3.0 m (10 ft)
d. Rear parcel line	3.0 m (10 ft)
.8 Minimum principal building width	7.0 m (23 ft)
.9 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	10.0 m (32 ft)
.10 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	500.0 m ² (5,380 ft ²)
.11 Maximum parcel coverage (all buildings)	5%

8.4 Other Regulations

1. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
2. The extraction of raw materials from the land includes the preliminary grading, cutting, or crushing of materials. Further processing on site is prohibited, unless the product is regulated by the *Mines Regulations Act*, or is to be used solely on the premises or to supplement farm income.
3. Forestry and logging includes portable wood manufacturing plants, provided such a plant is set back at least 150.0 m (492 ft) from any parcel line. All other types of manufacturing on site are prohibited.
4. The sale area for produce grown on the premises must not exceed 50m² (538 ft²).
5. All development must comply with all relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

9.0 RURAL 2 (RU2)

9.1 Zone Intent

1. The intent of this zone is to outline the land use requirements for small-scale agricultural residential parcels within the District of Chetwynd municipal boundary.

9.2 Permitted Uses

1. The following uses and no others are permitted in the RU2 Zone:

a. Principal Uses

- i. Agricultural use (including feed lots)
- ii. Animal hospital
- iii. Animal shelter
- iv. Campground and RV park
- v. Cannabis production facility
- vi. Community garden
- vii. Outdoor recreation
- viii. Kennel
- ix. Single-detached dwelling

b. Accessory Uses

- i. Accessory building
- ii. Bed and breakfast accommodation
- iii. Beekeeping
- iv. Detached suite
- v. Farm stand
- vi. Hen keeping
- vii. Home industry
- viii. Home occupation
- ix. Secondary suite

9.3 Regulations

1. On a parcel located in an area zoned RU2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 9 in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 9: RU2 Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	2 dwellings per ha
.2 Maximum number of principal buildings per parcel	2 single-detached dwellings per parcel or 1 duplex dwelling per parcel
.3 Maximum number of accessory buildings	3 per parcel
.4 Minimum parcel size	1.0 ha (2.5 ac)
.5 Minimum parcel width	20.0 m (65 ft)
.6 Minimum setback of principal building from:	
a. Front parcel line	8.0 m (26 ft)
b. Exterior side parcel line	8.0 m (26 ft)
c. Interior side parcel line	8.0 m (26 ft)

d. Rear parcel line	8.0 m (26 ft)
.7 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	3.0 m (10 ft)
d. Rear parcel line	3.0 m (10 ft)
.8 Minimum principal building width	7.0 m (23 ft)
.9 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	6.0 m (20 ft)
.10 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	232.0 m ² (2,500 ft ²)
.11 Maximum parcel coverage (all buildings)	35%

9.4 Other Regulations

1. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
2. All buildings and structures used for kennels, the keeping of bees, horses, pigeons, poultry, sheep, or fur bearing animals for domestic purposes must be set back at least 25.0 m (82 ft) from any parcel line and at least 10.0 m (33 ft) from any dwelling.
3. The sale area for produce grown on the premises must not exceed 50m² (538 ft²).
4. All development must comply with all relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

10.0 SINGLE DETACHED DWELLING (R1)

10.1 Zone Intent

1. The purpose of this zone is to provide for single-detached dwellings while allowing other forms of small-scale housing in the form of suites and various accessory uses.

10.2 Permitted Uses

1. The following uses and no others are permitted in the R1 Zone:

- a. Principal Uses

- i. Single detached dwelling
- ii. Duplex dwelling

- b. Accessory Uses

- i. Accessory building
- ii. Bed and breakfast accommodation
- iii. Beekeeping
- iv. Day care
- v. Detached suite
- vi. Hen keeping
- vii. Home occupation
- viii. Secondary suite

10.3 Regulations

1. On a parcel located in an area zoned R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 10 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 10: R1 Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	20 dwellings per ha
.2 Maximum number of principal buildings per parcel	1 single-detached dwelling per parcel 1 duplex dwelling per parcel
.3 Maximum number of accessory buildings	3 per parcel
.4 Minimum parcel size:	
a. Single-detached dwellings	464.0 m ² (4,994 ft ²)
b. Duplex dwellings which is situated on one parcel	700.0 m ² (7,535 ft ²)
c. Duplex dwellings which is divided into two separate parcels with a common interior wall	350.0 m ² (3,767 ft ²) per parcel
.5 Minimum parcel width:	
a. Single-detached dwellings	15.0 m (49 ft)
b. Duplex dwellings which is situated on one parcel	18.0 m (59 ft)
c. Duplex dwellings which is divided into two separate parcels with a common interior wall	9.0 m (30 ft) per parcel
.6 Minimum setback of principal building from:	
a. Front parcel line	7.0 m (23 ft)
b. Exterior side parcel line	3.0 m (10 ft)



c. Interior side parcel line - Where a duplex dwelling is divided into two separate parcels, the side parcel line setback shall not apply where there is a common wall shared between the dwelling units	1.5 m (5 ft)
d. Rear parcel line	0.0 m (0 ft) 9.0 m (30 ft)
.7 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.8 Minimum principal building width	7.0 m (23 ft)
.9 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	5.0 m (16 ft)
.10 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	
i. for parcels under 700 m ²	70.0 m ² (753 ft ²)
ii. for parcels over 700 m ²	90.0 m ² (970 ft ²)
.11 Maximum parcel coverage (all buildings)	35%

10.4 Other Regulations

1. All development must comply with all relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

11.0 MANUFACTURED HOME SUBDIVISION (R2)

11.1 Zone Intent

1. This zone is intended to permit manufactured dwellings in the District of Chetwynd.

11.2 Permitted Uses

1. The following uses and no others are permitted in the R2 Zone:

- a. Principal Uses
 - i. Manufactured home
 - ii. Single detached dwelling
- b. Accessory Uses
 - i. Accessory building
 - ii. Home occupation

11.3 Regulations

1. On a parcel located in an area zoned R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 11 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 11: R2 Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	20 dwellings per ha
.2 Maximum number of principal buildings per parcel	1 single detached dwelling or manufactured home per parcel
.3 Maximum number of accessory buildings	2 per parcel
.4 Minimum parcel size:	
a. Single-detached dwellings	464.0 m ² (4,994 ft ²)
.5 Minimum parcel width	
a. Single-detached dwellings	15.0 m (49 ft)
.6 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	3.0 m (10 ft)
.7 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.8 Maximum building and structure height:	
a. Principal building and structures	5.0 m (16 ft)
b. Accessory building	4.0 m (13 ft)
.9 Minimum building width for:	
a. Principal building	4.3 m (14 ft)
.10 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	70.0 m ² (753 ft ²)



.11 Maximum parcel coverage (all buildings)	35%
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11.4 Other Regulations

1. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

12.0 MULTI-UNIT RESIDENTIAL – LOW DENSITY (RM1)

12.1 Zone Intent

1. This zone is intended to permit multiple dwelling housing developments in the District of Chetwynd.

12.2 Permitted Uses

1. The following uses and no others are permitted in the RM1 Zone:

- a. Principal Uses

- i. Fourplex
- ii. Triplex
- iii. Townhouse

- b. Accessory Uses

- i. Accessory building

12.3 Regulations

1. On a parcel located in an area zoned RM1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 12 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 12: RM1 Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	40 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	1,000.0 m ² (10,764 ft ²)
.4 Minimum parcel width	30.0 m (98 ft)
.5 Minimum setback of principal building from:	
a. Front parcel line	8.0 m (26 ft)
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	2.0 m (7 ft)
d. Rear parcel line	9.0 m (30 ft)
.6 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.7 Minimum principal building width	7.0 m (23 ft)
.8 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	5.0 m (16 ft)
.9 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	90.0 m ² (970 ft ²)
.10 Maximum parcel coverage (all buildings)	35%



12.4 Other Regulations

1. On each parcel, open space will be provided at a minimum of 6.0 m² (64 ft²) per dwelling unit. The maximum slope for this open space is 10%.
2. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

13.0 MULTI-UNIT RESIDENTIAL – HIGH DENSITY (RM2)

13.1 Zone Intent

1. This zone is intended for existing properties and is not desired for future developments.

13.2 Permitted Uses

1. The following uses and no others are permitted in the RM2 Zone:

- a. Principal Uses
 - i. Apartment
 - ii. Townhouse
- b. Accessory Uses
 - i. Accessory building

13.3 Regulations

1. On a parcel located in an area zoned RM2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 13 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 13: RM2 Zone Regulations

COLUMN I	COLUMN II
.1 Maximum density	145 dwelling units per ha
.2 Maximum number of accessory buildings	2 per parcel
.3 Minimum parcel size	928.0 m ² (9,989 ft ²)
.4 Minimum parcel width	30.0 m (98 ft)
.5 Minimum setback of principal building from: <ol style="list-style-type: none"> a. Front parcel line b. Exterior side parcel line c. Interior side parcel line d. Rear parcel line 	8.0 m (26 ft) 4.0 m (13 ft) 3.0 m (10 ft) 9.0 m (30 ft)
.6 Minimum setback of accessory building from: <ol style="list-style-type: none"> a. Front parcel line b. Exterior side parcel line c. Interior side parcel line d. Rear parcel line 	no closer than rear of building envelope 3.0 m (10 ft) 1.5 m (5 ft) 1.5 m (5 ft)
.7 Minimum principal building width	7.0 m (23 ft)
.8 Maximum building and structure height: <ol style="list-style-type: none"> a. Principal building and structures b. Accessory building 	20.9 m (68.5 ft) 5.0 m (16 ft)
.9 Maximum floor area of accessory buildings: <ol style="list-style-type: none"> a. All accessory buildings combined 	90.0 m ² (970 ft ²)
.10 Maximum parcel coverage (all buildings)	50%

13.4 Other Regulations

1. On each parcel, open space will be provided at a minimum of 6.0 m² (64 ft²) per dwelling unit. The maximum slope for this open space is 10%.



2. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

14.0 MANUFACTURED HOME PARK (MHP)

14.1 Zone Intent

1. The intent of this zone is to permit manufactured home park development.

14.2 Permitted Uses

1. The following uses and no others are permitted in the MHP Zone:

- a. Principal Uses

- i. Manufactured home park

- b. Accessory Uses

- i. Accessory building
- ii. Home occupation

14.3 Permitted Uses – Site Specific

1. The following uses are permitted in the manufactured Home Park (MHP) zone on District Lot 2189, Peace River District, Except Plan 17885 (4500 42nd Avenue NE) on a site-specific basis only:

- a. Principal Use:

- i. Campground and RV Park

14.4 Regulations

1. On a parcel located in an area zoned MHP, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 14 in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 14: MHP Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	2.0 ha (5 ac)
.2 Maximum parcel coverage (all buildings)	35%

14.5 Other Regulations

1. A maximum of three (3) accessory building will be permitted for the residence of the park manager or caretaker.
2. All development must comply with relevant District bylaws.

See the General Regulations (Section 4.0) for additional regulations and exceptions.

15.0 TOWN CENTRE COMMERCIAL (C1)

15.1 Zone Intent

1. The intent of this zone is to permit and promote commercial development within the town centre to include a wide range and mix of uses.

15.2 Permitted Uses

1. The following uses and no others are permitted in the C1 Zone:

- a. Principal Uses

- i. Cannabis retail
- ii. Emergency shelter
- iii. Commercial entertainment service
- iv. Financial institution
- v. Fitness centre
- vi. Microbrewery (craft brewery) and distillery
- vii. Mixed use
- viii. Museum
- ix. Offices – trade contractor
- x. Offices – professional
- xi. Off-street parking
- xii. Personal service establishment
- xiii. Restaurant
- xiv. Retail store

- b. Accessory Uses

- i. Accessory building
- ii. Accessory dwelling unit

15.3 Regulations

1. On a parcel located in an area zoned C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 15 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 15: C1 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	465.0 m ² (5,000 ft ²)
.2 Minimum parcel width	15.0 m (49 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	0.0 m (0 ft)
b. Exterior side parcel line	0.0 m (0 ft)
c. Interior side parcel line	0.0 m (0 ft)
d. Rear parcel line	0.0 m (0 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	1.5 m (5 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)

.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height	
a. Principal building and structures	15.0 m (49 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum number of accessory buildings	2 per parcel
.8 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	90.0 m ² (970 ft ²)
.9 Maximum parcel coverage (all buildings)	100%

15.4 Other Regulations

1. Trade Contractor offices located in the Town Centre are not permitted to have on-site storage for trades.

15.5 Other Regulations

1. No front yard is required except for service stations as stipulated in this Bylaw.
2. No side yard is required except that where a parcel abuts a parcel in an R or RU Zone or is separated by a highway or lane therefrom, a side yard will be provided of a width of not less than the required side yard of the abutting parcel but need not exceed 3.0 m (10 ft) in width; except for service stations as stipulated in this bylaw.
3. No rear yard is required, except where a parcel abuts another parcel in an R or RU Zone; such rear yard will not be less than 6.0 m (20 ft); except for services stations as stipulated in this bylaw.
4. Where a parcel is used for combined commercial and residential use, the residential use will:
 - a. Be contained in the same building.
 - b. Be located over or behind the other use.
 - c. Have a separate entrance from outside.
 - d. Not exceed a density of 20 units/ha.
5. Where a residential use is in place prior to this bylaw coming into effect, the residential use shall be considered a permitted use for the purpose of this bylaw.
6. No outdoor storage of any kind is permitted where a parcel is used for a trade contractor office within the C1 zone.
7. All development must comply with relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

16.0 HIGHWAY COMMERCIAL (C2)

16.1 Zone Intent

1. The intent of this zone is to permit a range of commercial uses that are generally intended to support the local and regional community.

16.2 Permitted Uses

1. The following uses and no others are permitted in the C2 Zone:

- a. Principal Uses

- i. Animal hospital
- ii. Automotive vehicle sales and service
- iii. Building supply store
- iv. Campground and RV park
- v. Club or lodge
- vi. Commercial entertainment service
- vii. Commercial day care
- viii. Emergency shelter
- ix. Greenhouse
- x. Hotel
- xi. Industrial trade school
- xii. Laundromats and dry cleaner
- xiii. Microbrewery (craft brewery) and distillery
- xiv. Motel
- xv. Museum
- xvi. Off-street parking
- xvii. Offices – trade contractor
- xviii. Offices – professional
- xix. Personal service establishment
- xx. Restaurants
- xxi. Retail
- xxii. Service station
- xxiii. Travel convenience service

- b. Accessory Uses

- i. Accessory building
- ii. Accessory dwelling unit

16.3 Regulations

1. On a parcel located in an area zoned C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 16 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 16: C2 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	465.0 m ² (5,000 ft ²)
.2 Minimum parcel width	18.0 m (59 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)

b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	2.0 m (7 ft)
d. Rear parcel line	7.0 m (23 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height:	
a. Principal building and structures	12.0 m (39 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum number of accessory buildings	2 per parcel
.8 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	90.0 m ² (970 ft ²)
.9 Maximum parcel coverage (all buildings)	75%

16.4 Other Regulations

1. No storage of materials is permitted in any side or front yard. Storage of materials in rear yards is permitted where materials are screened in accordance with the provisions of this bylaw.
2. All development must comply with all relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

17.0 NEIGHBOURHOOD COMMERCIAL (C3)

17.1 Zone Intent

1. The intent of this zone is to permit small scale commercial uses within and near residential neighbourhoods.

17.2 Permitted Uses

1. The following uses and no others are permitted in the C3 Zone:

- a. Principal Uses

- i. Neighbourhood pub
- ii. Microbrewery (craft brewery) and distillery
- iii. Travel convenience service

- b. Accessory Uses

- i. Accessory building
- ii. Accessory dwelling unit

17.3 Regulations

1. On a parcel located in an area zoned C3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 17 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 17: C3 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	464.0 m ² (4,994 ft ²)
.2 Minimum parcel width	15.0 m (49 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	3.0 m (10 ft)
d. Rear parcel line	6.0 m (20 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum number of accessory buildings	2 per parcel
.8 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	70.0 m ² (753 ft ²)
.9 Maximum parcel coverage (all buildings)	50%



17.4 Conditions of Use

1. Where a residential use is in place prior to this bylaw coming into effect, the residential use shall be considered a permitted use for the purpose of this bylaw.
2. Where a parcel is used for combined commercial and residential use, the residential use will:
 - a. be contained in the same building
 - b. be located over or behind the other use
 - c. have a separate entrance from outside
 - d. not exceed a density of 40 units/ha
3. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****



18.0 LIGHT INDUSTRIAL (M1)

18.1 Zone Intent

1. The intent of this zone is to provide lands for uses that are light industrial in nature and have, or are in close proximity to, highway access.

18.2 Permitted Uses

1. The following uses and no others are permitted in the M1 Zone:

- a. Principal Uses

- i. Animal hospital
- ii. Animal shelter
- iii. Automotive sales and service
- iv. Automotive rental
- v. Building supply and lumber yard
- vi. Cannabis production facility
- vii. Commercial storage facility
- viii. Data centre
- ix. Garage and off-street parking for the storage of motor vehicles, recreation vehicles and equipment
- x. Heavy equipment sales and service
- xi. Industrial trade school
- xii. Kennel
- xiii. Laundromats and dry cleaner
- xiv. Maintenance yards
- xv. Manufacturing – general
- xvi. Offices – trade contractor
- xvii. Retail printing establishment
- xviii. Recreation vehicle sales and service
- xix. Restaurant
- xx. Storage yard
- xxi. Truck terminal (including packing and crating facilities)
- xxii. Vehicle and equipment storage (excluding auto wreckers and junk yards)
- xxiii. Warehousing and wholesale establishment

- b. Accessory Uses

- i. Accessory dwelling unit

18.3 Permitted Uses – Site Specific

1. The following uses and no others are permitted in the M1 Zone on Lot 3, Plan 18762, District Lot 2090, Peace River Land District and District Lot 2092 (4529 42nd Avenue NE) on a site-specific basis only:

- a. Principal Use:

- i. Work camp (a closed camp for up to 30 persons)

- b. Accessory Use

- i. Dwelling units (in conjunction with a permitted principal use)

18.4 Regulations

2. On a parcel located in an area zoned M1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 18 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 18: M1 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	930.0 m ² (10,010 ft ²)
.2 Minimum parcel width	30.0 m (95 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)
b. Exterior side parcel line	6.0 m (20 ft)
c. Interior side parcel line	6.0 m (20 ft)
d. Rear parcel line	6.0 m (20 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height:	
a. Principal building and structures	12.0 m (39 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum parcel coverage (all buildings)	60%

18.5 Other Regulations

1. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
2. One (1) dwelling unit is permitted in conjunction with an industrial use for the accommodation of the owner, operator, or an employee of the establishment.
3. All development must comply with all relevant District bylaws.

***See the General Regulations (Section 4.0) for additional regulations and exceptions. ***

19.0 HEAVY INDUSTRIAL (M2)

19.1 Zone Intent

1. The intent of this zone is to provide lands for uses considered to be heavy industrial that have or are in close proximity to a main highway access.

19.2 Permitted Uses

1. The following uses and no others are permitted in the M2 Zone:
 - a. Principal Uses
 - i. Agricultural use
 - ii. Junk yard
 - iii. Cannabis production facility
 - iv. Data centre
 - v. Fuel storage and wholesale distribution facility
 - vi. Heavy equipment sales and service
 - vii. Industrial trade school
 - viii. Key-lock or card-lock fuel installation facilities (including car or truck wash facilities, trailer manufacturing, repairs, sales and display yards)
 - ix. Manufacturing – industrial
 - x. Resource extraction
 - xi. Solid waste management facilities
 - xii. Truck terminal
 - b. Accessory Uses
 - i. Accessory dwelling unit

19.3 Regulations

1. On a parcel located in an area zoned M2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 19 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 19: M2 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	930.0 m ² (10,010 ft ²)
.2 Minimum parcel width	30.0 m (98 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)
b. Exterior side parcel line	6.0 m (20 ft)
c. Interior side parcel line	6.0 m (20 ft)
d. Rear parcel line	6.0 m (20 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height:	



a. Principal building and structures	12.0 m (39 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum parcel coverage (all buildings)	60%

19.4 Conditions of Use

1. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
2. Auto wrecking and junkyards must be set back at least 30.0 m (98 ft) from any residential zone and must be completely enclosed by a tight board fence or solid wall between 2.5 m (8 ft) and 3.5 m (11 ft) high. No material shall be piled to a height greater than the surrounding fence or wall.
3. One (1) dwelling unit is permitted in conjunction with an industrial use for the accommodation of the owner, operator, or an employee of the establishment.
4. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

20.0 AIRPORT (A1)

20.1 Zone Intent

1. The intent of this zone is to provide lands for uses on airport lands and to ensure that all buildings and/or structures comply with Navigation Canada regulations.

20.2 Permitted Uses

1. The following uses and no others are permitted in the A1 Zone:
 - a. Principal Uses
 - i. Aircraft sales and service
 - ii. Automotive rental
 - iii. Commercial and private aircraft storage
 - iv. Government office
 - v. Municipal works yard and facilities
 - vi. Offices – trade contractor (on lands North of Airport Road only)
 - b. Accessory Uses
 - i. Accessory building

20.3 Regulations

1. On a parcel located in an area zoned A1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 20 in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 20: A1 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	930.0 m ² (10,010 ft ²)
.2 Minimum parcel width	18.0 m (59 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)
b. Exterior side parcel line	6.0 m (20 ft)
c. Interior side parcel line	6.0 m (20 ft)
d. Rear parcel line	6.0 m (20 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum floor area of accessory buildings:	
a. One (1) accessory building	55 m ² (590 ft ²)
.8 Maximum parcel coverage (all buildings)	60%



20.4 Other Regulations

1. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
2. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

21.0 PARKS & RECREATION (P1)

21.1 Zone Intent

1. The intent of this zone is to provide both indoor and outdoor amenity space for residents and to protect natural areas.

21.2 Permitted Uses

1. The following uses and no others are permitted in the P1 Zone:

- a. Principal Uses

- i. Community garden
- ii. Cemetery
- iii. Fitness centre
- iv. Indoor recreation centre
- v. Park
- vi. Museum
- vii. Outdoor recreation

- b. Accessory Uses

- i. Accessory building
- ii. Accessory dwelling unit

21.3 Regulations

1. On a parcel located in an area zoned P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 21 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 21: P1 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	500.0 m ² (5,380 ft ²)
.2 Minimum parcel width	15.0 m (49 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	0.0 m (0 ft)
b. Exterior side parcel line	6.0 m (20 ft)
c. Interior side parcel line	6.0 m (20 ft)
d. Rear parcel line	6.0 m (20 ft)
.4 Minimum setback of accessory building from:	
a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height:	
a. Principal building and structures	10.0 m (32 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum parcel coverage (all buildings)	50%



21.4 Other Regulations

1. Where the use is not served by a community sewer system, the discharge of wastes will be to the satisfaction of Northern Health.
2. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****

22.0 PUBLIC AND INSTITUTIONAL (P2)

22.1 Zone Intent

1. The intent of this zone is to provide lands for community, government and emergency service-related uses that are primarily focused on providing services to the community.

22.2 Permitted Uses

1. The following uses and no others are permitted in the P2 Zone:

- a. Principal Uses

- i. Commercial daycare
- ii. Community care facility
- iii. Community centre
- iv. Community garden
- v. Education facility
- vi. Emergency services facility
- vii. Fitness centre
- viii. Government office
- ix. Health service
- x. Hospital
- xi. Indoor recreation centre
- xii. Library
- xiii. Municipal office
- xiv. Museum
- xv. Outdoor recreation
- xvi. Personal service establishment
- xvii. Place of worship
- xviii. Public utility facility
- xix. Visitor information centre

- b. Accessory

- i. Accessory building

22.3 Regulations

1. On a parcel located in an area zoned P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 22 below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

Table 22: P2 Zone Regulations

COLUMN I	COLUMN II
.1 Minimum parcel size	1,000.0 m ² (10,764 ft ²)
.2 Minimum parcel width	30.0 m (98 ft)
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m (20 ft)
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	3.0 m (10 ft)
d. Rear parcel line	6.0 m (20 ft)
.4 Minimum setback of accessory building from:	



a. Front parcel line	no closer than rear of building envelope
b. Exterior side parcel line	3.0 m (10 ft)
c. Interior side parcel line	1.5 m (5 ft)
d. Rear parcel line	1.5 m (5 ft)
.5 Minimum principal building width	7.0 m (23 ft)
.6 Maximum building and structure height:	
a. Principal building and structures	15.0 m (49 ft)
b. Accessory building	5.0 m (16 ft)
.7 Maximum number of accessory buildings	2 per parcel
.8 Maximum floor area of accessory buildings:	
a. All accessory buildings combined	90.0 m ² (970 ft ²)
.9 Maximum parcel coverage (all buildings)	50%

22.4 Other Regulations

1. All development must comply with all relevant District bylaws.

****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****



23.0 NATURE CONSERVATION (NC)

23.1 Zone Intent

1. The intent of this zone is to provide outdoor only amenity space for residents and to protect natural areas.

23.2 Permitted Uses

1. The following uses and no others are permitted in the NC Zone:

- a. Principal Uses

- ii. Community garden
- iii. Outdoor recreation
- iv. Archaeological or historical site

- b. Accessory Uses

- i. Accessory building

23.3 Regulations

1. No subdivision is permitted.
2. All development is prohibited except that which is necessary to support passive recreation uses and resource management activities for educational purposes.
3. Limited interpretive and directional signage may be provided.
4. Any disturbed areas will be re-vegetated to their original condition.

23.4 Other Regulations

1. All development must comply with all relevant District bylaws.

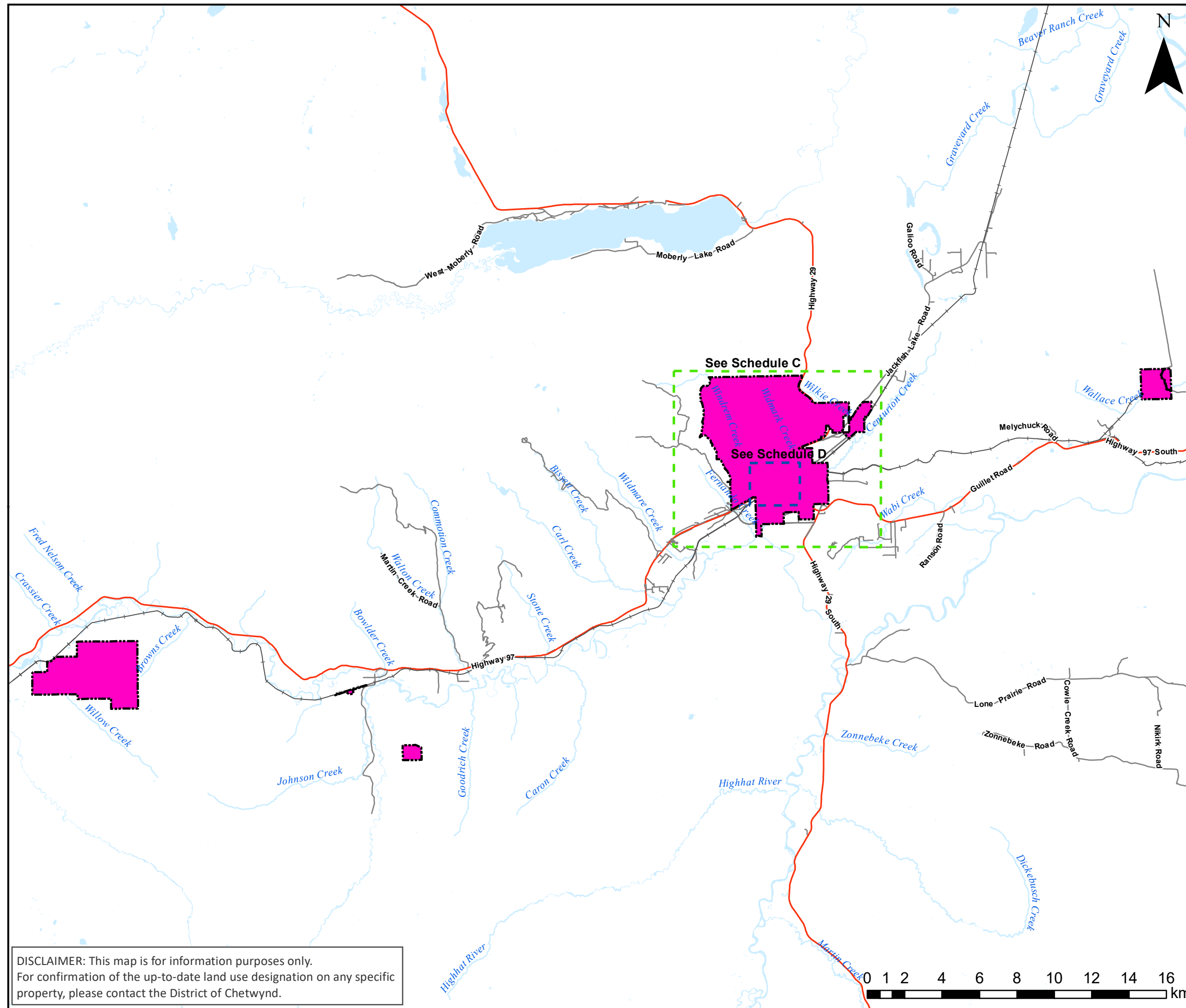
****See the General Regulations (Section 4.0) for additional regulations and exceptions. ****



District of Chetwynd
Zoning Bylaw
No. 1150, 2023
Greater Chetwynd

Legend

- Municipal Boundary
- Waterbody
- Railway
- Provincial Highways



DISCLAIMER: This map is for information purposes only.
For confirmation of the up-to-date land use designation on any specific
property, please contact the District of Chetwynd.

BYLAW NO.	AMENDMENTS	DATE
1157	4725 Nicholson Rd & 4728 48A St NW	Apr 2023

SCHEDULE B



District of Chetwynd

Zoning Bylaw

No. 1150, 2023

Zoning

Town Centre

Legend

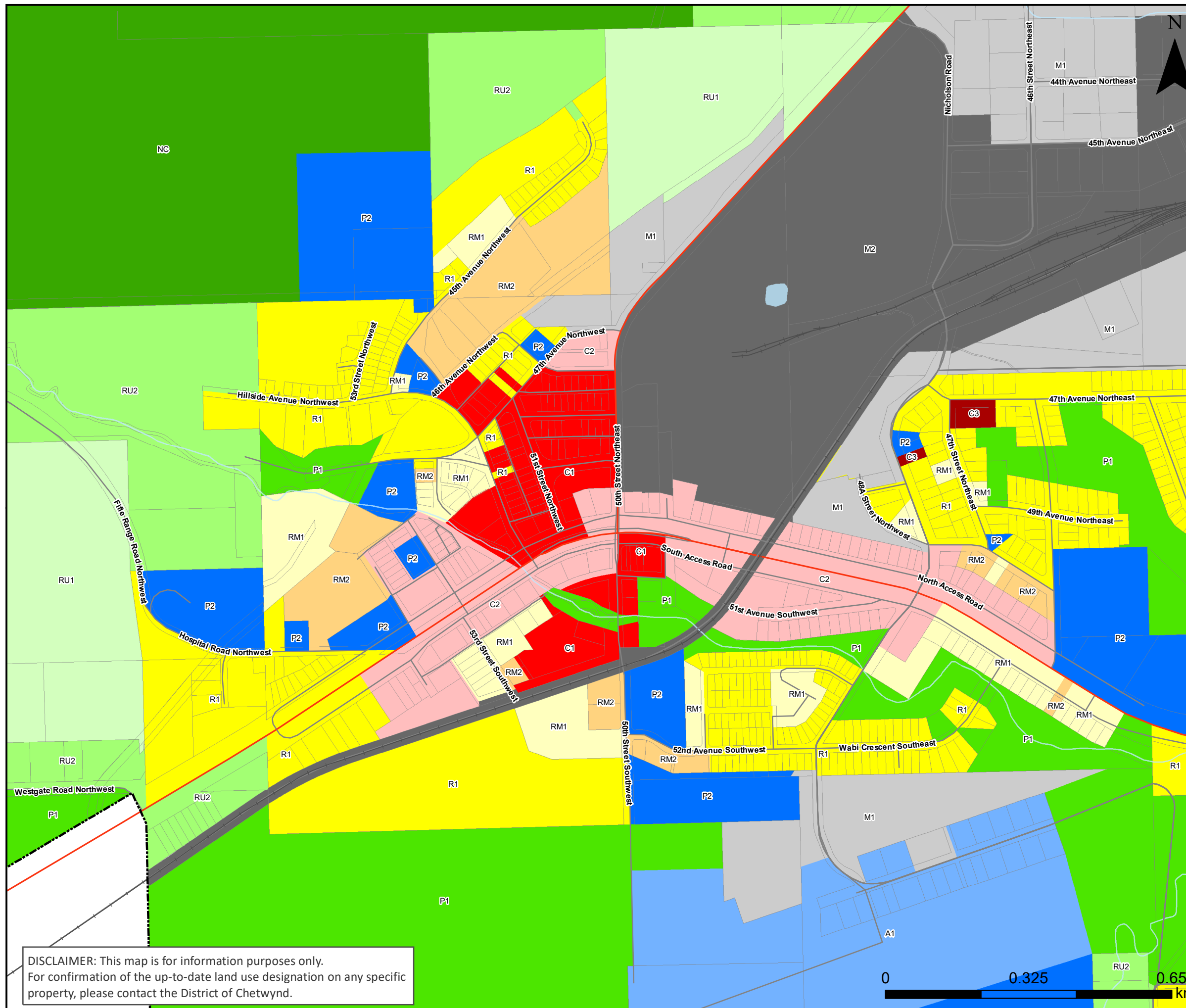
- Municipal Boundary
- Waterbody
- Railway
- Major Streets
- Provincial Highways

Zoning

- AG - Agricultural
- RU1 - Rural 1
- RU2 - Rural 2
- MHP - Manufactured Home Park
- R1 - Single Family Residential
- R2 - Manufactured Home Park
- RM1 - Multiple Residential (Low Density)
- RM2 - Multiple Residential (High Density)
- C1 - Town Centre Commercial
- C2 - Highway Commercial
- C3 - Neighbourhood Commercial
- A1 - Airport
- M1 - Light Industrial
- M2 - Heavy Industrial
- NC - Nature Conservation Area
- P1 - Parks and Recreation
- P2 - Public and Institutional

BYLAW NO.	AMENDMENTS	DATE
1157	4725 Nicholson Rd & 4728 48A St NW	Apr 2023

SCHEDULE D



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