



# REPORT

To: Chair and Directors

Report Number: DS-BRD-012

From: Tyra Henderson, Corporate Officer

Date: April 2, 2020

**Subject: Zoning Amendment Bylaw No. 2406, 2020. PRRD File # 20-006 ZN**

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## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board give Zoning Bylaw Amendment No. 2406, 2020, to rezone the property identified as PID 014-625-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone, first and second readings; further,

That a Public Hearing be waived pursuant to the *Local Government Act* Section 464(2) and that public notification be authorized pursuant to the *Local Government Act* Section 467.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To rezone the property from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone under PRRD Zoning Bylaw No. 479, 1986 for the final purpose of subdividing the property into two lots.

### **File Details**

Owner: Daniel McLean  
Area: Electoral Area D  
Location: South Taylor  
Legal: Parcel A (R2285), of the Southeast ¼ of Section 5, Township 81, Range 17, W6M, PRD  
PID: 014-625-950  
Civic Address: 5420 224 Rd  
Lot Size: 10.7 ha (26.4 ac)

### **Site Context**

The subject property is approximately 500 m from the North intersection of the Old Alaska Highway and the Alaska Highway (Hwy 97), and approximately 18 km south of the District of Taylor. The property is directly adjacent to the Alaska Highway. The Braden Road/Alaska Highway intersection is kitty corner to the subject property. Adjacent land parcels surrounding the property are mostly large agricultural parcels; however, there is a commercial property directly north of the subject property, and a rural subdivision approximately 1.5 km south on the Old Alaska Highway.

### **Site Features**

#### Land

The subject property is mostly cleared for agricultural production. Residential development is centered on the property. An electrical power right-of-way transects the property from the northwest corner to the southeast.

**Structures**

There is one residence, one shop, and two sheds on the subject property.

**Access**

The subject property is accessed via 224 Road (Paul Road) directly off the Alaska Highway (Hwy 97).

**Canada Land Inventory (CLI) Soil Rating**

According to the Canada Land Inventory, soils on the subject property are classified as 4x. Class 4 soils have severe limitations that restrict the range of crops or require special conservation practices. Subclass x comprises of soils having a limitation resulting from the cumulative effect of two or more adverse characteristics

**Comments & Observations****Applicant**

The applicant intends to subdivide the property along the hydro right-of-way.

**Agricultural Land Reserve (ALR)**

The subject property is within the Agricultural Land Reserve, and therefore the provisions of the *Agricultural Land Commission Act* apply. The ALC approved an ALR subdivision application (ALC Resolution #347/2018) on October 24, 2018.

**Official Community Plan (OCP)**

Pursuant to the PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Rural Neighbourhood (RN). Land within this designation should be used for agriculture, residential, civic or institutional, public spaces and parks. The minimum parcel size should be 1.6 ha (4 ac) unless connected to a sewer system or soil conditions allow suitable on-site sewage disposal approved by Northern Health.

Therefore, the proposal is consistent with the Official Community Plan.

**Land Use Zoning**

Pursuant to Dawson Creek Rural Zoning Bylaw No. 479, 1986, the subject property is zoned RR-4 (Small Holdings) zone. Land within this zone may be used for residential, agriculture, and home based businesses. The minimum parcel size is 8 ha (20 ac). The proposal to subdivide the parcel through Ministry of Transportation and Infrastructure (MoTI) does not meet the minimal parcel size of the RR-4 zone.

Therefore, a zoning amendment to RR-1 (Rural Residential) zone is required. While the permitted uses within the RR-1 zone and the RR-4 zone are the same, there is a smaller minimum parcel size in the RR-1 zone (1.8 ha). The proposal is consistent with the regulations of the proposed zone.

**Fire Protection Areas**

The subject property is outside all fire protection areas.

**Mandatory Building Permit Areas**

The subject property is outside the Mandatory Building Permit Area; however, Building Permits are still available on a voluntary basis.

**Development Permit Areas**

The subject property is outside all Development Permit Areas.

**Impact Analysis**Context

The proposal will not change the permitted uses on the subject property. The change in zoning will only affect the minimal parcel size from 8 ha (20 ac) to 1.8 ha (4.5 ac). The proposed rezoning could result in up to five lots, subject to ALC and MoTI approval, though only one new lot is proposed at this time. The proposed rezoning and parcel sizes are consistent with the parcels surrounding the subject property.

Population & Traffic

The proposed rezoning and subdivision would result in one new residential lot. A minimal increase to the population and traffic is anticipated.

Sewage & Water

The applicant is currently using a lagoon for sewage and a cistern for water services.

**Comments Received from Municipalities & Provincial Agencies**Fort St. John

Interests unaffected.

Agricultural Land Commission

No objections.

Ministry of Transportation and Infrastructure

The proposal falls within Section 52 of the *Transportation Act* and will require formal Ministry approval and signature. The Ministry is in support of the proposal and has the following comments:

1. No direct access to the Alaska Highway 97N is permitted. All access is to be via the side road network (Paul Road).

**ALTERNATIVE OPTIONS:**

1. That the Regional Board respectfully refuse Zoning Amendment Bylaw No. 2406, 2020, to permit rezoning of the property identified as PID 014-625-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1), as submitted.
2. That the Regional Board give Zoning Amendment Bylaw No. 2406, 2020, to rezone the property identified as PID 014-625-950 from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1), first and second readings; further, that a Public Hearing pursuant to the *Local Government Act* Section 464(1) be delegated to the Director of Electoral Area D, and held after issuance of the public notification required under Section 466 of the *Local Government Act*.

3. That the Regional Board provide further direction.

**STRATEGIC PLAN RELEVANCE:**

☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None at this time.

**COMMUNICATIONS CONSIDERATION(S):**

The Regional Board's decision will be communicated to the applicant.

**OTHER CONSIDERATION(S):**

None at this time.

**Attachments:**

1. Draft Zoning Bylaw No. 2406, 2020
2. Maps
3. Application
4. Comments Received from Municipalities & Provincial Agencies
5. Comments Received from Electoral Area Director
6. Section 6.21 of PRRD Zoning Bylaw No. 479, 1986

RR1 & 4.5  
RR10 = 10.5 ac.



# PEACE RIVER REGIONAL DISTRICT

20-006 Zn

**DAWSON CREEK** 1981 Alaska Avenue (Box 810), Dawson Creek, BC (T) 250-784-3200..(F) 250-784-3201  
**FORT ST. JOHN** 9505 100<sup>TH</sup> Street, Fort St. John, BC V1J 4N4 (T) 250-785-8084 (F) 250-785-1125  
[Toll Free: 1-800-670-7773]

Receipt # \_\_\_\_\_

## Application for Development

### 1. TYPE OF APPLICATION

|                                                                                    | FEE         |
|------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment                   | \$ 1,000.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment                         | 650.00      |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined | 1,050.00    |
| <input type="checkbox"/> Temporary Use Permit                                      | 350.00      |
| <input type="checkbox"/> Development Permit                                        | 165.00      |
| <input type="checkbox"/> Development Variance Permit                               | 165.00      |
| <input type="checkbox"/> Sign requirement                                          | 150.00      |

In regard to applications for:

- i) an official community plan and/or zoning bylaw amendment;
- ii) temporary use permit;

Sign provided by the PRRD and sign posted pursuant to Section 8 of Bylaw No. 2165, 2016, **attached**.

### 2. PLEASE PRINT

|                                               |                                           |
|-----------------------------------------------|-------------------------------------------|
| Property Owner's Name<br><b>DANIEL M'LEAN</b> | Authorized Agent of Owner (if applicable) |
| Address of Owner<br>[REDACTED]                | Address of Agent                          |
| City/Town/Village<br>[REDACTED]               | City/Town/Village                         |
| Postal Code<br>[REDACTED]                     | Postal Code                               |
| Telephone Number:<br>[REDACTED]               | Telephone Number:                         |
| Fax Number:<br>[REDACTED]                     | Fax Number:                               |
| E-mail:<br>[REDACTED]                         | E-mail:                                   |

### 3. PROPERTY DESCRIPTION

| Full legal description of each property under application | Area of each lot               |
|-----------------------------------------------------------|--------------------------------|
| PARCEL A (R2285) OF THE SOUTH                             | <b>13</b> ha./acres            |
| EAST 1/4 OF SEC. 5 T.S. 81 R. 17                          | <b>13</b> ha./acres            |
| W/6M PEACE RIVER DIST.                                    | ha./acres                      |
| CIVIC: 5420 224 RD. FARMINGTON BC                         | TOTAL AREA <b>26</b> ha./acres |

#### Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

4. Civic Address or location of property: \_\_\_\_\_

**5. PARTICULARS OF PROPOSED AMENDMENT**

Please check the box(es) that apply to your proposal:

☐ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: RRN

Proposed OCP designation: \_\_\_\_\_

Text amendment: \_\_\_\_\_

☐ Zoning Bylaw amendment:

Existing zone: RR 4

Proposed zone: RR 1

Text amendment: \_\_\_\_\_

☐ Development Variance Permit – describe proposed variance request:

\_\_\_\_\_

☐ Temporary Use Permit – describe proposed use:

\_\_\_\_\_

☐ Development Permit: Bylaw No. \_\_\_\_\_ Section No. \_\_\_\_\_

6. Describe the existing use and buildings on the subject property:

1 - RESIDENCE  
1 - SHOP. HAYING.  
2 - SHEDS.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North 10 ACRES. RES.  
(b) East 1/4 SEC. RES.  
(c) South 1/2 SEC. RES.  
(d) West 1/2 SEC. RES.

8. Describe the proposed development of the subject property. Attach a separate sheet if necessary:

SUB. - 2 PARCELS ALONG HYDRO EASEMENT

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Describe the means of sewage disposal for the development:

LAGOON.

11. Describe the means of water supply for the development:

CISTERN.

**THE FOLLOWING INFORMATION IS REQUIRED. FAILURE TO PROVIDE MAY DELAY YOUR APPLICATION.**

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing:
- (a) the legal boundaries and dimensions of the subject property;
  - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
  - (c) the location of existing buildings and structures on the subject property, with distances to property lines;
  - (d) the location of any proposed buildings, structures, or additions thereto, with distances to property lines;
  - (e) the location of any existing sewage disposal systems;
  - (f) the location of any existing or proposed water source.

**ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.**

**If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a British Columbia Land Surveyor may be required.**

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.

Signature of Owner

FEB. 10 2020  
Date signed

Signature of Owner

FEB 10 2020  
Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

|                     |      |                                        |
|---------------------|------|----------------------------------------|
| I / We              | and  | hereby                                 |
| authorize           |      |                                        |
| (name)              |      | to act on my/our behalf regarding this |
| application.        |      |                                        |
| Agent address:      |      |                                        |
| Telephone:          | Fax: | Email:                                 |
| Signature of Owner: |      | Date:                                  |
| Signature of Owner: |      | Date:                                  |



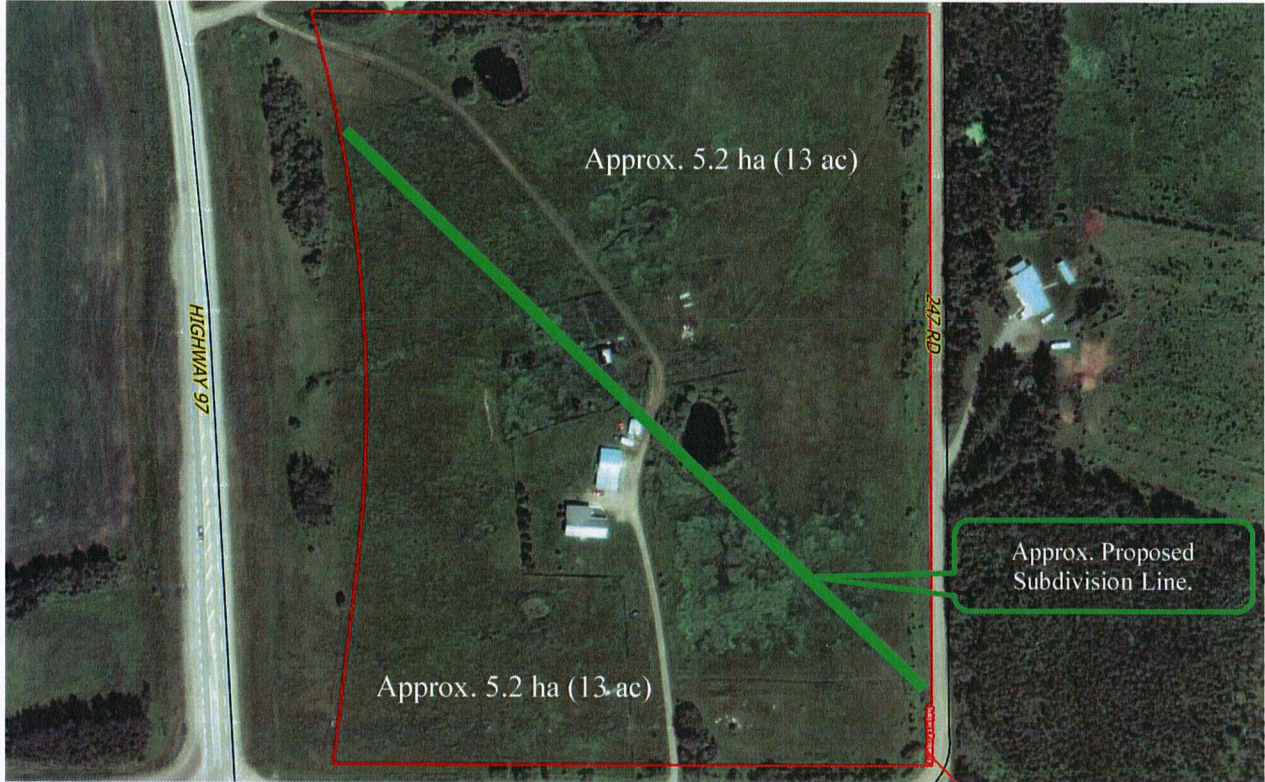
ALR SUBDIVISION REPORT

MAPS

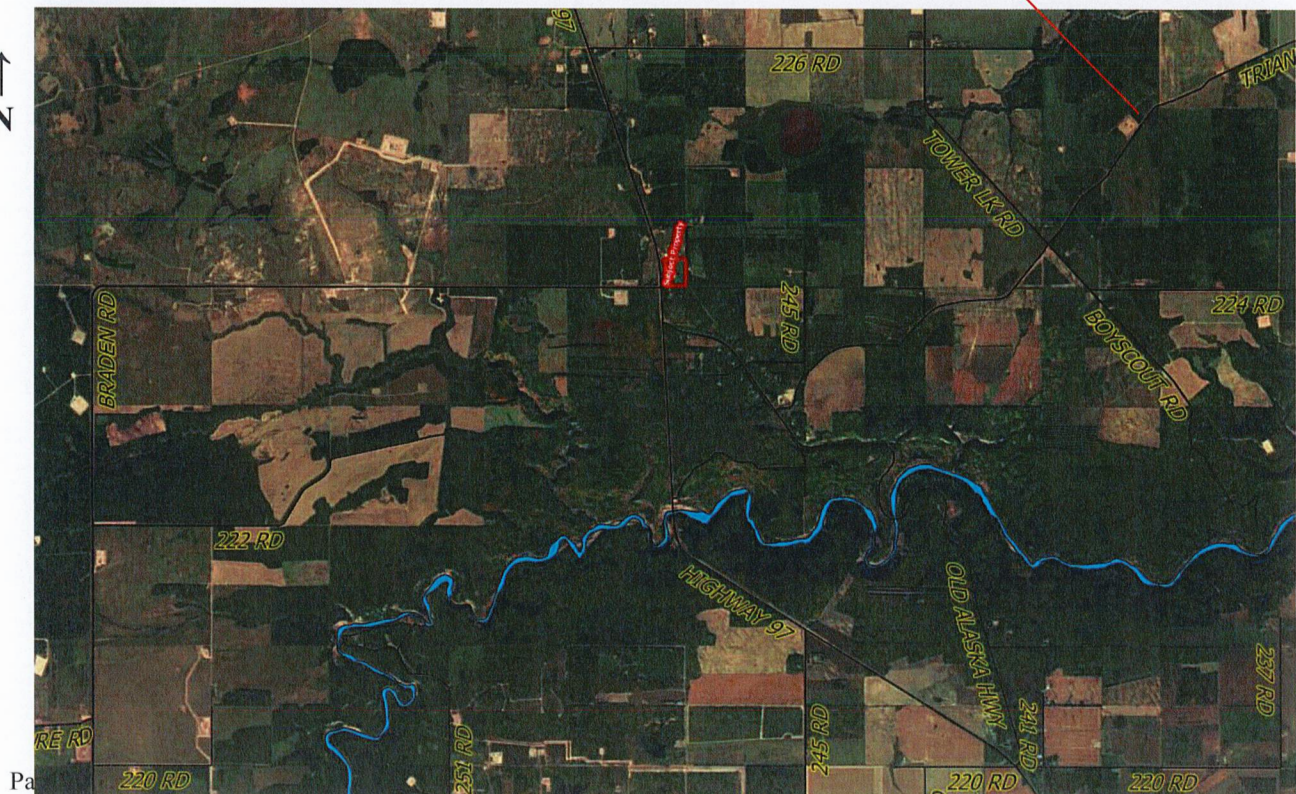
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Air Photo

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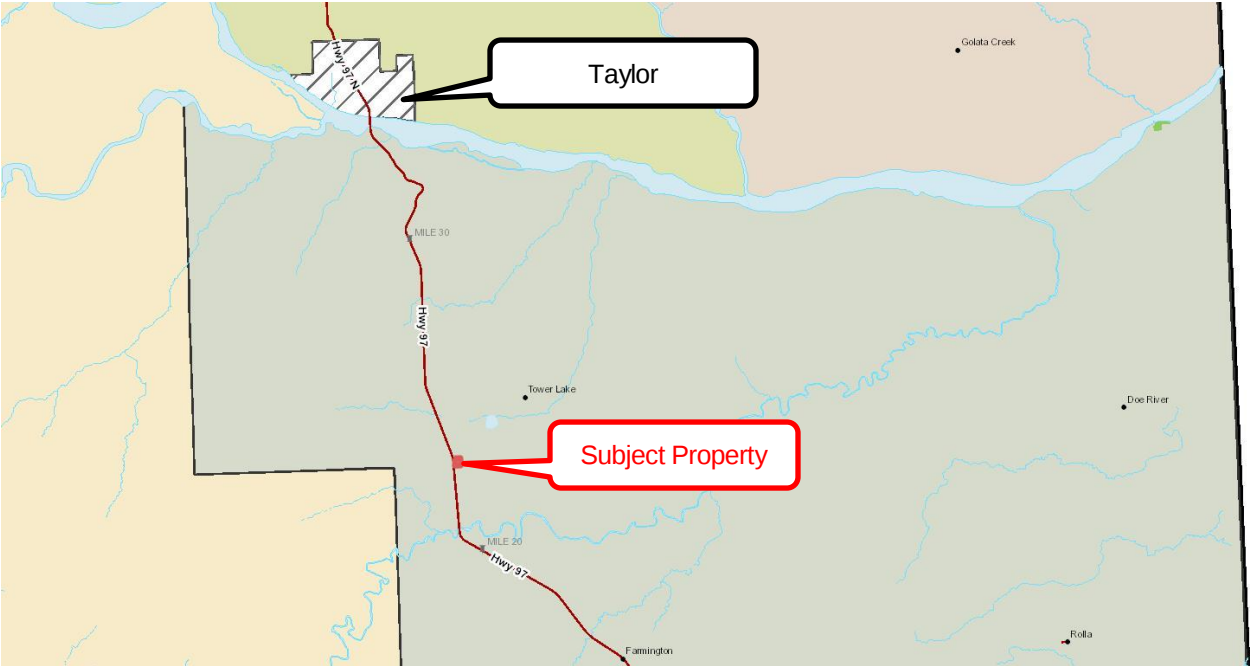


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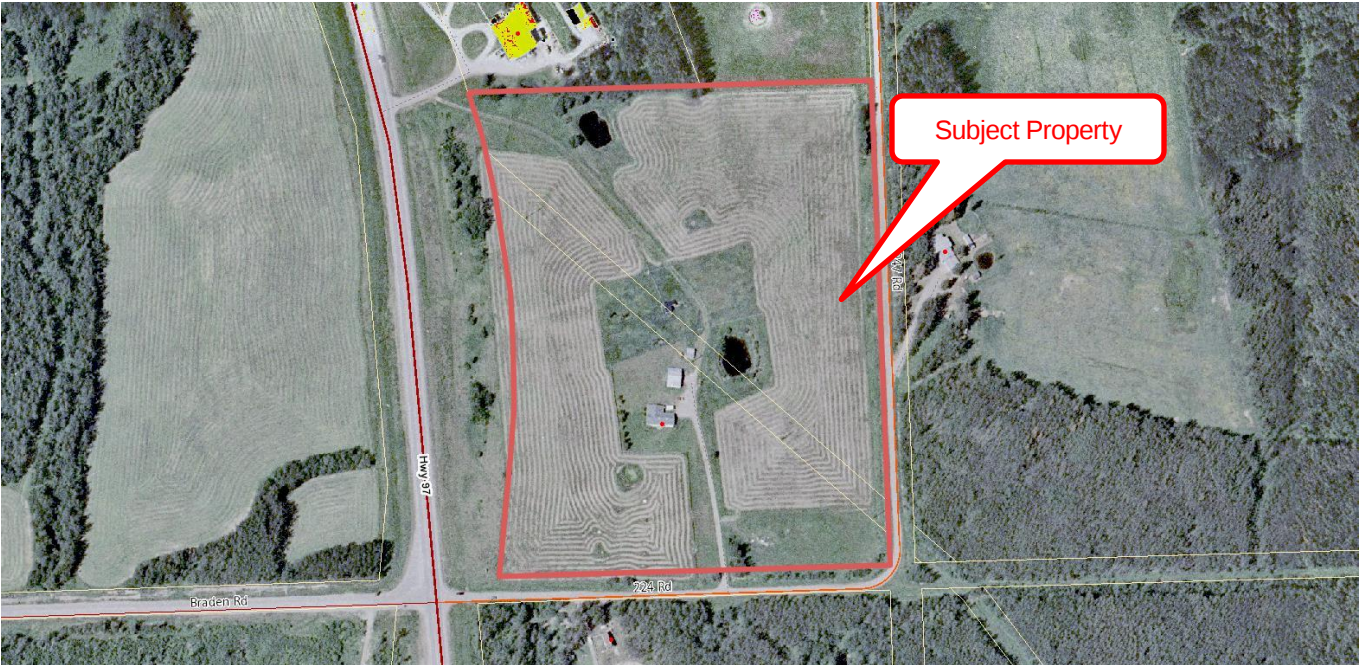


September 22, 2016

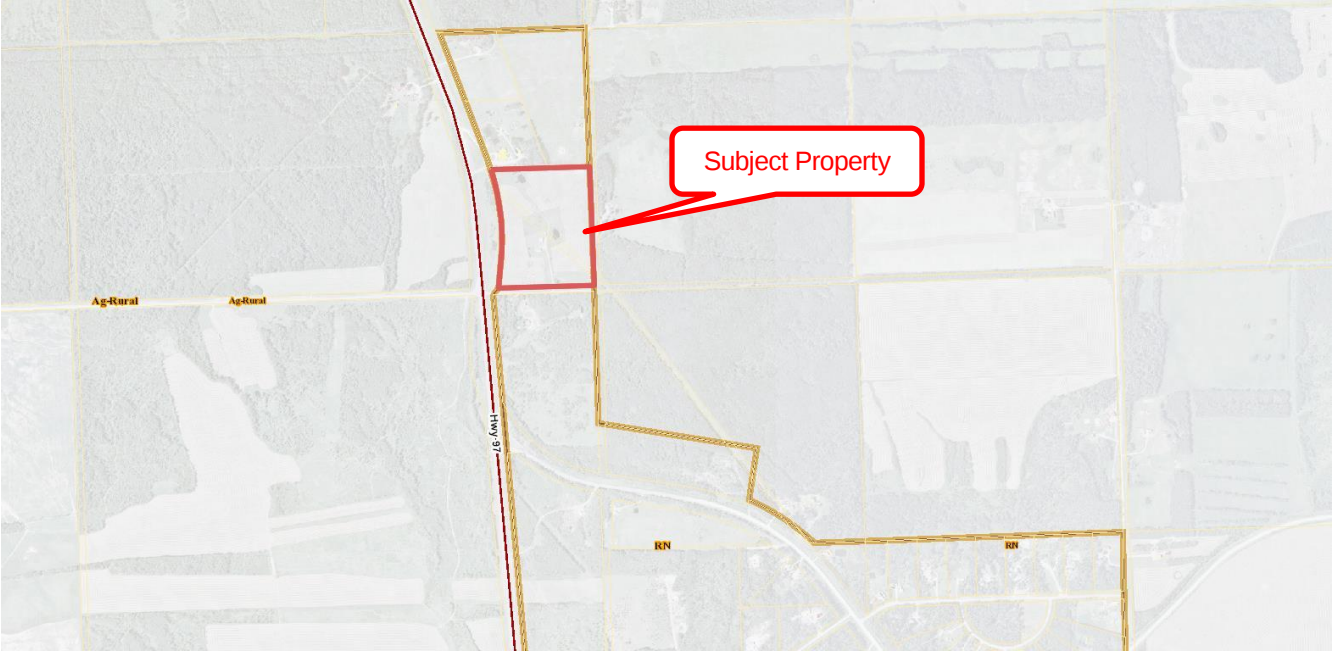
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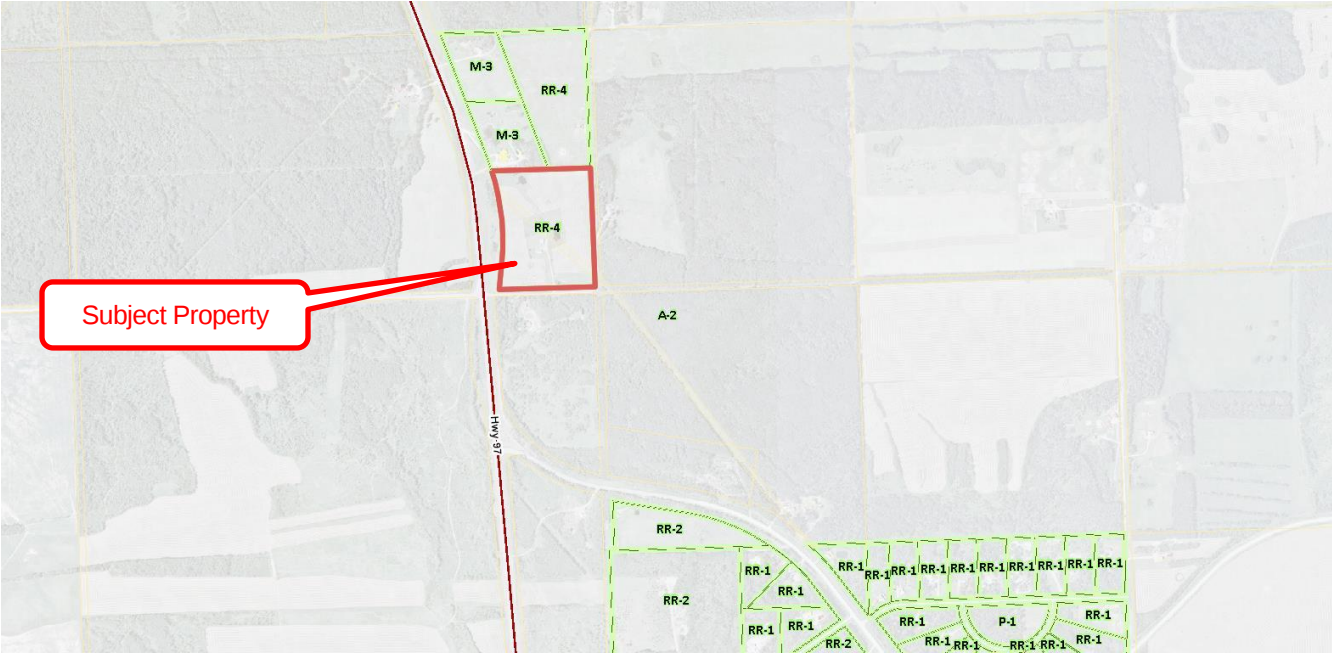
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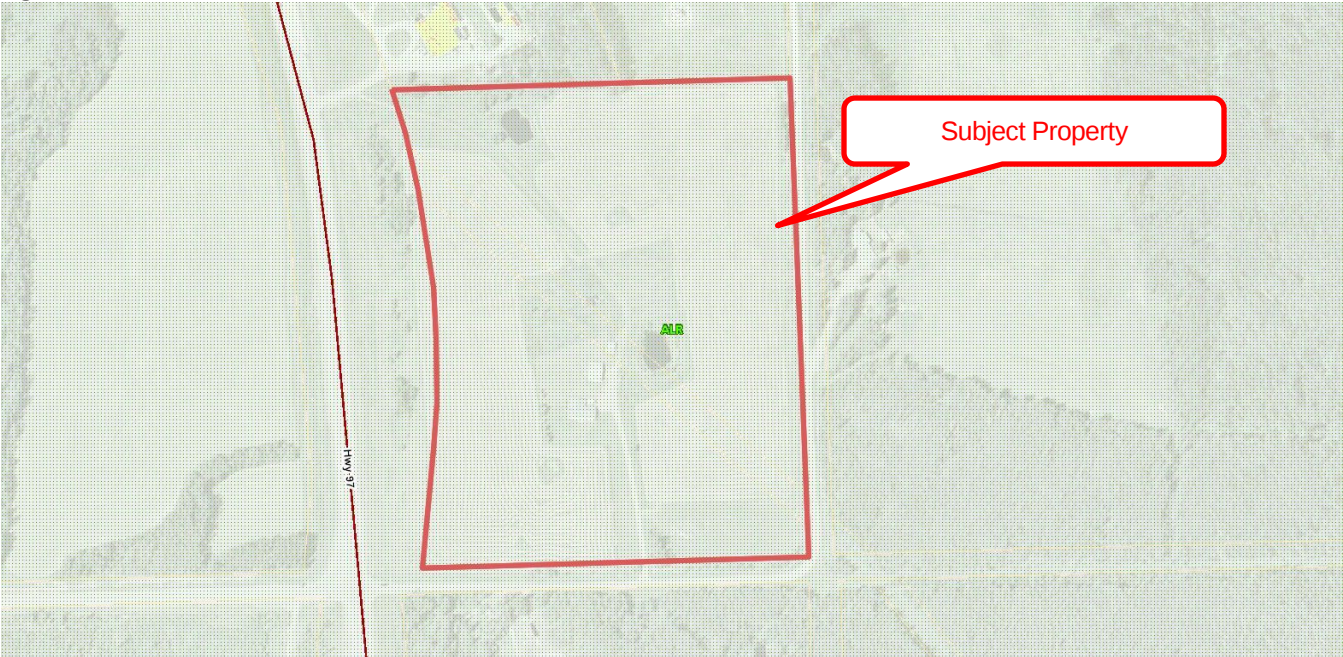
Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011 (Rural Neighbourhood)



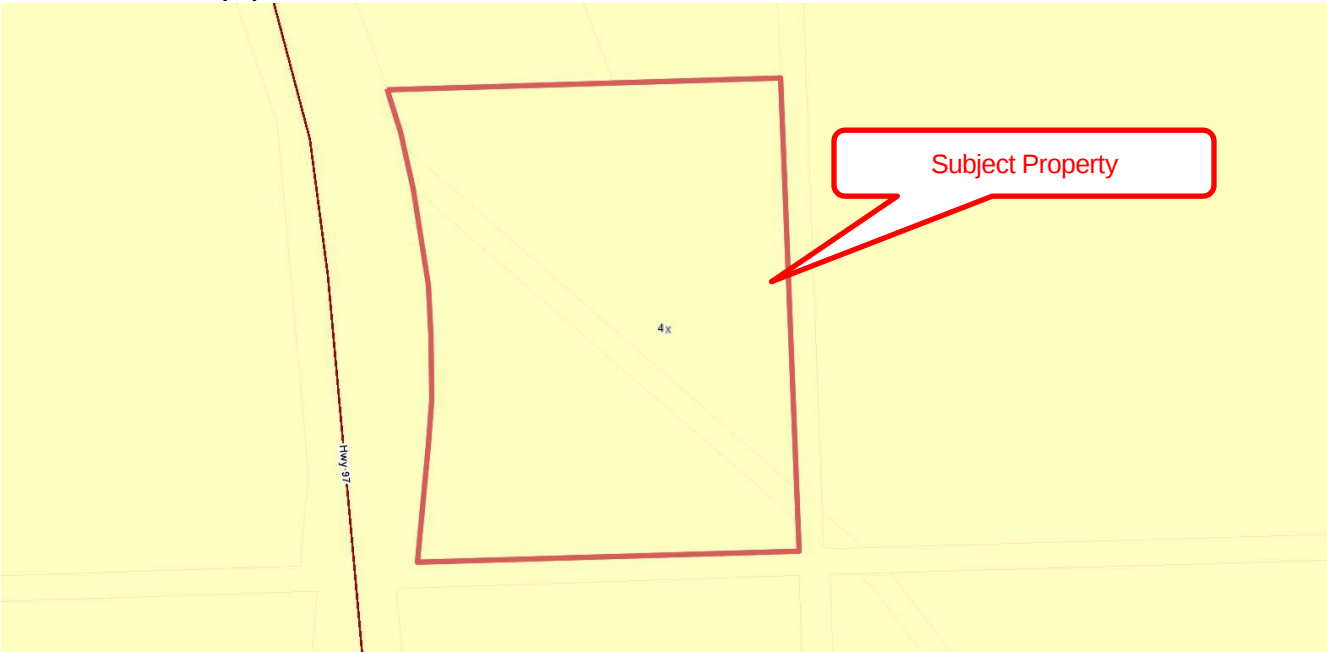
Peace River Liard Regional District Dawson Creek Rural Area Zoning Bylaw No. 479, 1986 RR-4 (Small Holdings) Zone



**Agricultural Land Reserve**



**Soil Classification (4x)**





## PEACE RIVER REGIONAL DISTRICT

### Memorandum

TO: Leonard Hiebert, Director of Electoral Area D  
FROM: Development Services Department  
DATE: February 14, 2020  
RE: **Application for Zoning Amendment Bylaw No. 2406, 2020, (PRRD File 20-006 ZN)**

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Pursuant to the following resolution:

RD/15/04/26 (23)

That a two-week period be added to the development application review process to allow time for the appropriate Electoral Area Director to review applications prior to them going to the Regional Board for consideration.

The application and bylaw are provided for your review. As instructed at the November 21, 2019 EADC meeting, referrals to Directors will be done earlier in the application review process, at the same time as external agency referrals. As a result, this referral does not include external agency comments or a staff report.

### COMMENTS

Response requested by February 28, 2020

No comment ☐

Hello,  
I have no concerns at this time as it meets OCP and Zoning.

\_\_\_\_\_  
Leonard Hiebert  
Director/Municipality

\_\_\_\_\_  
Feb. 27/2020  
Date

diverse. vast. abundant.

#### PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 or (800) 670-7773 Fax: (250) 784-3201 Email: prrd.dc@prrd.bc.ca  
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: prrd.fsj@prrd.bc.ca

|                          |                                |
|--------------------------|--------------------------------|
| No Comments.             |                                |
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|                          |                                |
|                          |                                |
| Signed:                  | Title:                         |
|                          | Planning Manager               |
| Date: February 24, 2020. | Agency: City of Fort St. John. |



**Agricultural Land Commission**

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
www.alc.gov.bc.ca

March 18, 2020

Reply to the attention of Sara Huber  
ALC Issue: 51716  
Local Government File: 2406-2020

Kole Casey  
South Land Use Planner, Peace River Regional District  
planning@prrd.bc.ca

**Delivered Electronically**

**Re: Peace River Liard Regional District Dawson Creek Rural Area Zoning  
Amendment Bylaw No. 2406, 2020**

Thank you for forwarding a draft copy of Dawson Creek Rural Area Zoning Amendment Bylaw No. 2406, 2020 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

**Current Proposal**

The Bylaw proposes to rezone the property identified as 5420 224 Road; PID: 014-635-950 (the “Property”) from RR-4 (Small Holdings) zone to RR-1 (Rural Residential 1) zone in order to subdivide the Property into two lots.

**File History**

In 2017, the Commission refused a proposal to subdivide the 10.7 ha Property into two ± 5.3 ha lots to provide a separate residence for the applicants’ daughter (Application 55503; Resolution #54/2017). In reaching its decision, the Commission cited that the Property had adequate agricultural capability and that subdivision would sever productive hayfields and ultimately divide the arable portions of the Property.

In 2018, the applicant requested reconsideration of the Commission’s decision in Resolution #54/2017, stating that the proposal was consistent with the Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011 (the “OCP”).

In 2013, the Commission endorsed the OCP by Resolution #26N/2013 (Planning Review 46403). The OCP designated the Property as ‘Rural Neighbourhood’, with a minimum lot size of 1.6 ha. The Commission therefore, found that the subdivision proposal was consistent with Resolution #26N/2013 and approved the application by Resolution #347/2018.

**ALC Staff Comments**

Given the file history associated with the Property, ALC staff understands that the subdivision proposal has previously been approved by the Commission and that the Bylaw is intended to facilitate such subdivision. For this reason, ALC staff raises no objection to the proposed Bylaw.

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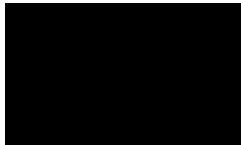
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of Amendment Bylaw No. 2406, 2020

CC: Ministry of Agriculture – Attention: Lori Vickers

51716m1



Ministry of  
Transportation  
and Infrastructure

Our file: 2020-01625  
Your file: PRRD# 20-006 ZN  
Date: April 9, 2020

Peace River Regional District  
PO Box 810  
1981 Alaska Avenue  
Dawson Creek, BC V1G 4H8

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated April 3, 2020 to rezone Parcel A(R2285) of the Southeast ¼ of Section 5 Township 81 Range 17 W6M PRD from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone under PRRD Zoning Bylaw No. 1343, 2001 for the final purpose of subdividing the property into two lots.

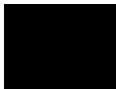
The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature. The ministry is in support of the proposal however we have the following comments:

1. No direct access to the Alaska Highway 97N is permitted. All access is to be via the side road network (Paul Road).

The Ministry has received and reviewed the subdivision application for a two (2) lot subdivision under MoTI file 2018-06376 (PRRD file no. 18-323), which has been granted a preliminary layout non-approval letter on March 6, 2019. The proposed layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (778) 576-1109.

Sincerely,



Jennifer Dyer  
Development Technician- Peace District

**PEACE RIVER REGIONAL DISTRICT**  
**Bylaw No. 2406, 2020**

A bylaw to amend the "Dawson Creek Rural Area  
Zoning Bylaw No. 479, 1986."

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986";

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

1. This bylaw may be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2406, 2020."
2. Schedule B – Map 11 of "Dawson Creek Rural Area Zoning Bylaw No. 479, 1986" is hereby amended by rezoning Parcel A(R2285), of the Southeast ¼ of Section 5, Township 81, Range 17, W6M, PRD, from RR-4 "Small Holdings Zone" to RR-1 "Rural Residential 1 Zone", as shown on Schedule 'A' which is attached to and forms part of this bylaw.

|                                                      |       |              |         |
|------------------------------------------------------|-------|--------------|---------|
| READ A FIRST TIME THIS                               | _____ | day of _____ | , 2020. |
| READ A SECOND TIME THIS                              | _____ | day of _____ | , 2020. |
| Notification mailed on the                           | _____ | day of _____ | , 2020. |
| Public Notification published on the                 | _____ | day of _____ | , 2020. |
| READ A THIRD TIME THIS                               | _____ | day of _____ | , 2020. |
| Ministry of Transportation approval<br>received this | _____ | day of _____ | , 2020. |
| ADOPTED THIS                                         | _____ | day of _____ | , 2020. |

\_\_\_\_\_  
Brad Sperling, Chair

(Corporate Seal has been affixed to the  
original bylaw)

\_\_\_\_\_  
Tyra Henderson,  
Corporate Officer

Schedule A

I hereby certify this to be a true and correct copy  
of "PRRD Zoning Amendment Bylaw No. 2406, 2020",  
as adopted by the Peace River Regional District Board on  
\_\_\_\_\_, 2020.

\_\_\_\_\_  
Tyra Henderson, Corporate Officer

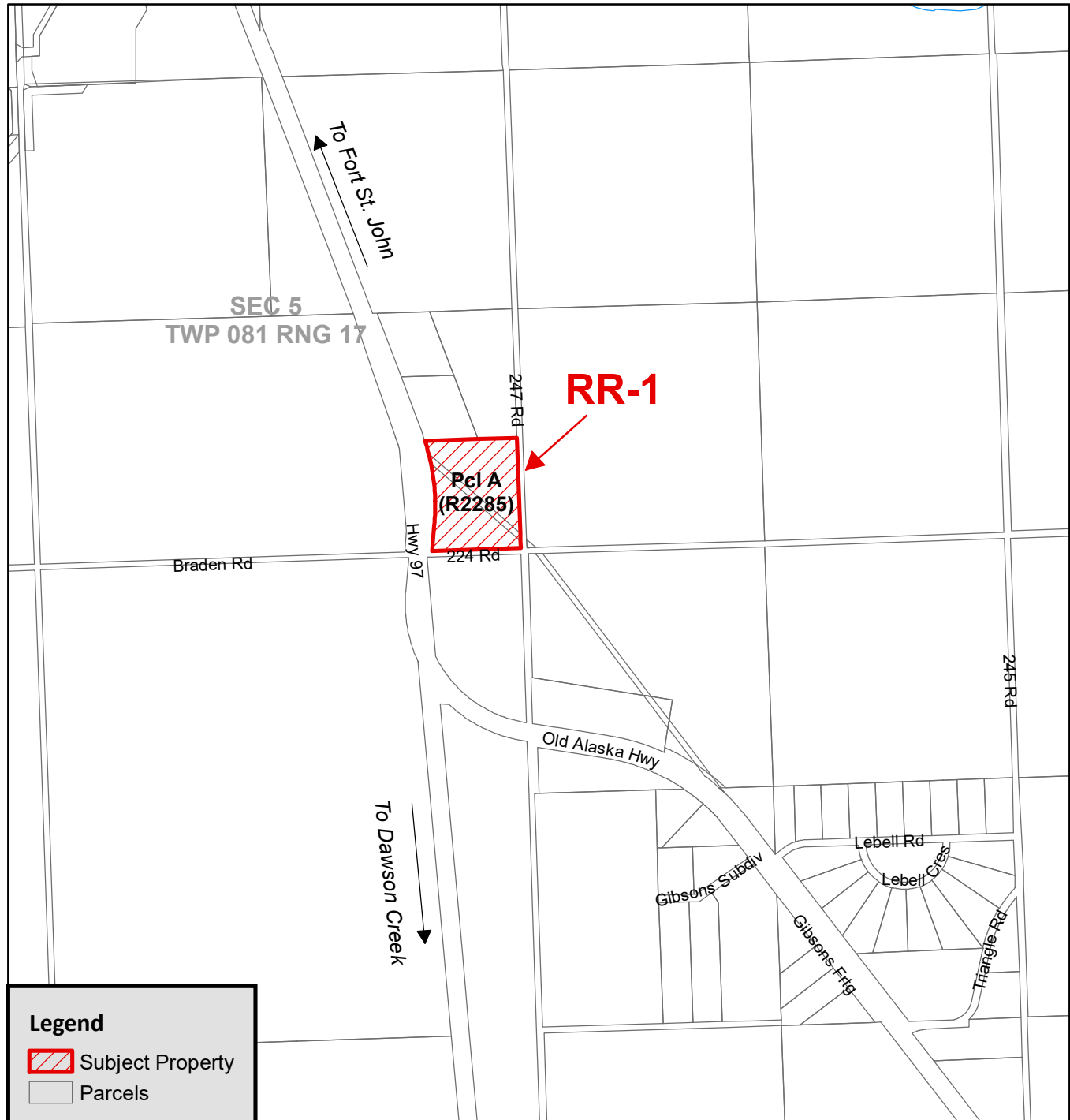


Peace River Regional District  
Bylaw No. 2406, 2020  
**SCHEDULE "A"**



1:20,000

Schedule B - Map 11 of "Dawson Creek Rural Area Zoning Bylaw 479, 1986" is hereby amended by rezoning Parcel A(R2285) of the Southeast 1/4 of Section 5, Township 81, Range 17, W6M, PRD **from** RR-4 "Small Holdings Zone" **to** RR-1 "Rural Residential 1 Zone" as shown on the drawing below:



RR-1      Rural Residential- 1 Zone - 1.8 ha (4.5 acres)

Permitted Uses

6.21 (A) The following uses and no others are permitted in the RR-1 zone except as provided for in Part 7 of this Bylaw:

- (i) single family dwelling;
- (ii) bed and breakfast accommodations; [Bylaw No. 1710, 2007]
- (iii) two family dwelling;
- (iv) agriculture excluding intensive agriculture;
- (v) home occupation;
- (vi) home industry;
- (vii) storage yard for home industry;
- (viii) accessory buildings.

Regulations

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

Number of Dwellings

- (i) (a) not more than one single family dwelling is permitted on a parcel less than 3.6 hectares (9.0 acres) in size;
- (b) on a parcel 3.6 hectares (9.0 acres) or larger two single family dwellings or a two family dwelling is permitted, but not both;

Height

- (ii) no building or structure shall exceed 10 metres in height;

Siting

- (iii) no single family dwelling shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 7 metres of the rear parcel line;
- (iv) no accessory building shall be located within:
  - (a) 7 metres of the front parcel line;
  - (b) 3 metres of an interior side parcel line;
  - (c) 5 metres of an exterior side parcel line; or
  - (d) 3 metres of the rear parcel line;

RR-1      Rural Residential- 1 Zone - 1.8 ha (4.5 acres)      (continued)

Home Occupation and Home Industry

- (v) (a) home occupations shall be conducted entirely within a building containing a single family dwelling or a two family dwelling or within a building accessory to a single family dwelling or a two family dwelling;
- (b) home industries shall be conducted entirely within a building accessory to a single family dwelling or a two family dwelling and may include a storage yard for products and materials utilized in the home industry;
- (c) storage yards for home industry shall be limited to a maximum of twenty percent (20%) coverage of the parcel or .5 hectares (1.2 acres), whichever is less;
- (d) Section 6.12. (B)(v)(d) deleted [Bylaw No. 1175, 1998]
- (e) retail sale of goods produced in the home occupation or home industry shall be permitted but shall be accessory to the principal home occupation or home industry use;

Accessory Building Floor Area

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

Off Street Parking and Loading

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

Minimum Parcel Size

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

Bed and Breakfast Accommodation

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