



# REPORT

To: Chair and Directors

Report Number: DS-BRD-136

From: Kathy Suggitt, General Manager of Development Services

Date: April 15, 2021

**Subject: Maximum Building Height Regulations – PRRD Zoning Bylaws**

---

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

That the Regional Board receive the report titled “Maximum Building Height Regulations – PRRD Zoning Bylaws - Report Number DS-BRD-136” which summarizes the general height restrictions found in all five PRRD Zoning Bylaws, for information.

## **BACKGROUND/RATIONALE:**

On May 16, 2019, the Regional Board passed the following resolution:

*MOVED, SECONDED, and CARRIED*

That the Regional Board be provided with a report regarding the maximum height regulations for attached and detached buildings or structures.

This report is prepared based on the resolution mentioned above, which was made after a discussion on a Development Variance Permit File No. 18-324 where “the regional board was advised that, as per Zoning Bylaw No. 1343, 2001, Section 37 2(e), no building or structure [in a Residential 4 Zone] shall exceed 10 metres (32.8 ft.) in height.”

There are five different zoning bylaws in effect across the PRRD, each of which covers a specific area of the region. None of the five PRRD’s Zoning Bylaws have height restrictions based on whether they are attached or detached buildings and structures or whether they are a principle or accessory type of use. The following five pages summarize the general height restrictions and exception details in various zones along with the definition of ‘height’ for each Zoning Bylaw.

1. Zoning Bylaw No. 1343, 2001 (Fringe Areas surrounding Chetwynd, Dawson Creek and Fort St John):

Definition of 'Height': It means the vertical distance from the GRADE to:

- (a) the highest point of a building or structure without a roof;
- (b) the highest point of the roof surface of a flat roof;
- (c) the deck line of a mansard roof; and
- (d) the mean level between the eaves and the ridge of a gable, hip, gambrel or other sloping roof

Bylaw 1343 Section (S) and Page (P)	Zone	Height Restriction Details
S-32 and P-27	A-1 (Small Agricultural Holdings Zone)	None
S-33 and P-29	A-2 (Large Agricultural Holdings Zone)	None
S-34 and P-32	R-1 (Residential 1 Zone)	Maximum 10 metres (32.8 ft.)
S-35 and P-35	R-2 (Residential 2 Zone)	Maximum 10 metres (32.8 ft.)
S-36 and P-38	R-3 (Residential 3 Zone)	Maximum 10 metres (32.8 ft.)
S-37 and P-41	R-4 (Residential 4 Zone)	Maximum 10 metres (32.8 ft.)
S-38 and P-43	R-5 (Residential 5 Zone)	Maximum 10 metres (32.8 ft.)
S-39 and P-45	R-6 (Residential 6 Zone)	Maximum 10 metres (32.8 ft.)
S-40 and P-47	MHP (Manufactured Home Park Zone)	Maximum 10 metres (32.8 ft.)
S-41 and P-48	C-1 (Local Commercial Zone)	Maximum 10 metres (32.8 ft.)
S-42 and P-51	C-2 (General Commercial Zone)	Maximum 10 metres (32.8 ft.)
S-43 and P-53	C-3 (Neighborhood Pub Commercial Zone)	Maximum 10 metres (32.8 ft.)
S-44 and P-55	C-4 (Recreational Commercial Zone)	Maximum 20 metres (65.6 ft.)
S-45 and P-58	I-1 (Light Industrial Zone)	Maximum 20 metres (65.6 ft.)
S-49 and P-64	AP (Airport Industrial Zone - Fort St. John)	Refer to "Federal Zoning Regs Re: Fort St. John Airport", Transport Canada, April 1982.
S-51 and P-66	P-1 (Park and Open Space Zone)	Maximum 15 metres (50 ft.)
S-52 and P-68	P-2 (Civic, Assembly and Institutional Zone)	Maximum 20 metres (65.6 ft.)
S-52-A and P-69	P-3 (Utilities)-(Electoral Area C only)	Maximum 15 metres (50 ft.)
S-53 and P-71	RM-1 (Residential – Multi Family Zone 1)	Maximum 12 metres (39 ft.)

Section (S) and Page (P)	Height Exceptions (termed as Height Exemptions):
S-18 and P-15	No building or structure shall exceed the height limitations set out in Part VI <sup>1</sup> of this bylaw except: (a) flag poles; (b) monuments; (c) chimneys; (d) communication towers, antennas or masts for the reception of communication signals; (e) windmills; and (f) farm buildings.

<sup>1</sup> Part VI describes the details of each zone

## 2. Zoning Bylaw No. 1000, 1996 (North Peace Area):

Definition of 'Height': It means the vertical distance from the grade to the highest point of a building or structure.

Bylaw 1000 Section (S) and Page (P)	Zone	Height Restriction Details
S-35 and P-27	A-1 (Small Agricultural Holdings Zone)	None
S-36 and P-28	A-2 (Large Agricultural Holdings Zone)	None
S-38 and P-31	R-1 (Residential 1 Zone)	Maximum 10 metres
S-39 and P-32	R-2 (Residential 2 Zone)	Maximum 10 metres
S-40 and P-34	R-3 (Residential 3 Zone)	Maximum 10 metres
S-41 and P-36	R-4 (Residential 4 Zone)	Maximum 8 metres except for an apartment building <sup>2</sup>
S-42 and P-37	MH (Manufactured Home Park Zone)	Maximum 10 metres
S-43 and P-38	NC (Neighborhood Commercial Zone)	Maximum 10 metres
S-44 and P-40	HC (Highway Commercial Zone)	Maximum 10 metres
S-46 and P-44	I-1 (Light Industrial Zone)	Maximum 10 metres
S-47 and P-46	I-2 (General Industrial Zone)	All outdoor storage yards shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres in height.
S-49 and P-49	LF (Land Farm Treatment Zone)	All outdoor storage yards shall be screened by a solid fence or a landscaped berm that shall be not less than 2.4 metres in height.
S-50 and P-50	P (Public Use Zone)	Maximum 20 metres except fire halls.

Bylaw 1000 Section (S) and Page (P)	Height Exceptions:
S-18 and P-18	No building, structure or structural feature shall exceed the height limitations set out in Part VI <sup>3</sup> of this bylaw except: (a) flag poles; (b) monuments; (c) chimneys; (d) communication towers, antennas or masts for the reception of communication signals; (e) silos; and (f) windmills.

<sup>2</sup> No height restriction for apartment building has been mentioned

<sup>3</sup> Part VI describes the details of each zone

## 3. Dawson Creek Rural Area Zoning Bylaw No. 479, 1986:

Definition of 'Height': It means the vertical distance from the grade to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean level between the eaves and ridge of a gable, hip, gambrel or other sloping roof and in the case of a structure without a roof to the highest point of the structure.

Bylaw 479 Section (S) and Page (P)	Zone	Height Restriction Details
S-6.10B and P-12	A-1 (Small Agricultural Holdings Zone)	None
S-6.11B and P-14	A-2 (Large Agricultural Holdings Zone)	None
S-6.12B and P-18	CF (Communal Farm Zone)	None
S-6.20B and P-19	CR (Country Residential Zone)	Maximum 10 metres
S-6.21B and P-21	RR-1 (Rural Residential- 1 Zone)	Maximum 10 metres
S-6.22B and P-23	RR-2 (Rural Residential-2 Zone)	Maximum 10 metres
S-6.23B and P-25	RR-3 (Two Family Rural Residential Zone)	Maximum 10 metres
S-6.24B and P-27	RR-4 (Small Holdings Zone)	Maximum 10 metres
S-6.30B and P-29	R-1 (Residential Zone)	Maximum 10 metres
S-6.31B and P-31	R-2 (Semi-Rural Residential Zone)	Maximum 10 metres
S-6.32B and P-33	R-3 (Mobile Home Park Residential Zone)	Maximum 10 metres
S-6.35B and P-34	R-4a (One Island Lake-Residential Zone)	Max. 10 metres (32.8 ft.)
S-6.40B and P-36	MU-R (Mixed Use - Residential Zone)	Maximum 10 metres
S-6.50B and P-38	C-1 (Local Commercial Zone)	Maximum 10 metres
S-6.51B and P-39	C-2 (Highway Commercial Zone)	Maximum 10 metres
S-6.52B and P-41	C-3 (Public House Commercial Zone)	Maximum 10 metres
S-6.53B and P-42	C-4 (Rural Commercial Zone)	Maximum 10 metres
S-6.54B and P-44	C-5 (Recreational Commercial)	Maximum 20 metres
S-6.60B and P-46	M-1 (Service Industrial Zone)	Maximum 20 metres
S-6.61B and P-48	M-2 (General Industrial Zone)	None
S-6.62B and P-39	M-3 (Agricultural Industrial Zone)	None
S-6.70B and P-51	P-1 (Public Service Zone)	Maximum 20 metres
S-6.70B and P-52	P-1 a (Park and Open Space)	Maximum 10 metres. See height exceptions section.
S-6.71B and P-53	P-2 (Institutional Zone)	Maximum 15 metres
S-6.72B and P-54	P-3 (Public Recreational Zone)	Maximum 15 metres

Bylaw 479 Section (S) and Page (P)	Height Exceptions:
S-7.7 and P-56	Any: (a) flag pole; (b) monument; (c) chimney; (d) spire; (e) antenna or mast for the reception of radio and television signals; (f) mechanical appurtenance located on a roof top; (g) silo; or (h) windmill; may exceed the height limitations specified for each zone in Part Six <sup>4</sup> of this bylaw.

<sup>4</sup> Part Six describes the details of each zone

## 4. Chetwynd Rural Area Zoning Area Bylaw No. 506, 1986:

Definition of 'Height': It means the vertical distance from the grade to the highest point of the roof surface of a flat roof, the deck line of a mansard roof, and to the mean level between the eaves and ridge of a gable, hip, gambrel or other sloping roof and in the case of a structure without a roof to the highest point of the structure.

Bylaw 506 Section (S) and Page (P)	Zone	Height Restriction Details
S-6.10B and P-15	A-1 (Small Agricultural Holdings Zone)	None
S-6.11B and P-18	A-2 (Large Agricultural Holding Zone)	None
S-6.20B and P-20	CR (Country Residential Zone)	Maximum 10 metres
S-6.21B and P-22	RR-1 (Rural Residential-1 Zone)	Maximum 10 metres
S-6.22B and P-24	RR-2 (Rural Residential-2 Zone)	Maximum 10 metres
S-6.24B and P-26	RR-4 (Small Holdings Zone)	Maximum 10 metres
S-6.30B and P-28	R-1 (Residential Zone)	Maximum 10 metres
S-6.31B and P-30	R-2 (Semi-Rural Residential Zone)	Maximum 10 metres
S-6.32B and P-32	R-3 (Mobile Home Park Residential Zone)	Maximum 10 metres
S-6.40B and P-34	MU-R (Mixed Use- Residential Zone)	Maximum 10 metres
S-6.50B and P-36	C-1 (Local Commercial Zone)	Maximum 10 metres
S-6.51B and P-38	C-2 (Highway Commercial Zone)	Maximum 10 metres
S-6.53B and P-40	C-4 (Rural Commercial Zone)	Maximum 10 metres
S-6.54B and P-42	C-5 (Recreational Commercial)	Maximum 20 metres
S-6.50B and P-45	M-1 (Service Industrial Zone)	Maximum 20 metres
S-6.61B and P-46	M-2 (General Industrial Zone)	None
S-6.70B and P-48	P-1 (Public Service Zone)	Maximum 20 metres
S-6.71B and P-50	P-2 (Institutional Zone)	Maximum 15 metres

Bylaw 506 Section (S) and Page (P)	Height Exceptions:
S-7.7 and P-53	Any: (a) flag pole; (b) monument; (c) chimney; (d) spire; (e) antenna or mast for the reception of radio and television signals; (f) mechanical appurtenance located on a roof top; (g) silo; or (h) windmill; may exceed the height limitations specified for each zone in Part Six <sup>5</sup> of this bylaw.

<sup>5</sup> Part Six describes the details of each zone

## 5. Peace River-Liard Regional District Zoning Bylaw No. 85, 1976:

Definition of 'Height': It shall mean the greatest vertical distance from the finished ground elevation at the base of a structure to the highest point on such structure directly above.

Bylaw 85 Section (S) and Page (P)	Zone	Height Restriction Details
S-2.2.5 and P-12	Rural and Small Holding Zone- I	Maximum 12 metres (39.3696 ft.). The provisions shall not apply to: a) industrial cranes b) grain elevators c) towers, tanks and bunkers d) retaining walls e) radio and television antennae f) church spires, belfries, and domes g) monuments h) chimney and smoke stacks i) flag poles j) barns k) stadium bleachers l) lighting poles m) elevator shafts n) stair towers o) oil drilling rigs
S-2.3.2 and P-20	Rural and Small Holding Zone- II	Maximum 12 metres (39.3696 ft.). The provisions shall not apply to: a) radio and television antennae b) church spires, belfries and domes c) monuments d) chimneys e) flag poles f) lighting poles
S-2.4.5 and P-28	Recreational Residential Zone	Maximum 12 metres (39.3696 ft.).
S-2.5.5 and P-33	Commercial Zone- I (Tourist Commercial)	Maximum 12 metres (39.3696 ft.). The provisions shall not apply to: a) radio and television antennae – non-commercial b) spires, belfries and domes c) flag poles d) lighting poles.
S-2.6.5 and P-38	Industrial Commercial-II Zone (Service Commercial, Service Industrial)	Maximum 12 metres (39.3696 ft.). The provisions shall not apply to: i) industrial cranes ii) grain elevators iii) towers, tanks, and bunkers iv) retaining walls v) radio and television vi) chimney and smoke stacks vii) flag poles viii) oil drilling rigs ix) barns x) lighting poles xi) elevator shafts xii) stair towers.

Bylaw 85 Section (S) and Page (P)	Height Exceptions:
N.A.	Mentioned within the respective zones.

**ALTERNATIVE OPTIONS:**

1. None

**STRATEGIC PLAN RELEVANCE:**

- ☒ Not Applicable to Strategic Plan.

**FINANCIAL CONSIDERATION(S):**

None

**COMMUNICATIONS CONSIDERATION(S):**

None

**OTHER CONSIDERATION(S):**

None