



**PEACE RIVER REGIONAL DISTRICT**  
**Zoning Bylaw No. 1343, 2001**

**PART VI ZONES**

**SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha)**

**1. Permitted Uses**

The following PRINCIPAL USES and no others are permitted in an A-1 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 32;

- (a) AGRICULTURE;
- (b) AGRICULTURE-INTENSIVE;
- (c) AGRICULTURE-DOMESTIC;
- (d) Wood harvesting and forestry;
- (e) Mining, including gravel extraction and processing;
- (f) Asphalt plant;
- (g) Oil and gas wells, PIPELINES;
- (h) PRODUCTION FACILITIES;
- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL;
- (j) KENNEL;
- (k) EQUESTRIAN FACILITY;
- (l) DWELLING UNITS;

The following ACCESSORY uses and no others are permitted in an A-1 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 32:

- (m) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (n) BED AND BREAKFAST accommodation; (See Section 16)
- (o) HOME BASED BUSINESS; (See Section 19)
- (p) SECONDARY SUITE; (See Section 25)
- (q) TEMPORARY ADDITIONAL DWELLING; (See Section 29)
- (r) AGRI-TOURISM activity.

**2. Regulations**

Minimum Parcel size

- (a) The minimum parcel size is 15 hectares (37 acres).
- (b) Exception to the minimum parcel size is as follows:
  - i) subject to the Local Services Act, the minimum parcel size shall not apply where a parcel is divided by a railway, highway right-of-way or watercourse provided the parcel is subdivided along any such railway, highway right-of-way or watercourse, and the remainder of the parcel for which a subdivision is proposed is not less than 12 hectares (30 acres)



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**SECTION 32 A-1 (Small Agricultural Holdings Zone - 15 ha) continued**

Number and type of DWELLING UNIT(S)

- (c) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (d) Two SINGLE FAMILY DWELLINGS or one TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;

Setbacks

- (e) Except as otherwise permitted in this bylaw, no building or structure shall be located within:
  - (i) 7 metres (23 ft.) of a FRONT PARCEL LINE;
  - (ii) 3 metres (10 ft.) of an INTERIOR SIDE PARCEL LINE;
  - (iii) 5 metres (17 ft.) of an EXTERIOR SIDE PARCEL LINE;
  - (iv) 7 metres (23 ft.) of a REAR PARCEL LINE.

Agriculture

- (f) AGRICULTURE INTENSIVE, use is permitted on parcels 15 hectares (37 acres) and larger;

Asphalt Plant

- (g) Asphalt plants may operate on land zoned A-1 "Small Agriculture Holding" for a continuous period of not more than eight (8) months, otherwise an application for rezoning or a temporary industrial use permit will be required.

Production facilities

- (h) The following PRODUCTION FACILITIES are not permitted in the A-1 zone;
  - i) Battery sites and compressor stations with an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)
  - ii) Oil field waste management facility that requires a permit under the *Waste Management Act* or which covers an aggregate building and/or structure FLOOR AREA greater than 450 sq. metres (4850 sq. ft.)

Land Treatment Facility

- (i) LAND TREATMENT FACILITY, NON-COMMERCIAL shall not exceed an area greater than 2 hectares (5 acres) in size.