



PEACE RIVER REGIONAL DISTRICT
Zoning Bylaw No. 1343, 2001

SECTION 37 R-4 (Residential 4 Zone - 1.8 ha)

1. Permitted Uses

The following PRINCIPAL USES and no others are permitted in a R-4 zone subject to Part IV of this bylaw and subject to Sub-Section 2 of this Section 37;

- (a) DWELLING UNIT(S);
- (b) TWO FAMILY DWELLING;
- (c) Market garden;
- (d) AGRICULTURE;

The following ACCESSORY uses and no others are permitted in a R-4 zone, subject to Part IV of this bylaw and Sub-Section 2 of this Section 37:

- (e) ACCESSORY building and ACCESSORY structure; (See Section 13)
- (f) AGRICULTURE-DOMESTIC;
- (g) BED and BREAKFAST accommodation; (See Section 16)
- (h) HOME BASED BUSINESS; (See Section 19)
- (i) SECONDARY SUITE; (See Section 25)
- (j) TEMPORARY ADDITIONAL DWELLING. (See Section 29)

2. Regulations

Minimum Parcel Size

- (a) The minimum parcel size is 1.8 hectares (4.5 acres).

Exceptions to the minimum parcel size as follows:

- i) “a portion of the North ½ of Section 35, Township 83, Range 19, W6M, PRD, for which the minimum parcel size is 1.6 ha (4.0 acres), in order to accommodate the subdivision of a portion of the property into 10 lots of 1.6 ha (4.0 acres).” [Bylaw No. 2025, 2012]
- ii) a 0.3 ha (0.74 acre) portion of the Northwest ¼ of Section 1, Township 84, Range 18, W6M, PRD for which the minimum parcel size shall not be less than 0.3 ha (0.74 acres). [Bylaw No. 2116, 2014]
- iii) Lot A, District Lot 418, Township 83, Range 18, W6M, PRD, Plan EPP14982, for which the minimum parcel size shall not be less than 1.1 ha (2.8 acres). [Bylaw No. 2149, 2014]
- iv) Lot A, Section 26, Township 83, Range 18, W6M, PRD, Plan PGP24062, for which the minimum parcel size shall not be less than 1.6 ha. (4.0 acres). [Bylaw No. 2183, 2015]
- v) Northeast ¼ of Section 33, Township 84, Range 20, W6M, PRD except firstly Parcel A (F7668); secondly Plan 20712; and thirdly Plan BCP16012, for which the minimum parcel size is 1.6 ha. (4.0 acres). [Bylaw No. 1950, 2011]
- vi) Lot 3, Section 24, Township 26, Plan 26246, shall not be less than 1.25 ha (3.1 acres). [Bylaw No. 2320, 2018]



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Number and type of DWELLING UNIT(S)

- (b) One SINGLE FAMILY DWELLING is permitted on a parcel less than 3.6 hectares (9 acres) in size;
- (c) Two SINGLE FAMILY DWELLINGS or a TWO FAMILY DWELLING is permitted on a parcel 3.6 hectares (9 acres) or larger, but not both;
- (d) One TEMPORARY ADDITIONAL DWELLING, is permitted on a parcel 0.9 hectares (2.2 acres) and larger

Height

- (e) No building or structure shall exceed 10 metres (32.8 ft.) in HEIGHT

Setbacks

- (f) 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) 5 metres (17 ft.) of a REAR PARCEL LINE.

Agriculture

- (g) AGRICULTURE, use is permitted on parcels 4 hectares (10 acres) and larger;
- (h) AGRICULTURE DOMESTIC, is permitted on parcels 0.4 hectares (1 acre) and larger;

Where AGRICULTURE or AGRICULTURE-DOMESTIC are permitted the following regulations shall apply;

- (i) Maximum LOT COVERAGE for each commodity group is limited to the following:

COMMODITY GROUPS			
Apiculture (bees)	Greenhouse, Nursery, Speciality wood & Turf Crops	Livestock,* Poultry, Game and Fur	Mushroom growing facility
20%	Greenhouse: 75% Nurseries, Speciality Wood Crops & Turf Farms: 35%	35%	35%

*CONFINED LIVESTOCK AREAS are included in the LOT COVERAGE restriction.



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SECTION 37 R-4 (Residential 4 Zone - 1.8 ha) Continued

The following structures do not fall under the LOT COVERAGE restrictions:

- detention ponds
- support structures used for shading, frost and wind protection of plants and animals.

Additional Uses

- (j) The following additional **ACCESSORY** use is permitted on lands legally described as:
- i) Lot 7, Plan 11345, Southwest 1/4, Section 1, Township 84, Range 18, W6M, PRD
Community Care Facility: to provide shelter for chemical and alcohol rehabilitation services for a maximum of twelve (12) clients and staff. [Bylaw No. 1595, 2005].