

# PUBLIC HEARING

## Official Community Plan and Zoning Amendments

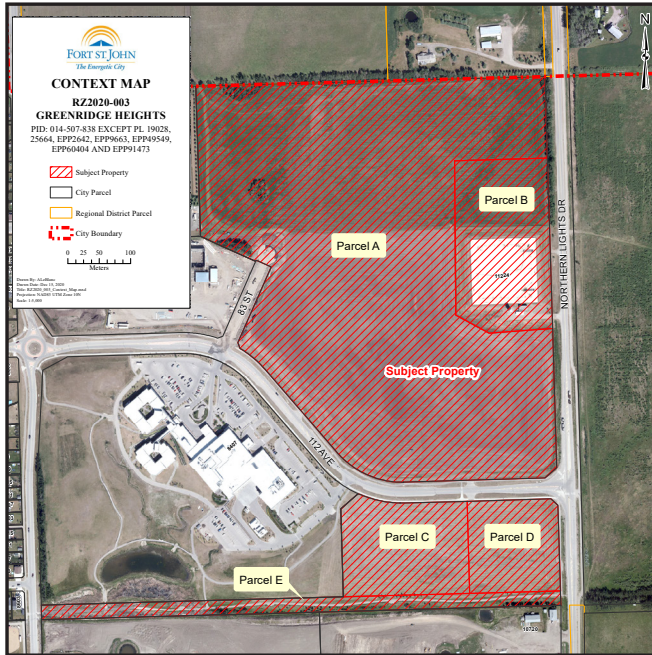
Date and Time: Monday, August 23, 2021 at 6 pm

Location: City Hall, 10631 100 Street

The subject land of the proposed bylaws is legal described as THE NORTH WEST 1/4 OF SECTION 5 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLANS 19028, 25664, EPP2642, EPP9663, EPP49549, EPP60404 AND EPP91473 as shown highlighted on the map.

The proponent (the City of Fort St. John) is applying to amend the Official Community Plan and Zoning Bylaws to facilitate

subdivision of the large remainder of the quarter section to allow for a portion of land to be consolidated with the hospital property, create a proper lot for the water tower



sufficient for future expansion and to create a remainder lot so that it can be more easily developed for commercial purposes as per the following:

- Parcel B - to amend the Official Community Plan from Urban Development Area to Public Utility and to amend the Zoning from A-1 Agricultural to U-1 City Utility Infrastructure.
- Parcel C – to amend the Official Community Plan from High Density Residential to Institutional and to amend the Zoning from A-1 Agricultural to INS-1 Institutional.
- Parcel D – to amend the Official Community Plan from High Density Residential to General Commercial and to amend the Zoning from A-1 Agricultural to C-1 Neighbourhood Commercial.

A copy of the proposed bylaw and related documents may be inspected at City Hall – 10631 100 Street, Fort St. John, BC between the hours of 8:30 am to 4:30 pm from August 16 to August 23, 2021.

Your comments are important and residents who wish to make comments on this proposed application can submit them in one of the following ways, by 4:30 pm on Friday, August 20, 2021:

- Mailing or hand delivering a letter to City Hall:  
10631 – 100 Street, Fort St. John, BC V1J 3Z5  
Attention: Bonnie McCue, Corporate Officer
- by email to [legislativeservices@fortstjohn.ca](mailto:legislativeservices@fortstjohn.ca)

Written comments received will be distributed to Council for their consideration at the meeting. At the hearing, the public will be also allowed to make presentations to Council or present written submissions related to the matters contained in the proposed bylaws. Residents can watch the Public Hearing live or as a recording on the City's website ([www.fortstjohn.ca](http://www.fortstjohn.ca)), Facebook Page ([www.facebook.com/fortstjohn](http://www.facebook.com/fortstjohn)) or Youtube channel ([www.youtube.com/cityfsj](http://www.youtube.com/cityfsj)).

For more information regarding these amendments, please contact the Planning Technologist at [cjackson@fortstjohn.ca](mailto:cjackson@fortstjohn.ca) or by telephone at (250) 787-8188.



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