

PUBLIC HEARING – OCTOBER 28, 2019

6:00 p.m. – City Hall Council Chambers

Zoning Bylaw No. 2470, 2019

The City of Fort St. John has updated its Zoning Bylaw to provide a clear and efficient system of land use regulation within its boundaries to ensure orderly, economic, equitable and environmentally sensitive use, development and redevelopment of lands in accordance with the City's Official Community Plan Bylaw.

The following is a brief summary of the overall changes to the proposed bylaw:

1. Completed minor overall revisions for clarity as recommended through legal review.
2. Updated section references in Schedule C – Offenses and Fines.
3. Moved the Bylaw's purpose statement to the beginning of the document.
4. Revised the following definitions to provide additional clarity:
 - Trade Contractor Office use,
 - Agriculture,
 - Animal Services Facility Major and Minor,
 - Hazardous Material to Hazardous Waste to align with provincial hazardous waste regulations, and
 - Temporary Accommodation to Commercial Temporary Accommodation and added provision that the use is not permitted in residential zones.
5. Removed the Institution definition for clarity and note that specific permitted uses are captured (ie: Library added in the C-2 and Institutional zones).
6. Proposed different zones for specific parcels at Owners' requests.
7. Added:
 - the newly adopted CD-03 Zone (Seniors Development).
 - the use Radio and Television Broadcasting, Media Production Studios and Transmitting Tower to the C-2, C-3 and C-4 zones (which was only in the M-1 Zone in the current Bylaw).
 - a maximum number of principal buildings and dwelling units in residential zones
 - density provisions to all Zone regulation tables
 - a new definitions for clarity:
 - o 'Agriculture-Domestic', based on the Agricultural Land Commission and Ministry of Agriculture feedback to better reflect the provincial legislation and clarity uses that do or do not apply in the ALR (ie: new definition only applies to A-1 and I-2 zones).
 - o Setback, and
 - o Watercourse.
8. Revised the:
 - Ministry of Transportation related setback provision from the Alaska Highway to specifically include the required 4.5 metre spacing.
 - I-2 zone minimum parcel size to 2.0 ha supporting current uses and future neighbourhood planning of this area over time.
 - Fish Creek Development Permit Area guidelines.
 - Zone intent statements in Zone provisions.
9. Replaced the term Home Based Business with Home Occupation Standard in the I-1 and 1-2 zones for clarity.

Copies 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 a.m. to 4:30 p.m. from October 16 to 28, 2019.

At the hearing, the public will be allowed to make presentations to Council or to present written submissions respecting matters contained in the proposed bylaw.

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