



ZONING BYLAW

2470, 2019

Adopted October 28, 2019

CONSOLIDATED VERSION
FOR CONVENIENCE ONLY

This consolidated Version includes the following amending bylaws:

Bylaw Number	Type of Amendment	Date Amending Bylaw was adopted
2509, 2020	Adding a Cannabis Production Facility as a permitted use in Light Industrial Section 22.2, specifically on Lot 19 Block 7 Section 30.	January 27, 2020
2441, 2018	Rezoning SE ¼ Section 2 and Lot 1 Section 2 to Comprehensive Development CD-01 Zone and Parkwood Southlands Development Permit Area, adding related definitions/sections.	June 8, 2020
2524, 2020	Amending/replacing definitions related to harm reduction services, supervised consumptions facilities, and health services facilities.	August 24, 2020
2535, 2021	Rezoning East ¼ of Section 2 from CD-01 – Comprehensive Development Parkwood Southlands to C-4 Highway Commercial. Replacing/amending related tables/text.	January 25, 2021
2544, 2021	Rezoning multiple properties, repealing and replacing definitions, amending various Bylaw sections, including: <ul style="list-style-type: none"> • Section 4.0 – General Regulations; and • Section 5.0 – Off-Street Parking; and • Section 17.3; and • Section 18.2.1.h; and • Section 19.0 – Downtown Core Commercial; and • Section 20.0 – General Commercial; and • Section 21.0 – Highway Commercial; and • Section 22.0 – Light Industrial; and • Section 23.0 – Heavy Industrial; and • Section 24.2.2(h); and • Section 25.2.2(a); and • Section 26.0 – Parks, Recreation and Nature Areas; and • Section 27.2.1(b); and • Section 28.2.1(b); and • Section 30 – Comprehensive Development CD-02; and • Section 31.0 – Comprehensive Development CD-03. 	May 25, 2021
2554, 2021	Amending definitions/parking requirements for the inclusion of Independent, Living Senior Buildings as well as amending Section 32.0 – Comprehensive Development Zone CD-03.	May 25, 2021
2541, 2021	Rezoning NW ¼ of Section 5 from A1- Agricultural and U-1 City Utility Infrastructure to C-1 Neighborhood Commercial, INS-1 Institutional, and U-1 City Utility Infrastructure.	August 23, 2021
2559, 2021	Rezoning a downtown lot from RM-2 Multiple Dwelling Housing (High Density) to C-2 Downtown Core Commercial	November 22, 2021
2571, 2022	Amending Cannabis Retail Zoning, repealing, replacing and amending various Bylaw sections, including: <ul style="list-style-type: none"> • Section 4.0 – General Regulations; and • Section 20.0 – General Commercial; and • Section 21.0 – Highway Commercial. 	August 22, 2022

2573, 2022	<p>Changes to Home Occupation, repealing and replacing definitions, amending various Bylaw sections, including:</p> <ul style="list-style-type: none"> • Section 4.0 – General Regulations; and • Section 7.0 – Agricultural A-1; and • Section 8.0 – Single-Detached Housing R-1; and • Section 9.0 – Single-Detached Housing (Small Parcel) R1-A; and • Section 10.0 – Row-Unit Housing R-2; and • Section 11.0 – Factory-Built House Park R-3; and • Section 12.0 – Factory-Built House R-4; and • Section 13.0 – Factory-Built House (Small House) R-4A; and • Section 14.0 – Multiple Dwelling Housing (Medium Density) RM-1; and • Section 15.0 – Multiple Dwelling Housing (High Density) RM-2; and • Section 16.0 – Multiple Dwelling Housing (Medium Density) RM-3; and • Section 17.0 – Multiple Dwelling Housing (High Density) RM-4; and • Section 27.0 – Integration Zone One I-1; and • Section 28.0 – Integration Zone Two I-2; and • Section 30.0 – Comprehensive Development Parkwood Southlands CD-01 Zone; and • Section 32.0 – Comprehensive Development Zone CD-03 Zone. 	December 12, 2022
2576, 2023	Rezoning a downtown lot from RM-2 Multiple Dwelling Housing (High Density) to C-2 Downtown Core Commercial	February 13, 2023
2577, 2023	Including "Light Passenger Vehicle Wash" as a permitted use in Section 21.0, Highway Commercial C-4, specifically on Strata Lot 2, Section 36 Township 83 Range 19 West of the 6 th Meridian Peace River District Strata Plan EPS8390 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form V	February 13, 2023
2579, 2023	<p>Adding the following uses to Section 24.2.1 Institutional - Permitted Uses – Principal Uses:</p> <ul style="list-style-type: none"> • Assisted Living • Independent Living, Senior • Seniors care Facility • Seniors Housing • Seniors Lifestyle Building • Supportive Living • Respite Housing 	June 26, 2023
2581, 2023	Section 21.4 Other Regulations to include "Health Services Facility" as a permitted principal use specifically for Lot 2 Section 36 Township 83 Range 19 West of the 6 th Meridian Peace River District Plan PGP47681	November 14, 2023
2587, 2024	Schedule A updated to show change in land use zoning of Lot 1 Section 28 Township 83 Range 18 West of the 6th Meridian Peace River District Plan 18031 from I-2 Integration Zone Two to M-1 Light Industrial.	January 22, 2024

2588, 2024	Schedule A updated to show change in land use zoning of Lot A Block B Section 31 Township 83 Range 18 West of the 6th Meridian Peace River District Plan EPP126321 from RM-2 Multiple Dwelling Housing (High Density) and R-2 Two-Unit Housing to CD-04 Comprehensive Development Zone 4. Addition of Section 33.0 Comprehensive Development (CD-04) and renumbering of subsequent sections, tables, and figures.	February 26, 2024
2596, 2024	Section 3.0 added, amended and repealed definitions. Amending various Bylaw sections, including: <ul style="list-style-type: none"> • Section 4.0 – General Regulations; and • Section 5.0 – Off-Street Parking and Loading; and • Section 6.0 – Zones; and • Section 7.0 – Agricultural A-1; and • Section 8.0 – Single Detached Housing; and • Section 9.0 – Single Detached Housing (Small Parcel) R-1A; and • Section 10.0 – Two-Unit Housing R-2; and • Section 11.0 – Manufactured Home Park R-3; and • Section 12.0 – Manufactured Home R-4; and • Section 13.0 – Manufactured Home (Small Parcel) R-4A; and • Section 19.0 – Downtown Core Commercial C-2; and • Section 20.0 – General Commercial C-3; and • Section 21.0 – Highway Commercial C-4; and • Section 22.0 – Light Industrial M-1; and • Section 23.0 – Heavy Industrial M-2; and • Section 24.0 – Institutional INS-1; and • Section 27.0 – Integration Zone One I-1; and • Section 28.0 – Integration Zone Two I-2; and • Section 29.0 – Integration Zone Three I-3 	June 24, 2024
2601, 2024	• Section 31.0 Comprehensive Development CD-02 Zone repealed and replaced in its entirety.	December 9, 2024
2609, 2025	Amendment to Principal Uses of a specific lot to include "Apartment".	March 10, 2025
2611, 2025	Change in zoning of a lot from RM-1 Multiple Dwelling Housing (Medium Density) to C-3 General Commercial.	March 10, 2025
2613, 2025	Section 12.3 changes to "maximum number of principal dwellings per parcel" and "minimum front yard open space" regulations.	April 28, 2025
2617, 2025	Change to include Tank Farms as a permitted principle use of a lot.	July 14, 2025
2618, 2025	Section 31.0 Comprehensive Development CD-02 Zone repealed and replaced in its entirety.	August 25, 2025
2619, 2025	Amendments, additions, and repealing and replacing of various sections including: <ul style="list-style-type: none"> • Section 3.0 – Definitions; and • Section 4.3 – General Regulations; and • Section 4.9.1 – Setback Exceptions; and • Section 5.2 – General Parking and Storage Regulations; and • Section 5.10 – Commercial Electric Vehicle Charging Stations; and • 5.11 – Parking Lots as Principle Use. 	November 24, 2025

**CITY OF FORT ST. JOHN
BYLAW NO. 2470, 2019**

ZONING BYLAW

WHEREAS the City of Fort St. John wishes to repeal "City of Fort St. John Zoning Bylaw No. 2181, 2014", as amended, and to adopt a new Zoning Bylaw for the health, safety and protection of persons and property, under Part 14 of the *Local Government Act*.

AND WHEREAS Council held a Public Hearing pursuant to Section 464 of the *Act*.

NOW THEREFORE the City of Fort St. John, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "City of Fort St. John Zoning Bylaw No. 2470, 2019".
2. The following schedules are attached to and form part of this Bylaw:
 - a. Schedule A – Zoning Bylaw Map
 - b. Schedule B – Zoning Offences and Fines
3. If any section, subsection, sentence, clause, phrase or map in this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 2181, 2014, cited as the "City of Fort St. John Zoning Bylaw No. 2181, 2014" and amendments thereto as it applies to the City of Fort St. John is hereby repealed.

READ FOR THE FIRST AND SECOND TIMES THIS 15th DAY OF October, 2019

Advertised on the City's website on October 21, 2019 and in the Alaska Highway News on October 24, 2019

PUBLIC HEARING HELD ON THIS 28th DAY OF October, 2019

MINISTER OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL RECEIVED THIS 22nd DAY OF October, 2019

READ FOR A THIRD TIME THIS 28th DAY OF October, 2019

ADOPTED THIS 28th DAY OF October, 2019

LORI ACKERMAN
MAYOR

JANET PRESTLEY
DIRECTOR OF LEGISLATIVE AND
ADMINISTRATIVE SERVICES

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Schedules

Schedule A: Zoning Bylaw Map

Schedule B: Zoning Offences and Fines

The purpose of this Zoning Bylaw is to provide a clear and efficient system of land use regulation within the City of Fort St. John. This will ensure orderly, economic, equitable and environmentally sensitive use, development and redevelopment of lands within the City with regard to the provisions and contents of the City of Fort St. John Official Community Plan Bylaw.

Zoning Bylaw Amendment Table

List of Amendments to the City of Fort St. John Zoning Bylaw No. 2470, 2019				
Amendment Bylaw No.	Date of Adoption	Purpose of Amendment	Text Amendment	Map Amendment
2509, 2020	January 27, 2020	Light Industrial Section 22.2 – Permitted Uses - Cannabis Production Facility	Yes	Yes
2441, 2018	June 8, 2020	Rezoning SE 2-84-19 W6M and Lot 1 2-84-19 W6M, added Section 39.0 and 40.0 to Table of Contents, new definitions and added sections 39.0 and 40.0	Yes	Yes
2524, 2020	August 24, 2020	Harm Reduction Services and Supervised Consumption Facility definitions added to Section 3.0. Health Services Facility definition replaced within Section 3.0. Section 4.2 amended to add Supervised Consumption Facility.	Yes	No
2544, 2021	May 25, 2021	Housekeeping amendments.	Yes	Yes
2554, 2021	May 25, 2021	Independent Living – Senior definition added to Section 3.0. Table 4.0 amended to include Independent Living – Senior.	Yes	No
2541, 2021	August 23, 2021	Rezoning NW ¼ of Section 5 from A1-Agricultural and U-1 City Utility Infrastructure to C-1 Neighborhood Commercial, INS-1 Institutional, and U-1 City Utility Infrastructure	Yes	Yes
2559, 2021	November 22, 2021	Rezoning a downtown lot from RM-2 Multiple Dwelling Housing (High Density) to C-2 Downtown Core Commercial	No	Yes
2571, 2022	August 22, 2022	Cannabis Retail Zoning Changes and Housekeeping Amendments	Yes	No

2573, 2022	December 22, 2022	Home Occupation Amendments	Yes	No
2576, 2023	February 13, 2023	Rezoning a downtown lot from RM-2 Multiple Dwelling Housing (High Density) to C-2 Downtown Core Commercial	Yes	Yes
2577, 2023	February 13, 2023	Adding "Light Passenger Vehicle Wash" as a permitted use in Section 21.0, Highway Commercial C-4	Yes	No
2579, 2023	June 26, 2023	Adding to Principal Uses under Section 24.2.1 Institutional Permitted Uses	Yes	No
2581, 2023	November 14, 2023	Adding to Principal Uses under Section 21.4 Other Regulations	Yes	No
2587, 2024	January 22, 2024	Rezoning of a lot from I-2 Integration Zone Two to M-1 Light Industrial.	No	Yes
2588, 2024	February 26, 2024	Rezoning of a lot from RM-2 Multiple Dwelling Housing (High Density) and R-2 Two-Unit Housing to CD-04 Comprehensive Development Zone 4. Addition of Section 33.0 Comprehensive Development (CD-04) and renumbering of subsequent sections, tables, and figures.	Yes	Yes
2596, 2024	June 24, 2024	Adding, Replacing and Repealing various definitions and sections.	Yes	No
2601, 2024	December 9, 2024	Section 31.0 Comprehensive Development CD-02 Zone repealed and replaced in its entirety with a new 31.0 Comprehensive Development CD-02 Zone.	Yes	No
2609, 2025	March 10, 2025	Amendment to Principal Uses of a specific lot to include "Apartment".	Yes	No
2611, 2025	March 10, 2025	Change in zoning of a lot from RM-1 Multiple Dwelling Housing (Medium Density) to C-3 General Commercial.	Yes	No

2613, 2025	April 28, 2025	Section 12.3 changes to “maximum number of principal dwellings per parcel” and “minimum front yard open space” regulations.	Yes	No
2617, 2025	July 14, 2025	Change to include Tank Farms as a permitted principle use of a lot.	Yes	No
2618, 2025	August 25, 2025	Section 31.0 Comprehensive Development CD-02 Zone repealed and replaced in its entirety	Yes	No
2619, 2025	November 24, 2025	Amendments, additions, and repealing and replacing of various sections including: <ul style="list-style-type: none"> • Section 3.0 – Definitions; and • Section 4.3 – General Regulations; and • Section 4.9.1 – Setback Exceptions; and • Section 5.2 – General Parking and Storage Regulations; and • Section 5.10 – Commercial Electric Vehicle Charging Stations; and • 5.11 – Parking Lots as Principle Use. 	Yes	No

1.0 Basic Provisions

1.1 Application

This Bylaw applies to land, including the surface of water, and to buildings, structures and subdivision within the boundaries of the City of Fort St. John as defined in the City's Letters Patent, as amended.

1.2 Conformity

Land, including the surface of water, must not be used and buildings and structures must not be constructed, altered, located or used except as expressly permitted under this Bylaw.

1.3 Applicable Provisions

Where this Bylaw sets out both general and specific provisions that could apply to a situation, the more restrictive provision shall apply.

1.4 Compliance with Other Bylaws and Legislation

In addition to this Bylaw, a person is responsible for determining and complying with the requirements of all other applicable City bylaws as well as provincial and federal enactments.

1.5 Metric Units

Metric units are used for all measurements in this Bylaw.

1.6 Figures

All illustrative Figures used in this Bylaw are not to scale.

1.7 Severability

If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid shall not affect the validity of the remaining portion of this Bylaw.

1.8 Interpretation

1. The words "shall", "must" and "is" require mandatory compliance except where a variance has been granted pursuant to the *Local Government Act*.
2. The words "should", "may" and "maybe" shall be required at the discretion of the Director.

This
section
amended
by Bylaw
No. 2544,
2021

2.0 Administration

2.1 Inspection

Subject to the property entry provisions of the *Community Charter*, the individuals appointed to the job positions or titles identified in Table 1 of this Bylaw are authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulation under this Bylaw, to ascertain whether the provisions of this Bylaw are being adhered to.

2.2 Violation

Every person who:

1. violates any provision of this Bylaw;
2. causes or permits any act or thing to be done in contravention of any of the provisions of this Bylaw;
3. neglects or omits to do anything required under this Bylaw;
4. carries out, causes or permits to be carried out any use or development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
5. fails to comply with an order, direction or notice given under this Bylaw;
6. prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer on property under Section 2.1;

commits an offence under this Bylaw.

2.3 Offences and Penalties

1. This Bylaw may be enforced by means of a ticket in the form prescribed for the purpose of Section 264 of the *Community Charter* and listed in Schedule B.
2. If an offence continues for more than one calendar day, separate offences are deemed to occur each day and separate fines may be issued for each calendar day in respect of which the offence occurs or continues.
3. Nothing in this Bylaw limits the City from utilizing any other remedy that is otherwise available to the City at law in respect to the enforcement of this Bylaw.

2.0 Administration

2.3 Offences and Penalties (continued)

4. The individuals appointed to the job positions or titles identified in Table 1 of this Bylaw are designated as Bylaw Enforcement Officers for the purposes of issuing tickets under this Bylaw.

Table 1: Designated Bylaw Enforcement Officers

Deputy Clerk

Building Inspector

Bylaw Enforcement Officer

Director of Planning and Engineering

Director of Legislative and Administrative Services

5. The words or expressions set forth in Column 1 of Schedule B of this Bylaw designate the offence committed under the bylaw section number appearing in Column 2 opposite the respective words or expressions for the purposes of issuing tickets under the *Community Charter*.
6. The amounts appearing in Column 3 of Schedule B of this Bylaw are the fines set pursuant to the *Community Charter* for the corresponding offences designated in Column 1 for the purposes of issuing tickets under the *Community Charter*.

3.0 Definitions

In this Bylaw:

This
section
amended
by Bylaw
No. 2544,
2021

ABUT means contiguous to, or would be contiguous if not for a river, stream, railway, highway, utility right of way or public utility lot. Also referred to as adjacent.

ACCESSORY BUILDING means a building separate from and subordinate to the principal building and located on the same parcel of land.

ACCESSORY USE means a use that is subordinate and incidental to the principal use of land or a building and is located on the same parcel. An accessory use may or may not be within the same building as the principal use. An accessory use is permitted at the same time or after the permitted principal use is established on a parcel.

ADULT ENTERTAINMENT means any exotic or erotic dancing as part of a business, or sexually explicit performance as part of a business, including but not limited to strip-tease performance. Adult entertainment does not include belly dancers.

ADULT LIVING means age-restricted rental or market housing. Residents are generally 18 years or older.

AGRICULTURE means growing, rearing, producing or harvesting agricultural crops and livestock and includes processing and selling the primary agricultural products harvested, reared or produced on parcels comprising the farm. Barns, processing and retail facilities for primary agricultural products are considered incidental to agricultural uses. Agriculture does not include a commercially operated kennels, feedlots, stables, piggeries, mink and other fur farms and poultry farms except as an allowable farm use on lands within the Agricultural Land Reserve.

AGRICULTURE – DOMESTIC means the use of land, buildings or structures for the purpose of conducting household domestic farm activities for the products of which are for personal use only and is not a farm business. Agriculture – Domestic does not include AGRICULTURE.

AISLE means the area used by motor vehicles for access to and from all off-street parking spaces but does not include a driveway.

ALTERATION means a change or extension to any matter or thing or to any occupancy regulated by the British Columbia Building Code. This includes:

- a. an addition to a building's gross floor area (GFA) or height;
- b. the removal of a portion of a building;
- c. construction of, cutting into or removing of a wall, partition, column, beam, joist or floor;
- d. a change to, or closing of any required means of access; and
- e. a change in fixtures, equipment, cladding or trim.

AMENITY SPACE means outdoor or indoor space provided in a multiple dwelling housing development and specifically designed for the tenants' use of cultural, social and recreational activities and, except as expressly permitted in the zone, not used for commercial purposes. Such spaces may include, but are not limited to, communal meeting spaces, plazas, sports and fitness facilities, cultural facilities, gardens, tennis courts, swimming pools, garden plots, landscaped open space and children's play structures. Amenity spaces do not include hallways or indoor or outdoor alcoves or other similar spaces.

3.0 Definitions

AMUSEMENT ESTABLISHMENTS means facilities for entertainment or amusement activities that primarily take place outdoors where the patrons are the primary participants. Typical uses include but are not limited to amusement parks, go-cart tracks or miniature golf establishments. This use class does not include drive-in movie theatres, carnivals, circuses, par three or regulation length golf courses.

ANIMAL SERVICE FACILITY – MAJOR means a development for the purpose of treatment, boarding, training, or grooming of animals and includes retail sales of associated products. This includes such uses as large-animal veterinary clinics, boarding and breeding kennels, impounding and quarantining facilities and animal shelters, but does not include the sale of animals.

ANIMAL SERVICE FACILITY – MINOR means a development for the purpose of outpatient care, small-animal training, treatment or grooming of animals and includes retail sales of associated products. Typical uses are pet grooming salons, daytime boarding and small-animal veterinary clinics.

APARTMENT means a single building consisting of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a common entrance or hallway, except that a ground level dwelling unit may have the principal access from a common entrance or hallway or may have direct ground level access to the outside.

ART GALLERY OR STUDIO means premises used for the exhibition, creation or retail sale of works of art, which may include the collection, storage or preservation of works of art.

ASSEMBLY HALL means a building or part of a building used for the gathering of groups or persons for a specific function that may include meetings for civic, educational, political, religious or social purposes.

ASSISTED LIVING means seniors and/or accessible housing that provides nursing care, housekeeping and prepared meals.

AUCTION SALES – MINOR means the sale by auction of items such as antiques, art and collectibles, but does not include the sale of heavy machinery, vehicles, animals or agricultural related items.

BASEMENT means a storey of a building located below the first storey.

BED AND BREAKFAST means an accessory use within a single detached dwelling that provides temporary lodging for tourists and visitors where guest rooms are rented to any individual or group.

BEEKEEPER means a person who owns or controls bees.

BIKE PARKING means infrastructure that enables the secure and convenient parking of bicycles, for either long-term or short-term parking. Arrangements for this may include lockers, stands, manned bicycle parks, automated facilities or legal arrangements for ad hoc parking alongside railings and other street furniture.

BOULEVARD means that portion of a highway between the curb or edge of a constructed roadway and the adjacent parcel boundary.

BREWERY AND DISTILLERY – MAJOR means the brewing, distilling and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. This use may include the accessory retail of liquor products manufactured on-site and merchandise specific to the brewery and distillery function and company branding.

This
section
amended
by Bylaw
No. 2544,
2021

3.0 Definitions

BREWERY AND DISTILLERY – MINOR means the brewing, distilling and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the *Liquor Control and Licensing Act*. All processes, functions and mechanical equipment must be contained indoors and the total area for manufacturing is limited to a maximum of 300 m². This use may include the accessory retail of liquor products manufactured on-site, the sale of food and beverage associated with a licensed restaurant on the property, and merchandise specific to the brewery and distillery function and company branding.

BUILDING means any structure located on or attached to the ground and supported by columns or walls which is designed, erected or intended for the shelter, support, enclosure or protection of persons, animals or property.

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls or within the outside surface of exterior walls and the centre line of firewalls.

BUILDING SUPPLY ESTABLISHMENT means the supply and indoor and/or outdoor storage of materials or fixtures that are incorporated in the structure of a building including hardware, lumber, wall-paneling and carpet. A building supply establishment excludes concrete mix plants and other building supply manufacturing and processing plants.

BUILD-TO-LINE means the minimum required setback from a parcel line, as per the zone-specific regulations.

BULK FUEL SALES means any building or land used or intended to be used for the sale of fuels or lubricants to vehicles and equipment, either through the use of keys, cards or service attendants, but does not include a gas station. A bulk fuel sales establishment may also include accessory retail sales of other motor vehicle related products and a convenience store contained within one building, but shall not include motor vehicle sales, structural or body repairs and servicing or painting, a wrecking yard or vehicle storage.

BUS DEPOT means a building that is used for the storage of buses which may transport passengers or goods and may also include a waiting room, office and public washrooms, but does not include sales or servicing of buses.

CAMPGROUND means the use of a parcel, buildings or other structures for an overnight camping experience, including tenting or recreational vehicle sites as well as accessory facilities which support this use, such as administration offices and laundry facilities.

CANNABIS means cannabis as defined in the Federal *Controlled Drugs and Substances Act* or *Cannabis Act* and includes any products containing cannabis.

CANNABIS PRODUCTION FACILITY means cultivating, growing, processing, testing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of cannabis or any products containing or derived from cannabis or marihuana, as lawfully permitted and authorized under the Federal *Cannabis Act*.

CANNABIS RETAIL means the retail sale of cannabis or cannabis accessories as lawfully permitted and authorized under the Provincial *Cannabis Control and Licensing Act*.

CARETAKERS SUITE means a self-contained dwelling unit within a commercial, industrial or institutional building for the purpose of providing a residence for an on-site caretaker.

This
section
amended
by Bylaw
No. 2596,
2024.

3.0 Definitions

CEMETERY means an area of land that is set aside for the burial of human remains. Typical uses are memorial parks and burial grounds, including crematoria.

COMMERCIAL AMUSEMENT ENTERPRISE means a commercial establishment where permanent buildings or structures have been erected for the purpose of video games, pinball, billiards, bowling alley, mini golf, coin operated games, indoor playgrounds or indoor or electronically operated rides, and an accessory restaurant may also be provided.

This
section
amended
by Bylaw
No. 2619,
2025.

COMMERCIAL ELECTRIC VEHICLE CHARGING STATION means any charging station for electric vehicles, Level 2 or higher as per current industry standards, from which electricity is commercially sold for the purpose of charging an electric vehicle.

COMMERCIAL SCHOOL means a private facility used for training, instruction or certification in specific occupations, skills or services. Commercial schools are run for the financial gain of the owner or operator of the facility. Typical uses include but are not limited to secretarial, business, driver training, hairdressing, beauty culture, dancing, language or music schools. Commercial schools do not include industrial trades training facilities.

COMMERCIAL TEMPORARY ACCOMMODATION means accommodation for the travelling public for a period not exceeding 30 continuous days or 30 days in a calendar year.

COMMERCIAL VEHICLE SALES AND SERVICING means a business engaged in vehicle sales, service and repair for vehicles with a licensed gross vehicle weight exceeding 4,500 kg. Commercial vehicle repair, painting, part sales and body or glass services may also be included, provided that these services are fully contained within the principal building. Commercial vehicle sales and vehicle servicing may exist separately as a use on a parcel or be combined.

COMMERCIAL VEHICLE WASH means a facility for washing vehicles that is intended and designed to accommodate vehicles with a licensed gross vehicle weight exceeding 4,500 kg.

COMMUNITY CARE FACILITY means the use of premises operated as a community care facility by a licensee under the *Community Care and Assisted Living Act*.

COMMUNITY GARDEN means land gardened by individuals or non-profit groups for the purpose of providing a garden experience, education and local food production. A community garden may be developed to increase local food security for an individual, family or non-profit group, but not for retail or wholesale sale to persons who are not carrying out the gardening.

This
section
amended
by Bylaw
No. 2441,
2018

CONCESSION AND REFRESHMENT BOOTHS means a building used for the sale of foods and/or beverages which does not exceed 18m² in size.

CONVENIENCE STORE means a retail commercial establishment, not exceeding 300 m² of gross floor area, supplying groceries and other daily household necessities to the immediate surrounding area. Typical uses include but are not limited to small food stores selling confectionery, tobacco, groceries, personal care items, printed matter, or rental of videos. This use does not include the sale of alcoholic beverages.

CORNER PARCEL means a parcel abutting upon two or more highways at their intersection. For the purposes of this definition, the front yard is the yard adjacent to the shortest boundary abutting on a highway or right-of-way.

3.0 Definitions

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) means a multi-disciplinary approach to deterring criminal behaviour through environmental design. Crime Prevention Through Environment Design strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social and administrative environment.

This
section
amended
by Bylaw
No. 2544,
2021

CUL-DE-SAC means a length of local highway made for vehicular use, the end of which is permanently closed either by subdivision design or by a natural feature such as inaccessible terrain, as shown in Figure 1.

CUL-DE-SAC PARCEL WIDTH means the width of a parcel as measured along the arc of the front parcel line on the bulb at the end of a cul-de-sac street, as shown in Figure 1.

CURB LINE means the outer boundaries of a highway at the edge of that portion of the highway usually traveled by or constructed for travel by vehicular traffic.

DATA CENTRE means a building used for the purpose of storing digital data and may include offices for employees.

DAY CARE CENTRE – MAJOR means premises licensed as required under the *Community Care Facilities Act* intended to provide care, educational services and supervision during the day or evening. This use includes group day care centres, out-of-school centres and drop-in centres, intended for more than 8 persons.

DAY CARE CENTRE – MINOR means premises licensed as required under the *Community Care Facility Act* intended to provide care, educational services and supervision during the day or evening and provides care for no more than 8 persons.

DECK means a structure attached to a dwelling unit, with no walls except for visual partitions and railings, which is constructed with a floor on posts and beams above grade for use as an outdoor living area.

DENSITY means a measure of the intensity of development to the area of the parcel, including without limitation the number of units on a parcel measured in units/area or floor area ratio, as applicable. When the calculation of density yields a fractional number, the required number of units permitted shall be rounded down to the next lowest whole number.

This
section
amended
by Bylaw
No. 2596,
2024.

DETACHED SUITE means a self-contained, accessory dwelling unit located in a building separate from the principal dwelling unit(s) on the same parcel, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household. A detached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling unit(s) located on the same parcel and may be contained within a separate building on the same parcel as a single-detached dwelling unit (garden/carriage suite) or as part of a detached garage (garage suite).

DORMITORY means a building or part of a building used as group living quarters for a student body, religious order or other groups as an accessory use to a college, university, boarding school, convent, monastery, hospital or other similar uses. Dormitories may contain communal dining rooms and kitchens. A dormitory does not include work camps.

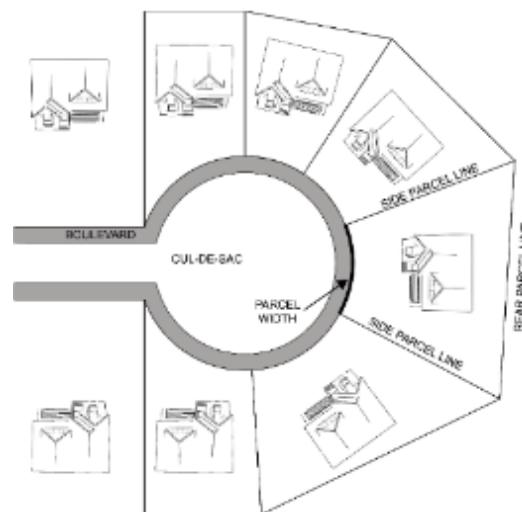


Figure 1: Cul-de-sac and Cul-de-sac Parcel Width

3.0 Definitions

This
section
amended
by Bylaw
No. 2596,
2024.

DUPLEX means a building used or designed for use as two self-contained principal dwelling units, each having access to the outside. The individual units within a duplex may be side by side or above and below.

DWELLING UNIT means one or more habitable rooms that together contain only one set of cooking facilities and is used for living and sleeping purposes for a household.

A dwelling unit may have a private entrance either from outside or from a common hall inside a building. A dwelling unit does not include temporary accommodation, but may include a bed and breakfast as an accessory use.

Figure 2: Duplex



EIGHTPLEX DWELLING: means a building having eight dwelling units above and below each other. The dwelling units may have individual entrances or a common entrance foyer.

EMERGENCY AND PROTECTIVE SERVICES means and includes, but is not limited to, a public facility used by police, fire protection, rescue and ambulance.

EQUESTRIAN FACILITY means the use of a building or outdoor facility for practicing equestrian skills.

EQUIPMENT SALES AND SERVICING means the sale or servicing of tools, appliances, office machines, furniture, light construction equipment or similar items, but does not include the rental of motor vehicles or industrial equipment.

FENCE means a structure serving as an enclosure, a barrier or a boundary, usually made of posts or stakes, joined together by boards, wire or rails and includes a gate, screen trellis and wall.

FINANCIAL INSTITUTION means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planner or advisor or related business, and may include a drive-through.

FINANCIAL INSTITUTIONS – SATELLITE means a financial institution other than one constituting the main branch in Fort St. John.

FLOOR AREA RATIO (FAR) means the total gross floor area (m^2) on all levels of all buildings and structures on a parcel, divided by the total area of the parcel.

3.0 Definitions

FOURPLEX DWELLING a building having a maximum height of two storeys and having a total of four dwelling units above and below each other, as shown in Figure 3. The dwelling units may have individual entrances or a common entrance foyer.



Figure 3: Fourplex Dwelling

FRONTAGE means the extent of land abutting the front parcel line.

FRONT YARD OPEN SPACE means the area on a parcel that is adjacent to the front public right-of-way. The owner of the parcel must maintain this area free of major obstructions or hard surfaces. The intent of the area is for the provision of greenspace and for snow storage. The owner of the parcel must plant and maintain soft landscaping in the front yard open space area, comprising only snow and salt tolerant species.

FUNERAL SERVICES means the furnishing of supplies, funerals, viewing and related services to the public and includes facilities intended for the preparation of the dead human body for internment which may include cremation.

GAMING FACILITY means an establishment which is used or intended to be used for gaming purposes and includes commercial amusement enterprises, bingo halls, casinos, video lottery or slot machine gaming and playing or operating games of chance, mixed chance or skill on which money may be wagered.

GARAGE means a detached accessory building or a portion of a principal building which is above grade and enclosed on three sides and is used for the sheltering of motor vehicles and the storage of household goods incidental to the residential use of a dwelling unit.

GAS STATION means a premise used primarily for the retail sale of motor fuels, lubricating oils, motor vehicle accessories, and commercial electric vehicle charging stations. A gas station may include accessory retail sales of other automobile related products and a convenience store contained within one building, but shall not include motor vehicle sales, automobile structural or body repairs and servicing or painting, a wrecking yard or vehicle storage.

GOVERNMENT SERVICES means a building designed for the purpose of providing for crown corporation, local, provincial or federal government services directly to the public. Government services do not include emergency and protective services. Typical government services include, but are not limited to, courthouses, employment offices, social service offices, post offices, municipal, provincial or federal government offices and the offices of crown corporation.

This
section
amended
by Bylaw
No. 2619,
2025

3.0 Definitions

GRADE means (as applying to the determination of building height and fencing) the lowest of the average levels of finished ground adjoining each exterior wall of a building, except that localized depressions such as for vehicle or pedestrian entrances or window wells need not be considered in the determination of average levels of finished ground as shown in Figure 4.

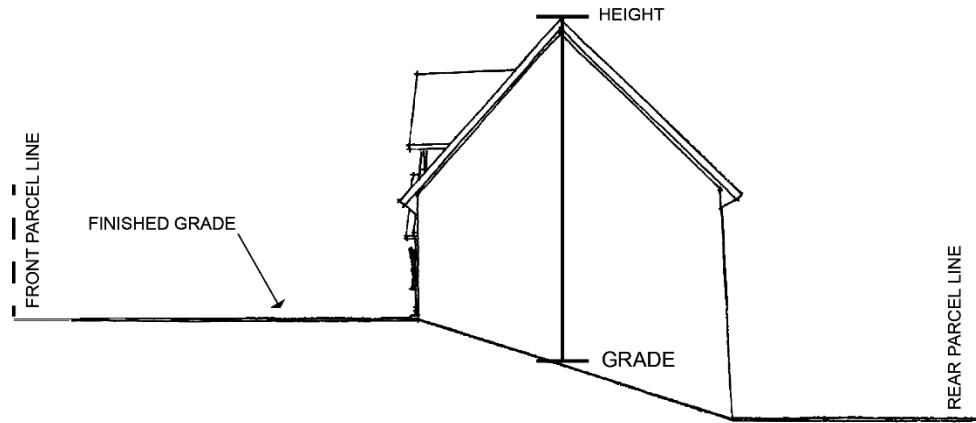


Figure 4: Grade and Height

GREENHOUSE/NURSERY means a building and/or outdoor area used for the retail sale of trees, plants, flowers and associated gardening or landscaping supplies and outdoor garden equipment.

GROSS FLOOR AREA (GFA) means the sum of all floors of a building, measured from the building's perimeter, including all areas within the building excluding parking areas.

GROUND FLOOR means that floor of a building which is at or nearest to ground level, not including a basement.

This
section
amended
by Bylaw
No. 2524,
2020

HARM REDUCTION SERVICES means policies and programs which attempt primarily to reduce the adverse health, social and economic consequences of mood-altering substances to individual drug users, their families and communities, without requiring a decrease in drug use. Such services are managed by provincial Health Authorities in co-operation with community partners that provide designated space, either integrated in existing health or social care settings or in newly established locations. For the purposes of this Bylaw Harm Reduction Services does not include a Supervised Consumption Facility.

HAZARDOUS WASTE means a substance (solid, liquid or gas) that when released is capable of creating harm to people, the environment or property, as set out in the *Environmental Management Act Hazardous Waste Regulations, as amended*.

HEALTH SERVICES FACILITY means a building used for the provision of physical or mental health services offered by qualified professionals on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, optometrists, acupuncture clinics, naturopaths, physical therapy clinics, health clinics, art and music therapy and counseling services. Health services facility does not include a hospital, a veterinary clinic or supervised consumption facility.

3.0 Definitions

HEAVY EQUIPMENT SALES AND SERVICING means an industrial use of land or buildings for the purpose of selling and or servicing heavy equipment including but not limited to, semi-trucks, tractors, farm equipment, machinery and oilfield equipment such as drill rigs.

HEIGHT means the vertical distance measured from average grade to the highest point of the roof. In calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney, tower, cupola or steeple shall not be included. Height of a building is determined based on the average grade directly adjacent to the building, as seen in Figure 4.

HELIPAD means an area used for the landing and taking off of helicopters for the purpose of picking up and discharging passengers or cargo, without adjoining fueling, mechanical or servicing facilities.

HIGHWAY includes a street, lane, road, bridge, viaduct and any other way open to public use, but does not include a private right-of-way on private property.

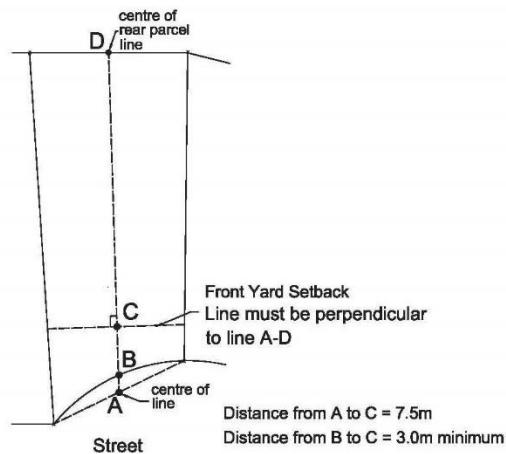
HOME OCCUPATION – BUSINESS

means an accessory use where business activities take place within a dwelling unit or a building or structure accessory to that dwelling unit. A home occupation – business includes a bed and breakfast.

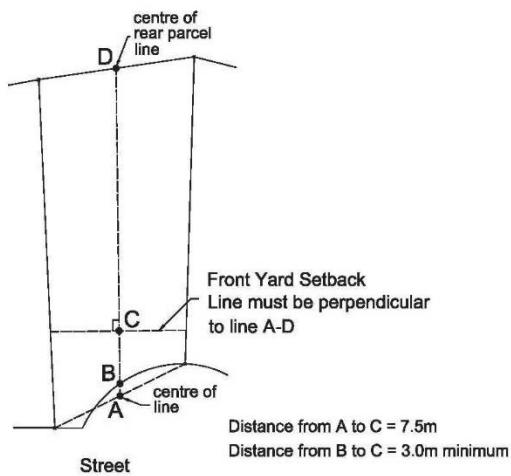
HOME OCCUPATION – OFFICE means an accessory use where business activities take place within a dwelling unit and are limited to business activities that are administrative in nature.

This
section
amended
by Bylaw
No. 2573,
2022

Example 1:



Example 2:



Example 3:

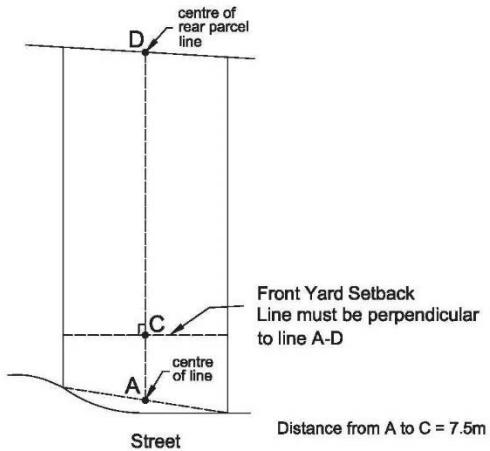


Figure 4A: Irregular Shaped Parcel

3.0 Definitions

HOSPITAL means an institution that is operated primarily for the reception and treatment of persons suffering from illness, injury or disability, convalescing from or being rehabilitated after illness or injury or requiring extended care. A hospital also includes out-patient services. It also includes functions required to support the hospital such as pharmacy services, cafeteria, food and beverage services, laundry services, maintenance services, warehousing and storage facilities.

HOTEL means a building that provides rooms or suites for temporary accommodation where each room or suite is accessed by an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration and it may contain such accessory uses as assembly, indoor recreation or restaurant licensed or not licensed for on-site consumption of alcoholic beverages.

HOUSEHOLD means one or more persons living together in a dwelling unit.

This
section
amended
by Bylaw
No. 2554,
2021

INDEPENDENT LIVING, SENIOR means a building dedicated for seniors aged 55 and older, containing a combination of residences, amenities and provision of access to health services, for residents who are functionally independent and require minimal or no assistance with daily living.

INDUSTRIAL TRADES AND TRAINING FACILITY means a building containing classrooms, labs and equipment for training in trade areas such as welding, gas fitting, boiler operations, pipe fitting, electronics, mechanical maintenance or similar trades.

INTENSIVE RESIDENTIAL means a parcel within which a detached suite is permitted.

IRREGULAR SHAPED PARCEL means a parcel that is inconsistent in shape with other parcels in the neighbourhood. An irregular shaped parcel cannot be uniformly subdivided.

LANDSCAPING means a vegetated area and/or garden, or a combination thereof, that includes trees, shrubs, plants, decorative stonework, retaining walls, walkways or other landscape architectural elements. Driveways or areas used for loading, parking or storing of vehicles are not included in landscaping.

LAND includes the surface of water.

LANE means a highway less than 10 m in width, which may afford access to a parcel, at the side or rear of the parcel.

LARGE FORMAT RETAIL means a building, typically designed in a warehouse fashion, with a large floor area used for the retail sale of goods, wares, merchandise, substances, articles or things, and includes the storage of such goods, wares, merchandise, substances, articles or things sufficient only to service such building.

LIGHT PASSENGER VEHICLE WASH means a separate facility for washing vehicles that is intended and designed to accommodate cars and light trucks with a licensed gross vehicle weight not exceeding 4,500 kg. A separate light passenger vehicle car wash does not include a vehicle washing facility that forms part of an automobile, truck and recreational vehicle sales and repair facility or a gas station.

LIQUOR ESTABLISHMENT means a building or part of a building in which the principal use is to sell liquor. Typical uses include but are not limited to, bars, pubs and nightclubs. Adult entertainment is prohibited in a liquor establishment.

3.0 Definitions

LIQUOR RETAIL STORE means the retail sale of beer, wine and liquor products for consumption off-site and may include a drive-through.

This
section
amended
by Bylaw
No. 2596,
2024.

MANUFACTURED HOME means a dwelling built under CSA standards Z240 MH designed to provide residential accommodation, whether ordinarily equipped with wheels or not, that is designed or constructed to be moved from one place to another by being towed or carried, but does not include recreational vehicles, travel trailers or campers.

MANUFACTURED HOME PARK means any parcel of land under one ownership which has been planned, divided into manufactured home spaces and improved for the placement of manufactured homes for permanent residential use, containing three or more manufactured home spaces or upon which is located three or more manufactured or modular homes and includes all buildings, structures or accessories used or intended to be used as equipment for the manufactured home park.

MASSED PLANTING means the design of landscape planting using groups of trees, shrubs and ground covers which, over time and with the growth of plants, allows the spaces between the plants to be reduced to provide a continuous mass of plant material as illustrated in Figure 5.

MEDIA PRODUCTION STUDIO means premises used for producing live broadcasts, motion pictures or audio or video recordings or transmissions, or any combination of these, but does not include mass reproduction of film or recordings.

MIXED-USE means a building that has commercial uses located on the ground floor with office and/or residential uses located on the upper floors of the building.

MOTEL means a building that provides rooms or suites for temporary sleeping accommodation where each room has direct access to the parking lot and each room or suite may be equipped with individual kitchen facilities. A motel may include an office for motel administration.

This
section
amended
by Bylaw
No. 2596,
2024

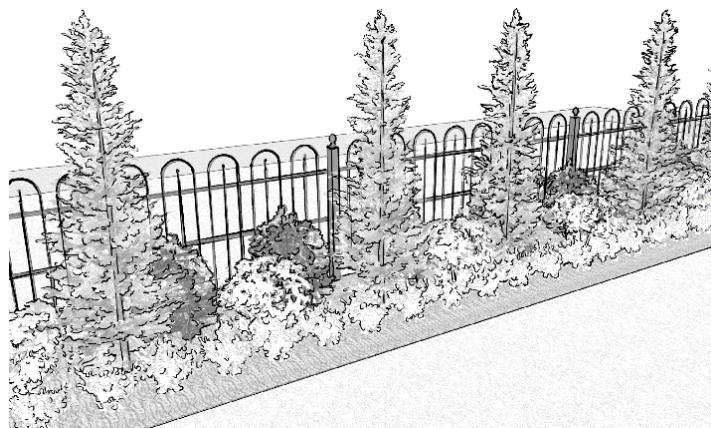


Figure 5: Massed Planting

MODULAR HOME means a dwelling, the components of which have been built off-site in a factory under CSA standards A277 designed to provide residential accommodation, whether ordinarily that is designed or constructed to be moved from one place to another by being towed or carried.

MULTIPLE DWELLING HOUSING means housing on a single parcel that contains three or more dwelling units.

MUNICIPALITY means the Corporation of the City of Fort St. John or the area within the municipal boundaries thereof as the context may require.

3.0 Definitions

NEIGHBOURHOOD PUB means the serving and consumption of alcoholic and other beverages and includes the associated serving of food in a neighbourhood-oriented facility. Adult entertainment or a brewery or distillery are prohibited in a neighbourhood pub.

OCCUPANCY means the taking possession of or using a building or part thereof for the shelter or support of persons, animals or property, and includes the class or nature of the use.

OILFIELD SALES AND SERVICES means an office, which may be used in conjunction with storage buildings and/or a yard for oilfield-related equipment and materials.

OPEN SPACE means the open, unobstructed space on a parcel, including the open unobstructed space accessible to all occupants of any residential or commercial building or structure on the parcel. Open space is suitable and used for the growth and maintenance of grass, flowers, shrubs, trees and other landscaping and may include any surface pedestrian walk but does not include any driveway or areas used for loading, parking or storing of vehicles.

OUTDOOR RECREATION means recreation facilities that are not enclosed and include baseball diamonds, soccer fields, outdoor ice rinks, outdoor auditoriums, outdoor stadiums, playgrounds and other similar type uses.

PARCEL means any lot, block of land or other area that is recorded in the records of the Land Title Office.

PARCEL AREA means the total surface area of land comprising the parcel but excluding any panhandle area and expressed in square metres (m^2).

PARCEL COVERAGE means the percent of the parcel area covered by buildings and structures excluding parking areas, decks, patios, driveways and walkways, as shown in Figure 6. Coverage is calculated by dividing the sum of the footprints of all buildings and structures by the total parcel area.

PARCEL DEPTH means the shortest horizontal distance between the front and rear parcel lines.

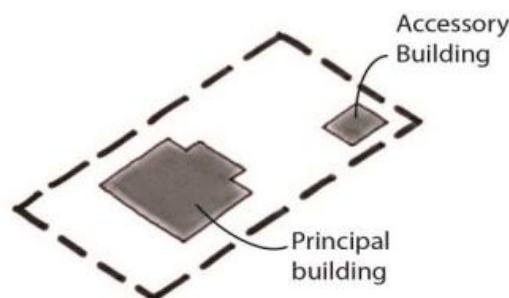


Figure 6: Parcel Coverage

3.0 Definitions

This
section
amended
by Bylaw
No. 2596,
2024.

PARCEL LINE means the boundary of a parcel as follows:

a. **FLANKING EXTERIOR**

means a side parcel line that abuts a highway (or access route in a bareland strata plan) but is not a rear parcel line.

b. **FRONT**

means any parcel line common to a parcel and a highway other than a lane or walkway as illustrated in Figure 7.

c. **INTERIOR**

means a parcel line between two (2) or more parcels that is not a front, rear or a flanking exterior side parcel line.

d. **REAR** means the parcel line which is opposite to, and does not intersect, the front parcel line.

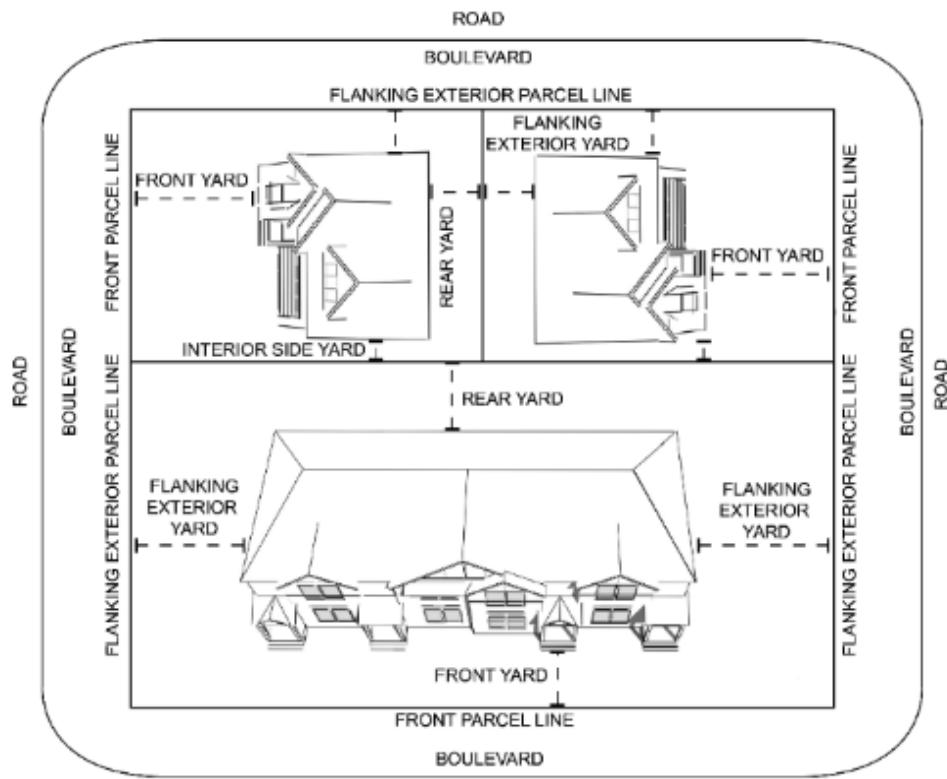


Figure 7: Parcel Lines and Yards

3.0 Definitions

PARCEL SETBACK means the horizontal distance measured at right angles to the parcel line, between the parcel line and the building, structure or use, as shown below.

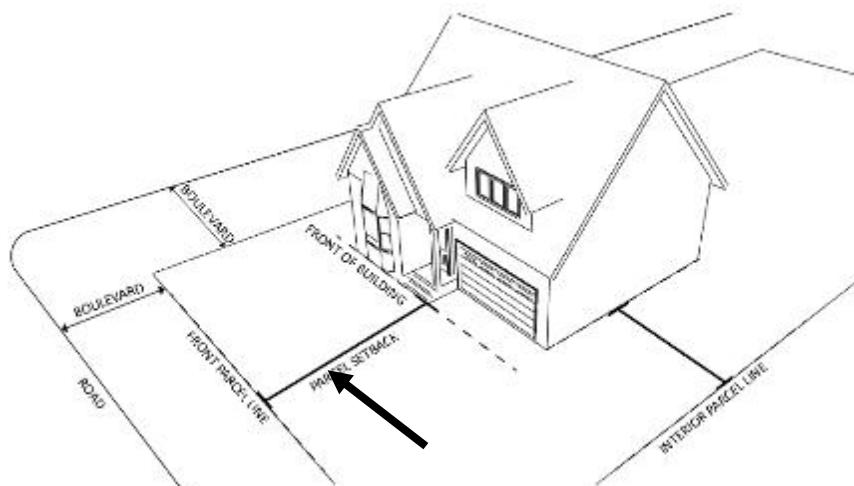


Figure 8: Parcel Setback

PARCEL WIDTH means the width of the parcel between the two side parcel lines measured a distance of 7.5 m from the front parcel line, as shown below.

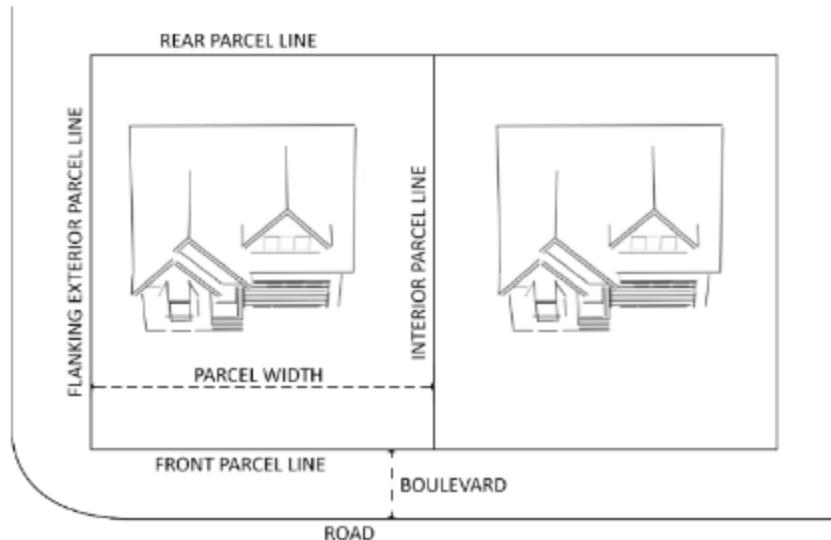


Figure 9: Parcel Width

PARK means an area permanently devoted to recreational uses and generally characterized by its natural, historic or landscaped features, used for both passive and active forms of recreation and does not include stormwater management ponds.

3.0 Definitions

This
section
amended
by Bylaw
No. 2619,
2025.

PARKING LOT means any collection of two or more parking spaces, but does not include driveways or lane parking.

PARKING SPACE means an area identified for the parking of one motor vehicle and does not include aisle space.

PASSENGER TRANSPORTATION DISPATCH OFFICE means an office used for the purpose of dispatching taxis, buses, shuttles and other passenger transportation vehicles and does not include storage of any commercial vehicles on the premises.

PASSIVE RECREATION AREA means areas that have minimal impact on the natural environment and may include parks, trails, benches, picnic areas, soccer pitches, ponds (not including storm water retention ponds) and gardening areas.

PATIO means a platform or hard surfacing the surface of which is less than 0.6 m above grade and that does not have a roof.

PERFORMING ARTS AND CULTURAL FACILITY means a facility used for the instruction, exhibition and/or performance of arts and cultural before a live audience, excluding cabaret and adult entertainment.

PERSONAL SERVICE ESTABLISHMENT means a commercial establishment that provides direct personal goods or services to persons involving the health, fitness, beauty or grooming of a person. Such services include, but are not limited to, barber shops, beauty salons, fitness facilities, tailor shops, laundry, dry cleaning, watch repair and shoe repair shops.

PLACE OF WORSHIP means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities, which is maintained and controlled for public worship. Typical uses include but are not limited to churches, chapels, synagogues, monasteries, temples and convents. It also includes a suite for the minister or someone of a similar position.

PORCH means a roofed structure abutting a building and forming a covered approach to a doorway.

This
section
amended
by Bylaw
No. 2596,
2024.

PRINCIPAL DWELLING means the main dwelling unit on the parcel. In the case of a duplex, there are two principal dwelling units that are divided by a party wall or fire separation within the same building.

PRINCIPAL BUILDING means a building which occupies the major or central portion of a parcel and is the main or primary building on a parcel, or constitutes, by reason of its use, the primary purpose for which the parcel is used.

PRINCIPAL USE means the main or principal use of land, buildings or structures which is provided for in the list of permitted uses in the zones of this Bylaw.

PROFESSIONAL OFFICE means a building or part thereof, designed, intended or used for the practice of a profession, the carrying on of a business or, where not conducted on the site thereof, the administration of an industry, but shall not include a retail commercial use, any industrial use, clinic, health services facility, veterinary clinic or hospital, treatment facility where cannabis is used for treatment, financial institution, place of amusement, place of assembly or outdoor storage.

PROPANE SALES means the sale of propane to the public as an accessory use to a gas station at a fixed location having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 11,356 litres.

PUBLIC REALM means any area or space that is publicly accessible, including but not limited to, roads, sidewalks, parks and institutional uses.

3.0 Definitions

QUALIFIED PROFESSIONAL means an individual who is registered with or accredited by the Province, Canada, or an entity created by the Province of Canada to register or give accreditation to an individual who carries on a profession that is regulated by that entity, and includes an individual who is certified by a government-recognized entity to carry on a profession. Typical professions include but are not limited to: medical or dental practitioners, chiropractors, massage therapists, optometrists, acupuncturists, naturopaths, physical therapists, art and music therapists, counsellors, engineers or landscape architects.

RECREATION FACILITY means facilities with an enclosed building for sports, active recreation and other similar activities. Typical uses include athletic clubs, health and fitness clubs, indoor playgrounds, indoor soccer pitches, arenas, swimming pools, running tracks, dance studios and racquet clubs.

RECYCLING FACILITY means an establishment used for recycling materials provided to it from a recycling materials drop off centre or other source, but the receipt, storage or processing of hazardous waste is prohibited.

RECYCLING MATERIALS DROP OFF CENTRE means an establishment used for the buying, collection, sorting and temporary indoor storage of recyclable materials. Recyclable materials include, but are not limited to, cardboard, plastics, paper, metal, bottles and similar household goods or return for deposit items, but the receipt, storage or processing of hazardous waste is prohibited.

REFRIGERATION SERVICES includes, but is not limited to the sales, servicing and repair of household appliances and HVAC systems.

RESPITE HOUSING means temporary seniors or accessible housing that provides necessary care for the temporary residents.

RESTAURANT means an establishment which prepares and serves food and beverages to customers in return for money, either paid before the meal, after the meal or with a running tab and may include a drive-through.

RESTAURANT – LIMITED means an establishment which prepares and serves food and beverages and does not include a drive-through.

RETAIL STORE means a building or part thereof where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail but not wholesale, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things, sufficient only to service such store and may include a drive-through.

SENIORS CARE FACILITY means a facility that provides rehabilitative, restorative and ongoing skilled nursing care to patients or residents in need of assistance with activities of daily living.

SCHOOL means a facility that is for education, training or instruction purposes and includes dormitories and the administration offices required for the provision of such services on the same site. Typical uses include but are not limited to public and independent schools, community colleges and universities. This use does not include commercial schools.

SCREENING means a continuous fence, wall, compact evergreen hedge, row of shrubs, trees or combination thereof, supplemented with landscape planting that effectively screens the view of property which it encloses, and is broken only by access driveways and walkways.

3.0 Definitions

This
section
amended
by Bylaw
No. 2596,
2024.

SECONDARY SUITE means a self-contained dwelling unit that is part of a principal dwelling containing not more than two dwelling units (including the secondary suite) and any common spaces such as common storage, common service rooms, common laundry facilities or common areas used for egress, where both dwelling units constitute a single real estate entity.

SENIORS HOUSING means age restricted rental or market housing that provides the option for services to assist the resident.

SENIORS LIFESTYLE BUILDING means age restricted rental or market housing that provides several amenity options in addition to various programs for residents. Such amenities and programs may include food and beverage services, multipurpose rooms, exercise studios, gardens, and other programs and events offered by the facility for the use and enjoyment of the residents.

SETBACK means the horizontal distance from the parcel line to the building, excluding eaves, chimneys, balconies or decks and bay or boxed windows.

This
section
amended
by Bylaw
No. 2619,
2025.

SERVICE STATION means a premise used primarily for automobile repairs and servicing, including automobile structural or body repairs and painting, and motor vehicle sales, but not a wrecking yard or vehicle storage. A service station may include accessory retail sale of motor fuels, lubricating oils, motor vehicle accessories, and commercial electric vehicle charging stations.

SHARED USE PARKING means a parking lot or area that is shared between uses that are located in the same area. Shared use parking typically occurs between a business use that operates during daytime hours and a residential use that occupies the parking in off business hours.

SHOPPING CENTRE means a building that contains a variety of retail stores, restaurants and entertainment facilities. Shopping centres share common services and parking facilities.

SOFT LANDSCAPING means an open, unobstructed area that supports the growth of vegetation such as grass, trees, shrubs, flowers or other plants and allows permeation into the ground. Soft landscaping must allow for the planting and sustaining of plant material. Soft landscaping excludes artificial turf, gravel and hard-surfaced areas such as decorative stonework, retaining walls, walkways or other hard-surfaced landscape architectural elements. Driveways or areas used for loading, parking or storing of vehicles are not soft landscaping.

SINGLE-DETACHED DWELLING means the principal dwelling on a parcel and is completely separated by open space on all sides from any other structure, except its own garage or shed. This use includes factory-built homes that conform to CSA A277 or CSA Z240 standards, but does not include recreational vehicles, travel trailers or campers.

STOREY means that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. A storey may not exceed 3.5 m in height.

STREETSCAPE means the design of the street including roadbed, sidewalks, landscape plantings, as well as the character and setback of the adjacent buildings.

STRUCTURE means any construction fixed to, supported by or sunk into land or water but not concrete or asphalt paving or similar surfacing.

3.0 Definitions

SUBSTANTIAL COMPLETION FOR LANDSCAPING means the stage of completion wherein all works are installed correctly as per the Canadian Landscape Standards Association and the approved plans on file.

This
section
amended
by Bylaw
No. 2524,
2020

SUPERVISED CONSUMPTION FACILITY means a use that is a federally regulated and within a medically supervised building where drug users can inject or inhale pre-obtained illegal drugs. For the purposes of this Bylaw, this use includes overdose prevention services.

SUPPORTIVE LIVING means seniors and/or accessible housing that provides 24-hour emergency response services, light housekeeping, meals and social and recreational activities.

TANK FARM means an industrial facility housing a container or containers that extend more than 2.0 m above grade and where the volume in all of the tanks are greater than 10.0 m³, used for the storage and distribution of products that contain petroleum or other organic gases or materials.

TEMPORARY STORAGE STRUCTURE means a non-permanent structure for the storage of goods and may include a quonset, tarp shed, or other similar structures.

This
section
amended
by Bylaw
No. 2441,
2018

TOURIST VEHICLE PARKING AND FACILITIES means a parking lot for visitors to the area and may include washroom facilities.



Figure 10: Townhouse Dwelling

TOWNHOUSE DWELLING means a building divided into three or more side by side dwelling units under one roof with private exits or entrances to each dwelling unit, with each dwelling unit sharing at least one party wall and facing the front property line, as shown in Figure 10.

TRADE CONTRACTOR OFFICE means offices in conjunction with storage buildings for trades including, but not limited to electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, landscaping, septic services and ventilation and air conditioning. A trade contractor office does not include oilfield sales and services, or outdoor storage.

TRIPLEX DWELLING means a building having three dwelling units located above or below each other or three side by side units facing the front property line that each share a party wall with each other. A triplex may have a common entrance foyer or individual entrances.

3.0 Definitions

UNIVERSAL DESIGN means the broad-spectrum of ideas and elements meant to produce buildings, products and environments that are accessible to people of all abilities.

VEHICLE SALES AND SERVICING means a business engaged in car, light truck and recreational vehicle sales, service, repair and rental. Vehicle repair, painting, part sales and body or glass services may also be included, provided that these services are fully contained within a building on the parcel. Vehicle sales and servicing may exist separately as a use on a parcel or be combined. Heavy Equipment Sales and Servicing and Wrecking Yards are prohibited.

WAREHOUSING means a large open facility in which materials are delivered in bulk quantities, stored, sorted, separated and eventually shipped in smaller quantities to other destinations.

WATERCOURSE means any natural or man-made drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, ravine, swamp, gulch, or source of ground water, whether enclosed in a conduit or not.

WHOLESALE ESTABLISHMENT means the resale of new and used goods to retailers, to industrial, commercial, institutional or professional users or to other wholesalers. Incidental sales may occur to the end consumer.

WHOLESALE ESTABLISHMENT – MINOR means the bulk sale of new or used goods to retailers, commercial users or the general public, but does not include industrial materials, construction materials, vehicles, machinery or agricultural goods.

WRECKING YARD means land or buildings used for an automobile wrecking yard or premises, the keeping and/or storing, of used building products, rags, bicycles, automobile tires, old metal, other scrap material or salvage and where such materials are bought, sold, exchanged, baled, packed, disassembled or handled for further use.

YARD means an area created by a setback from a parcel line to the building, illustrated as follows in Figure 11:

- FLANKING EXTERIOR YARD means a side yard that abuts a highway (or access route in a bare land strata plan) but is not a front or rear yard.
- FRONT YARD means the part of a parcel lying between the front parcel line and the front of the principal building and extending across the full width of the parcel.
- INTERIOR SIDE YARD means a side yard between two (2) or more parcels that is not a front, rear or flanking exterior yard.
- REAR YARD means the yard which is opposite to, and does not intersect, the front yard.

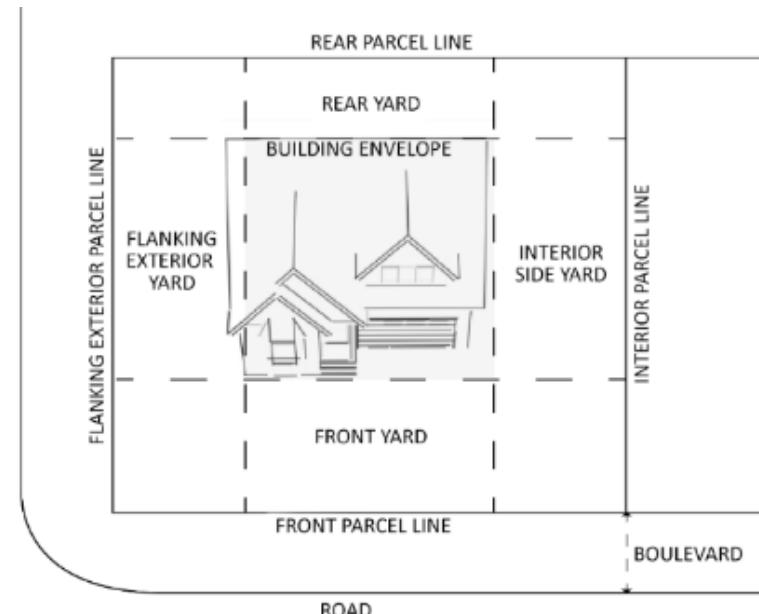


Figure 11: Yard

3.0 Definitions

ZONE means a zone established under this Bylaw.

4.0 General Regulations

4.1 Applicability of General Regulations

Except as otherwise specified in this Bylaw, this section 4.0 applies to all zones established under this Bylaw.

This
section
amended
by Bylaw
No. 2524,
2020

4.2 Prohibited Uses

1. No person shall use land, a building or a structure in any zone except as expressly permitted for the zone in which it is located. Without limitation, unless otherwise expressly permitted in a zone under this Bylaw, the following uses are prohibited in all zones:
 - a. Cannabis Production Facility, except as an allowable farm use on lands within the Agricultural Land Reserve.
 - b. Supervised Consumption Facility
2. Adult Entertainment uses are prohibited in the C1-Neighbourhood Commercial zone, C2-Downtown Core Commercial zone and C3-General Commercial zone.
3. Adult Entertainment uses are prohibited on a parcel if the entire parcel is located within 500 m (in a straight line from closest parcel line to closest parcel line) of an institutional or a residential use.
4. Cannabis retail uses are prohibited in all zones except C-2 Downtown Core Commercial, C-3 General Commercial and C-4 Highway Commercial.
5. Cannabis retail uses are prohibited on a C-2 Downtown Core Commercial, C-3 General Commercial and C-4 Highway Commercial parcel if the entire parcel area is located within:
 - a. 200 metres (in a straight line from closest parcel line to closest parcel line) of a school; and
 - b. 100 metres (in a straight line from closest parcel line to closest parcel line) of a park.
6. Commercial temporary accommodation is prohibited in residential zones.

This
section
amended
by Bylaw
No. 2571,
2022

4.3 Uses Permitted in Any Zone

Except where expressly prohibited or for parcels within the Agricultural Land Reserve, the following uses, buildings or structures are permitted in every zone:

- a. uses, buildings or structures which are accessory to a principal permitted use, building or structure on the same parcel;
- b. underground telecommunication lines and cables and telephone exchange buildings;
- c. pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground utility systems;
- d. parks, open space, community gardens, playgrounds and playing fields, multi-use trails and ecological reserves;

4.0 General Regulations

4.3 Uses Permitted in Any Zone (continued)

- e. place of worship;
- f. municipal public works yard;
- g. transportation rights-of-way established by a government or Crown corporation; and
- h. public utility facilities for transmission of water, sewage, electrical power, telephone, natural gas, cable television, and other similar services (but not including sewage treatment plants, electrical substations, or electrical generation), and individual parcels for the facilities are exempt from minimum parcel area requirements; and
- i. parking lots as an accessory or principal use.

This
section
amended
by Bylaw
No. 2619,
2025.

4.4 Agricultural Land Reserve

All lands designated as “Agricultural Land Reserve” under the *Agricultural Land Commission Act* are subject to the provisions of the *Agricultural Land Commission Act*, and all regulations, conditions and orders thereto.

4.5 Temporary Use Permits

1. In accordance with the *Local Government Act*, all zones within the City of Fort St. John are designated areas for consideration of Temporary Use Permits for uses not permitted on a parcel.
2. The decision to issue a temporary use permit is subject to the following considerations by the Council or its lawful delegate:
 - a. compatibility of the uses proposed in a temporary use application with current or future land uses on adjacent parcels, such that the proposed use does not require a change of land use designation or zoning of the parcel; without limitation, this may include economic development and testing the compatibility of a proposed use with established nearby uses;
 - b. the impact of the proposed temporary use on the natural environment and environmentally sensitive areas, and any proposed remedial measures to mitigate any damage to the natural environment or environmentally sensitive areas as a result of the temporary use must be considered;
 - c. the compatibility of the operation, function, appearance and intensity of the proposed temporary use with the surrounding; and
 - d. whether the proposed temporary use could be conducted on land elsewhere in the City.
3. A temporary use permit does not apply to a controlled access highway area as defined in the *Transportation Act* unless the bylaw has been approved in writing by the minister or any person designated in writing by the minister before its issuance.

4.0 General Regulations

4.5 Temporary Use Permits (continued)

4. As a condition of issuing a Temporary Use Permit, Council or its lawful delegate may specify conditions including, but not limited to:
 - a. the demolition of a building or structure associated with the permit, or the restoration of the property as described in the permit by the date specified in the permit;
 - b. posting a letter of credit as security to guarantee the performance of the terms of the permit;
 - c. the hours of the proposed use;
 - d. the area of the proposed use; and
 - e. environmental and groundwater protection measures.
5. A Temporary Use Permit may be granted for a period of no greater than three (3) years.
6. Permission to renew an approved Temporary Use Permit is limited to one renewal, which may only be granted by a resolution of Council.
7. For properties within the Agricultural Land Reserve, the impact of the proposed temporary use on the agricultural use of the parcel and the surrounding area must be evaluated.

4.6 Location and Siting of Buildings

1. No principal building shall be located in any required front, side or rear yard.
2. No accessory building shall be located in any required front, side or rear yard, except as provided in the "Setback Exceptions" of this Bylaw.

This
section
amended
by Bylaw
No. 2544,
2021

4.7 Principal Buildings per Parcel

Multiple principal buildings may be permitted per parcel subject to zone-specific regulations and all other bylaw requirements and provincial legislation being met.

4.8 Parcel Area and Width and Irregularly Shaped Parcels

1. A parcel registered in the Land Title Office before the original adoption date of this Bylaw that does not adhere to the parcel area and width requirements of this Bylaw is deemed to be a lawful non-conforming parcel on which the permitted uses for the subject zone under this Bylaw shall be permitted.
2. Except as permitted in the regulations below, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, contrary to the provisions and regulations of this Bylaw.

4.0 General Regulations

4.8 Parcel Area and Width and Irregularly Shaped Parcels (continued)

3. Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, if:
 - a. no additional parcels are created;
 - b. all affected parcels are contiguous; and
 - c. no parcel shall be enlarged to a size permitting further subdivision.
4. The minimum parcel size required by this Bylaw may be reduced by a maximum of ten percent (10%) under the following conditions:
 - a. part of the proposed parcel is required for the purpose of widening an existing highway or right-of-way;
 - b. the minimum parcel width set out in this Bylaw, or approved through subdivision;
 - c. the minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced; and
 - d. the reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of highways in the City of Fort St. John.
5. In all zones, the minimum parcel width is 11 m for parcels fronting on a cul-de-sac bulb. The width of a parcel is measured along the arc of the front parcel line on the bulb at the end of a cul-de-sac street.

4.9 Setback Exceptions

1. No features for any type of building or structure shall project into the setback required by this Bylaw, except the following:
 - a. eaves and gutters, cornices, sills, belt courses, bay windows, pop outs, chimneys or other similar features may project no more than:
 - i. 1 m into a side yard where the minimum side yard is 3 m;
 - ii. 0.5 m into a side yard where the minimum side yard is 1.5 m; or
 - iii. 1 m into a front yard or rear yard,

provided that:

 - i. the foundations or supports do not project into the required side yard, front yard or rear yard;
 - ii. the bay window, pop out, chimney or other feature does not comprise more than 20% of the area of the exterior wall in which it is located; and

This Section
amended
by Bylaw
No. 2596,
2024.

4.0 General Regulations

4.9 Setback Exceptions (continued)

- iii. the projection does not result in more than 3 m² of building floor area extending into the required side yard, front yard or rear yard.
- b. porches, decks and canopies, provided that such projections do not exceed 50% of the width of a required side yard or rear yard;
- c. balconies and sun shades, provided that such projections do not exceed 1.5 m or 50% of the width of a required side yard;
- d. a patio which may be open or enclosed, in any yard; and
- e. arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features.
- f. parking spaces, provided all landscaping requirements are met; and
- g. commercial electric vehicle chargers, provided all landscaping requirements are met.

2. Where a common wall shared by two or more dwelling units within a building for residential use, commercial use or industrial use coincides with an interior side parcel line of a parcel subdivided under the *Land Title Act* or of a strata parcel shown on a registered strata plan, the setbacks for the principal building specified in this Bylaw with respect to the interior side parcel line shall not apply.
3. All buildings and structures, and any part of any building or structure, must be setback a minimum of 4.5 m from all highway rights-of-way under the jurisdiction of the Ministry of Transportation and Infrastructure.
4. Interior side parcel line setbacks in R-1, R-1A, R-2, R-4 and R-4A zones may be varied at the discretion of the Director, where required off-street parking has been demonstrated for the proposed development.

This
section
amended
by Bylaw
No. 2619,
2025.

This section
was added
by Bylaw
No. 2596,
2024.

4.10 Height Exceptions

1. The maximum height regulations of this Bylaw do not apply to the following parts of a building or structure:
 - a. chimney, smoke stack;
 - b. dome, cupola;
 - c. hose and fire alarm tower;
 - d. industrial cranes;
 - e. mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
 - f. monument, sculpture;
 - g. pole, flood light;
 - h. public utility;
 - i. radio and television tower or antenna;

j. silo;

4.0 General Regulations

4.10 Height Exceptions (continued)

- k. spire, steeple, belfry;
- l. transmission tower; and
- m. wind turbines

1. if the part of the building or structure cover not more than twenty percent (20%) of the parcel or, if located on a building, not more than 10% of the roof area of the principal building.
2. In a RM zone, the maximum permitted height of an apartment building which conforms with all the regulations of this Bylaw may be increased to permit the location of a penthouse on the roof of such building if:
 - a. the height of the penthouse does not exceed 3.5 m;
 - b. it occupies not more than 12.5% of the roof area; and
 - c. the outer walls of the penthouse are located not closer than 3 m to the outer edge of the roof of the building on which it is situated.

4.11 Sight Clearance

1. As illustrated in Figure 12 on a corner parcel within the shaded space formed by the curb lines 9.0 m from the point of intersection of the curb lines, joining perpendicular to the parcel lines and joining the parcel lines, no landscaping, screening, building or structure may be planted or erected to a height greater than 1 m above the established grade of the street.

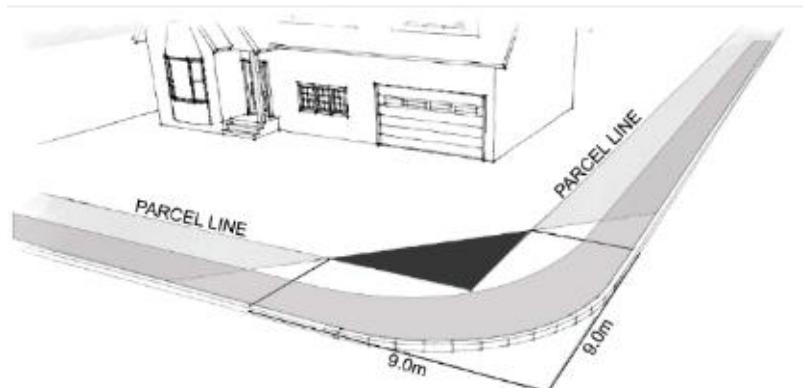


Figure 12: Sight Clearance at Intersections

4.0 General Regulations

This
section
amended
by Bylaw
No. 2544,
2021

4.12 General Landscaping and Screening Requirements

This section sets out landscaping requirements for all zones and areas in addition to any Development Permit Areas.

1. At the time of subdivision, the owner of lands dedicated as park or as identified to be a P zone must provide a park landscaping plan identifying what park landscaping, park furniture and play equipment will be established.
2. All work set out in that plan, including landscaping planning, design, installation and maintenance, must be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national masters specification or other applicable trade associations.
3. Massed planting is the required landscaping screening technique.
4. For R zones, one tree with a minimum 8 cm caliper must be provided in each front yard.
5. RM, C, CD, M, U and INS parcels may be buffered from the public realm by a landscape screen of not less than 1.5 m in height in the form of mass planting. Across a lane is considered abutting.
6. The landscape screen must be of a form and character compatible with adjacent uses and must be free of advertising.
7. RM, R-3, C, DC, M, U and INS uses must be buffered from the public realm by placing, on private property adjacent to the property line, one tree every 10m or equivalent at the discretion of the Director. Each tree must be protected by a tree cage.
8. Wherever possible, landscaping and screening areas will retain as much of the existing trees, vegetation and planting that complements and enhances the natural environment. If new plantings are required, they should consist of native vegetation, rough grasses, hardy, salt, snow and drought-tolerant plant species.
9. The incorporation of designs to promote safe spaces is encouraged to be incorporated into the landscape plans for a parcel that is subject to construction of all or part of a development in RM, C, M, and INS zones, that includes but is not limited to:
 - a. outdoor lighting for entrances, building perimeters and walkways;
 - b. directional and safety signage;
 - c. vandalism resistant materials;
 - d. provision for waste collection; and
 - e. unobstructed sightlines and restricted vehicular access.
10. Site grading of landscape areas must be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.

4.0 General Regulations

4.12 General Landscaping and Screening Requirements (continued)

11. Landscaping must be used to protect the building from direct sunlight during afternoon hours in the summer and permit sunlight penetration in the winter.
12. Landscape planting (including trees) must include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
13. Landscaping and screening areas must include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses and shrubs.
14. Landscaping and screening areas that require trees must provide a combination of coniferous and deciduous trees at a ratio of 3:1 deciduous to coniferous, with a minimum of one coniferous tree.
15. Plant material must be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
16. Landscape trees must be large enough at maturity to create a park-like setting, especially along roadside boulevards, as seen in Figure 13.



Figure 13: Park-like Setting

17. Plant material must be planted at sufficient installation sizes as to provide an immediate landscape impact. Shrubs, grasses and perennials shall be a minimum No. 5 pot and trees shall be a minimum 8 cm caliper.
18. To maximize tree health and longevity, an alternation of tree species must be established to help prevent the spread of diseases and maximize tree coverage for the long term.

4.0 General Regulations

4.12 General Landscaping and Screening Requirements (continued)

19. Soft landscaping such as decorative or edible plants, shrubs and trees must be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
20. Landscaping may use reclaimed or recycled water or rainwater captured from roofs or rain barrels.
21. All roof mounted and building services, including garbage and recycling facilities, must be screened from public view with solid wood fencing and/or massed planting and integrated with the building form and character.
22. Landscaping screening must be used to soften the visual impact of parking areas from the street and increase the visual appearance of the building and surrounding area.
23. Landscaping screening must be used to buffer buildings and parking areas from adjacent residential properties and greenspaces.
24. For C, INS, P, RM and M uses that abut a different zone, trees must be planted on private property, adjacent to the property line, one tree every 10m as a buffer or equivalent at the discretion of the Director.
25. In RM, C, I, INS, M and P zones, outdoor garbage and storage areas shall be screened from view using solid or opaque fencing.
26. For land that is not within a Development Permit Area:
 - a. A landscape plan signed by a qualified professional is required for all developments not in a development permit area, which require more than 5 trees.
 - b. Landscaping deposits in the amount of 100% of the cost of all works is to be provided prior to the issuance of a building permit in the form of an automatically renewing irrevocable letter of credit, bank draft, or in a form satisfactory to the Director. The estimate or quote must be submitted by a Landscape Architect and/or other Qualified Professional approved by the Director. The estimate or quote will be provided by the Applicant at the Applicant's expense.
 - c. If a permit is cancelled by the Applicant and no work has occurred related to the security deposit, the security deposit will be returned to the Applicant at the approval of the Director.

4.0 General Regulations

4.12 General Landscaping and Screening Requirements (continued)

- d. Upon Substantial Completion of Landscaping the applicant is required to submit a formal letter of assurance from the Landscape Architect or Qualified Professional, indicating that the works have been completed and installed to their satisfaction. Upon receipt, the City will complete an inspection and should the works be approved by the City, the City will return 80% of the original landscaping deposit. The City will withhold the remaining 20% as a maintenance bond for up to two years to ensure that the work has been fully implemented and demonstrated to function (ecologically or as designed). A final inspection by City staff shall occur before the remaining 20% of security is released. If the works are deficient at the end of the relevant period, the City shall complete the works and retain the security, or permit the Applicant to complete the works and return the security to the permit holder.

This
section
amended
by Bylaw
No. 2544,
2021

4.13 Fencing

- 1. All R, RM, I, INS, C-4 and M zoned parcels should be fenced on a minimum of three (3) sides (interior parcel line, exterior parcel line, rear parcel line and flanking parcel line), pursuant to the regulations of this bylaw.
- 2. The height of a fence shall be measured as the vertical distance from the ground grade level at the base of the fence to the highest point of the fence, as seen in Figure 14.

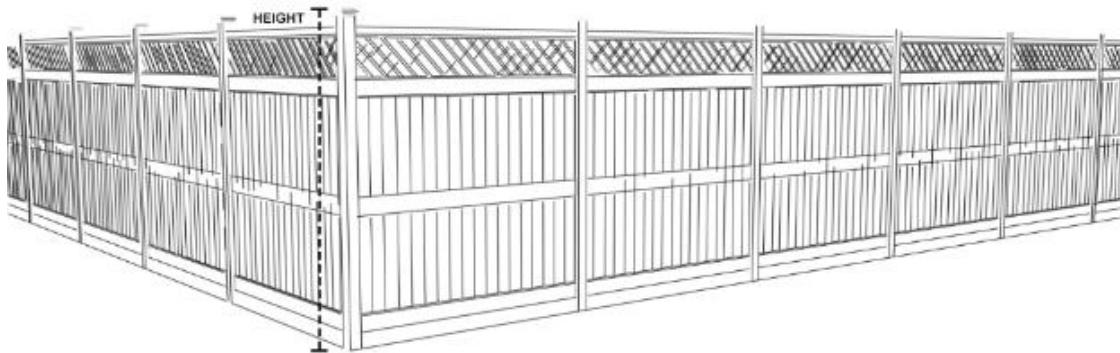


Figure 14: Fence Height

- 3. No fence shall exceed a height of 1.2 m in a front yard and 1.8 m in a side and rear yard in R, C and INS zones.
- 4. No fence shall exceed a height of 2.4 m in any yard in M zones.
- 5. Fences may be constructed within any required setback, with the exception of setbacks required for a watercourse and to the portion of a parcel that is within a required sight triangle.
- 6. Barbed wire included in fencing is only permitted in the A1, M1 and M2 zone.

4.0 General Regulations

4.13 Fencing (continued)

7. Fences adjacent to a highway shall be constructed from a see-through style material, except for parcels adjacent to the Alaska Highway, where fences shall be constructed with opaque style material.
8. Chain link fencing is prohibited in all R and RM zones.
9. Chain link fencing is prohibited on the front and flanking yards in all C zones.
10. With the exception of M zoned parcels, chain link fencing fronting on public spaces must incorporate vegetative screening consisting of coniferous trees and shrubs, on the side of the fencing visible from outside the parcel, in the form of massed planting as generally illustrated in Figure 15.

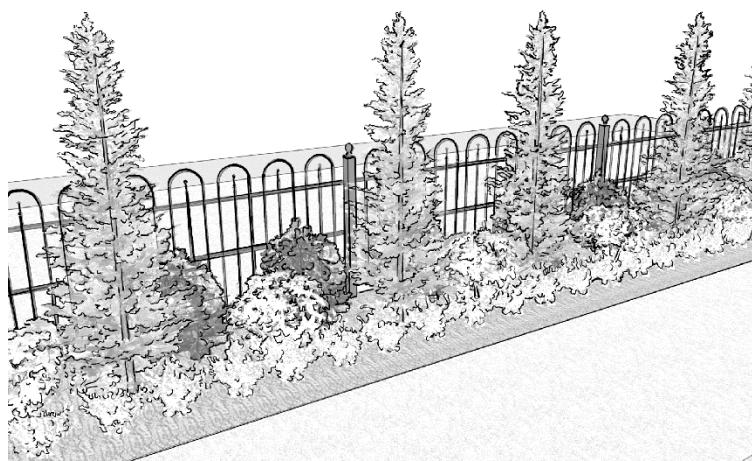


Figure 15: Massed Planting and Fencing

11. Fencing for P zoned properties should generally conform to the following standards:
 - a. wooden fencing 1.8 m in height along parcel lines which border a residential parcel;
 - b. black chain-link fencing, 1.2 m in height, along roadways, public property and any non-residential parcel; and
 - c. be lifted 4" above grade to allow for maintenance, except around ball diamonds.

4.14 Amenity Spaces

This
section
amended
by Bylaw
No. 2544,
2021

1. In this Bylaw, “amenities” include elements such as constructed planters, gazebos, trellises, pergolas and other forms of hard and soft landscaping to enhance the usability of decks, balconies and outdoor amenity spaces.
2. Amenity spaces shall be provided for all developments consisting of 4 or more dwelling units in accordance with this section.

4.0 General Regulations

4.14 Amenity Spaces (continued)

3. Amenity spaces shall consist of a mixture of active and passive recreation opportunities for residents. Amenity spaces shall include, but are not limited to, a minimum of one (1) of the following:
 - a. on-site trails and pathways promoting pedestrian connectivity from parking lots and adjacent properties;
 - b. private decks, patios, balconies or outdoor space for every unit;
 - c. indoor or outdoor sport areas; and
 - d. raised garden beds at a minimum of one (1) garden bed measuring 1.0 m² per every five (5) units.
4. Amenity spaces shall include, but are not limited to, a minimum of one (1) of the following:
 - a. communal kitchen, which must include washrooms, seating and tables; or
 - b. games and recreation room, which must include washrooms, seating and tables, containing such things as a pool table, air hockey table, shuffleboard and arcade games; or
 - c. fitness facilities, which must include washrooms; or
 - d. playground equipment including, but not limited to natural play features, jungle gyms, swing sets, teeter totters and balancing play equipment, and must include playground equipment for children of all ages and abilities; or
 - e. pools, sauna and/or hot tub area.

4.15 Accessible Design

1. Every parcel that is the subject of a building permit application for a multiple dwelling housing, commercial or institutional development may only be developed in accordance with Section 4.15.
2. The parcel must be developed to a high standard of accessibility with the goal of accommodating the needs of all individuals, including children, adults and seniors, as well as those with visual, mobility or cognitive challenges.
3. An access of no greater than 1:20 slope from grade must be provided at main entrance to every new or renovated building.
4. Accessible parking must be located in the parking stall(s) directly adjacent to the accessibility ramp.
5. Access ramps and related elements must be visually integrated with the overall building design and site plan.
6. Access across the front entrance should be a zero lip entrance.
7. Automatic door openers should be provided at the main building entrance(s).

4.0 General Regulations

4.15 Accessible Design (continued)

8. On-site pedestrian walkways within open spaces must be accessible at all hours and to all users and conform to best practices for barrier-free design.
9. On-site pedestrian walkways must provide for some level of pedestrian scale lighting to promote safety and encourage limited nighttime use.
10. On-site pedestrian network must be considered in conjunction with overall roadway network and building siting, so as to maximize interconnectivity between roads and open spaces and minimize pedestrian and vehicle conflicts.
11. All accessibility requirements on a parcel on which a building is located must meet the specifications within the Building Access Handbook, as amended, as a condition of construction or renovation of the building.

4.16 Crime Prevention through Environmental Design (CPTED)

1. Landscaping and architectural features must reinforce and identify primary entrances on the property.
2. Parking and open space areas with reduced sight lines must be lit to increase surveillance ability.
3. Any landscaping provided must not impede surveillance of an area. Shrubs should be kept at a maximum height of 1.2 m while trees should be pruned to allow for direct sight lines.
4. Dark corners and alcoves on buildings shall be lit. This should be done in a way that not only provides for surveillance opportunities but to enhance architectural elements of a building.
5. All building entrances and pedestrian connections shall be lit.
6. All landscaping design must avoid the creation of “dead spots” that create dark areas on a property.

4.17 Energy Conservation and Solar Orientation

1. New buildings should be designed and sited to take advantage of passive solar energy and orientated to be within 15 degrees of due south.
2. Natural ventilation should be used as much as possible and triple glazed windows are encouraged to be installed on the north-facing side of the building.
3. Buildings over 500 m² should meet at least 10% of their annual combined lighting and space heating energy demand using renewable and energy efficient technologies.

4.0 General Regulations

4.18 Accessory Buildings

This
section
amended
by Bylaw
No. 2544,
2021

1. Accessory buildings, including detached suites, accessory structures or accessory uses shall be permitted on a parcel pursuant to zone-specific regulations only if the principal building is constructed or erected prior to, or simultaneously with, the accessory building.
2. Accessory buildings are not permitted in the front yard and must meet the following minimum setback requirements:
 - a. 1.0 m from interior parcel lines;
 - b. 3.0 m from flanking exterior side parcel lines;
 - c. 1.5 m from rear parcel line; and
 - d. 1.5 m from other building or structures, subject to BC Building Code requirements.
3. Any accessory building that exceeds 7.0 m in height shall increase the side and rear yard setbacks by 0.3 m for every 1 m over 7.0 m in height of the accessory building.
4. On Ag, C, I, INS, M or P zoned parcels, an accessory building must have a minimum setback of 3.0 m from the parcel line adjoining an R, RM or P zone.
5. In an R or RM zone the total gross floor area of all accessory buildings on a parcel must not exceed 10% of the area of the parcel, or 90.0 m², whichever is less.
6. In an Ag or I zone the total gross floor area of all accessory buildings on a parcel must not exceed 5% of the area of the parcel, subject to the *Agricultural Land Commission Act* and regulations.
7. In an R or RM zone the height of an accessory building must not exceed two storeys and up to 7.0 m in height or the height of the principal building, whichever is less.
8. Accessory buildings must be constructed of similar exterior materials and colours as the principal building.

4.19 Caretaker Suites

This
section
amended
by Bylaw
No. 2596,
2024

1. Where permitted, all caretaker suites must comply with the following regulations:
 - a. a maximum of one Caretaker Suite is permitted per non-residential parcel;
 - b. Caretaker Suites are only permitted as an accessory use;
 - c. Caretaker Suites are only permitted in conjunction with a permitted principal commercial, industrial or institutional use; and
 - d. a Caretaker Suite must be fully separated from the associated principal use by walls, partitions and/or floors.
2. If located within a principal building, a Caretaker Suite must:
 - a. have an entrance from the exterior of a building which is separate from the main entrance of the principal use;

4.0 General Regulations

4.19 Caretaker Suites (continued)

- b. share common utility connections with the principal building; and
- c. must not exceed 40% of the principal buildings floor area or 90 m², whichever is less.

This
section
amended
by Bylaw
No. 2544,
2021

4.20 Secondary Suites

1. Where permitted, secondary suites are subject to the following regulations:
 - a. Secondary Suites are permitted in all residential zones when a single family dwelling or a duplex are the principal dwelling;
 - b. no more than one Secondary Suite is permitted per principal dwelling;
 - c. the maximum floor area of a Secondary Suite must not exceed the lesser of 90 m² or 40% of the habitable floor area of the principal dwelling unit;
 - d. the Secondary Suite must meet BC Building Code requirements for secondary suites;
 - e. Secondary Suites shall not be subdivided or strata-titled; and
 - f. Secondary suites are not permitted in detached suites.

This
section
amended
by Bylaw
No. 2596,
2024

4.21 Detached Suites

1. Where permitted, detached suites are subject to the following regulations:
 - a. no more than two Detached Suites are permitted on a parcel in the R1, R-1A, R-2, R-4 and R-4A zones;
 - b. Detached Suites are only permitted on parcels which contain a principal dwelling;
 - c. a Detached Suite is permitted within an Accessory Building;
 - d. the Detached Suite must meet BC Building Code requirements.

This
section
amended
by Bylaw
No. 2544,
2021

4.22 Home Occupations

4.22.1 General Provisions

1. Where permitted, a standard home occupation is subject to the following regulations:
 - a. All operators of a home occupation must obtain and hold a valid and existing business licence;
 - b. A home occupation may not include any use that is permitted in an industrial zone under this Bylaw;
 - c. A principal dwelling unit may not contain, or have accessory to it, more than two (2) home occupations and, furthermore, no more than one (1) of such home occupations may be a home occupation – business;

This
section
amended
by Bylaw
No. 2573,
2022

4.0 General Regulations

This
section
amended
by Bylaw
No. 2596,
2024

- d. The maximum allowable floor area of combined home occupation – business and home occupation – office uses in a single principal dwelling unit is not to exceed the combination of allowable floor areas listed in Section 4.22.2.1 and Section 4.22.3.1 of the City's Zoning Bylaw;
- e. Resident of a secondary suite may conduct a home occupation – office within the secondary suite;
- f. Resident of a detached suite may conduct a home occupation – office within the detached suite;
- g. A resident of a secondary suite may not conduct a home occupation within the secondary suite; No home occupation is permitted within a dwelling that does not comply with municipal bylaws unless the dwelling has been deemed lawfully non-conforming by the City.

4.22 Home Occupations

4.22.2 Home Occupation – Business

- 1. Where permitted, a home occupation – business is subject to the following regulations:
 - a. A home occupation – business must be accessory to the residential use in any permitted dwelling unit defined in this bylaw;
 - b. The operator of a home occupation – business must employ no more than one person other than the residents of the dwelling unit to which the home occupation – business is accessory;
 - c. The operator of the home occupation – business must reside in the dwelling unit to which the home occupation – business is accessory;
 - d. No direct sales of any product on display shelves or racks is permitted;
 - e. A home occupation – business must not:
 - i. Occupy more than 25% of the floor area of the dwelling or 90.0 m², whichever is less, and in no case will the combined area of the principal building used for the business and an accessory building used for the business exceed 90.0 m²;
 - ii. Operate in a manner that generates more than 20 customer visits a day;
 - iii. Create a hazardous or dangerous condition for the neighbourhood or the environment;
 - iv. Generate offensive noise, odor, vibration, particulate matter, heat or glare beyond the parcel on which the home business is located;
 - v. Produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such an electronic or communications device located beyond the parcel line of the parcel on which the home business is located; and

This
section
amended
by Bylaw
No. 2573,
2022

4.0 General Regulations

4.22 Home Occupations (continued)

4.22.2 Home Occupations – Business

This
section
amended
by Bylaw
No. 2573,
2022

- vi. Utilize more than one (1) vehicle not exceeding three (3) tonnes gross vehicle weight.
- f. A home occupation – business must include one (1) additional off-street parking space in addition to those required for the principal dwelling;
- g. No exterior evidence of the home occupation – business will be visible from outside the parcel on which the business is located, except for a permitted sign that aligns with any signage bylaws that may be in effect;
- h. Retail sales are not permitted in a home occupation – business except for:
 - i. Products incidental to a service being provided;
 - ii. Mail order sales;
 - iii. Telephone sales or internet sales or sales where the customer does not enter the premises to inspect or pickup goods; and
 - iv. Direct distributorships where customers do not enter the premises to inspect, purchase or pickup goods.

4.22.3 Home Occupations – Office

This
section
amended
by Bylaw
No. 2573,
2022

- 1. Where permitted, a home occupation – office is subject to the following regulations:
 - a. A home occupation – office must be accessory to the residential use in any permitted dwelling unit defined in this bylaw;
 - b. The operator of a home occupation – office must reside in the dwelling in which the home occupation – office is operated;
 - c. The operator of the home occupation – office must not employ any employees other than persons residing in the dwelling unit where the home occupation – office is being operated;
 - d. A home occupation – business must not:
 - i. Occupy more than 25.0 m² of floor area of the dwelling unit;
 - ii. Permit any customer visits to the home occupation – office;
 - iii. Create a hazardous or dangerous condition for the neighbourhood or the environment;
 - iv. Generate noise, odor, particulate matter, or light from machinery outside the dwelling unit in which the home occupation – office is located;
 - v. Produce interference with radio, television, telephone or other electronic or communications device, where the interference is detectable on such

4.0 General Regulations

4.22 Home Occupations

This
section
amended
by Bylaw
No. 2573,
2022

4.22.3 Home Occupations – Office (continued)

an electronic or communications device located outside the dwelling unit in which the home occupation – office is located; and

- vi. Be serviced by any business vehicle.
- e. No storage of materials or goods for sale associated with the home occupation – office is permitted on site;
- f. The dwelling unit in which the home occupation – office is located shall not contain any exterior evidence of the home occupation – office, including sign advertising;
- g. No retail sales of any kind are permitted in a home occupation – office.

4.23 Bed and Breakfasts

1. Where permitted within a zone, a bed and breakfast operation is subject to the following regulations:
 - a. A bed and breakfast must be licensed by the City under the City's business licensing bylaw;
 - b. A bed and breakfast must clearly be accessory to the use of the dwelling unit for residential purposes;
 - c. A bed and breakfast must be conducted wholly within a single-detached dwelling unit;
 - d. The principal single-detached dwelling unit on the parcel containing the bed and breakfast must be occupied by the owner of the principal single-detached dwelling unit;
 - e. The maximum of three (3) guest rooms shall be permitted in a bed and breakfast;
 - f. One additional off-street parking space must be provided for each bedroom used for bed and breakfast accommodation, in addition to any off-street parking requirements for the single-detached dwelling unit; and
 - g. The maximum length of stay for any guest may not exceed 30 consecutive days.

4.24 Backyard Beekeeping

1. The keeping of bees in residential zones is subject to the City of Fort St. John bylaws. A property owner must:
 - a. Not locate a beehive within 3 m of any neighboring property line;
 - b. Either contain a beehive within an area surrounded by a solid 1.8 m fence or place the beehive a minimum of 2.4 m off the ground;

4.0 General Regulations

4.24 Backyard Beekeeping (continued)

- c. Direct the beehive entrances away from neighboring properties unless environmental conditions such as wind or limited sun exposure make this unhealthy for the bees; and
- d. Locate beehives in the rear yard of the property.

This
section
amended
by Bylaw
No. 2544,
2021

This
section
amended
by Bylaw
No. 2596,
2024.

4.25 Temporary Storage Structures and Shipping Containers

- 1. Temporary Storage Structures and shipping containers for temporary storage must adhere to all accessory building regulations and all other zoning regulations.
- 2. Temporary Storage Structures or shipping containers used for temporary storage are:
 - a. not permitted as a principal building or structure in any zones;
 - b. not permitted within the front yard of any parcel;
 - c. not permitted on parking areas, boulevards or landscaped areas;
 - d. not permitted as detached suite.
- 3. Temporary Storage Structures are only permitted as an accessory use on residential parcels with a single-detached dwelling or duplex dwelling if they are located at the rear of the parcel.
- 4. Temporary Storage Structures and shipping containers are only permitted as accessory structures in C-3, C4, M-1 and M2 zones if they are buffered from public view using fencing and vegetation and located at the rear of the parcel.
- 5. The maximum number of shipping containers for accessory uses permitted per parcel are:
 - a. 1 on a property zoned C-3;
 - b. 2 on a property zoned C-4; and
 - c. as per the maximum lot coverage on a property zoned M-1 or M-2.
- 6. Shipping containers are not permitted within any residential zone, unless for the purposes of construction, as per the regulations below.
- 7. Temporary storage structures, shipping containers or portable offices for construction purposes may be permitted in any zone upon written approval from the Director, provided they are:
 - a. for the purpose of supporting active construction activities;
 - b. located only on the subject property which is under construction; and
 - c. are removed as soon as construction is complete or construction has ceased for a period of 6 months or more.

4.0 General Regulations

This
section
amended
by Bylaw
No. 2544,
2021

4.26 Attached Garages

1. Attached garages are considered part of the principal dwelling.
2. The attached garage must not exceed the height of the dwelling to which it is attached.
3. The parcel coverage of the attached garage must not exceed the parcel coverage of the dwelling to which it is attached.

5.0 Off-Street Parking and Loading

5.1 Application of Regulations

Space for the off-street parking and loading of motor vehicles in respect of a use permitted under this Bylaw must be provided and maintained in accordance with the regulations of this section.

Section 5.2
repealed
and
replaced
by Bylaw
No. 2619,
2025.

5.2 General Parking and Storage Regulations

1. In the RM, C, CD, INS and M zones, all storage shall be located in the rear of the parcel and, where these zones are adjacent to R, RM, P, and INS zones, ensure that landscaping and screening is incorporated as set out in this Bylaw.
2. All required off-street parking shall be used for the purpose of accommodating vehicles of clients, customers, employees, members, residents, or tenants who use the principal facility and such parking must not be used for off-street loading, driveways (except in R zones), access or egress, commercial repair work, display sales, or storage yards.
3. The following parking options can be implemented subject to Director approval. A parking agreement shall be registered on all property titles for a minimum of 20 years. The City must be a signatory of this agreement.
 - a. Off-street parking may be provided for multiple buildings or uses, provided that the total number of parking spaces is not less than the sum requirements of individual uses.
 - b. Off-street parking spaces may be located on a different parcel from the use(s) they serve, so long as they are not located more than 150 m from any building or use that they serve.
 - c. Shared use parking may be provided for multiple uses if it can be demonstrated that adequate parking is available at times of use change over, such as from day use to evening use.
4. Parking spaces in R, RM, or P zones must be solely for parking of private non-commercial vehicles.
5. Recreational vehicles, boats, campers and utility trailers must be setback a minimum of 2 m from the inside edge of the curb or sidewalk to maintain sightlines or sidewalk access.
6. Off-street loading spaces must be located on the same parcel as the use they serve.
7. Off-street parking must be located to the side or behind a building located in the C-2 zone.
8. Parking spaces and drive aisles must be hard surface, except for parking spaces located in the rear yard of R zoned parcels.

5.0 Off-Street Parking and Loading

5.3 Accessible Parking

Where parking lots are larger than 20 parking spaces, every off-street parking lot or parkade must provide 1% of the required spaces, with a minimum of 1 space, as accessible parking. Each accessible parking space must be designed to the standards as shown in Figures 16A through 16C below:

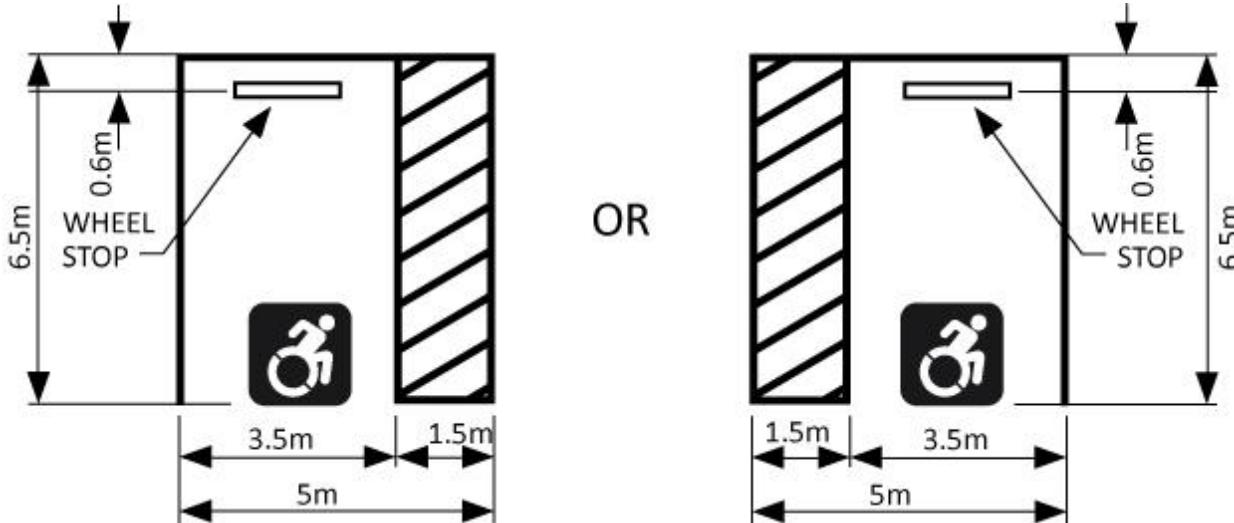


Figure 16A: Accessible Parking

Section 5.3
repealed
and
replaced by
Bylaw No.
2619, 2025.

5.0 Off-Street Parking and Loading

5.3 Accessible Parking (continued)

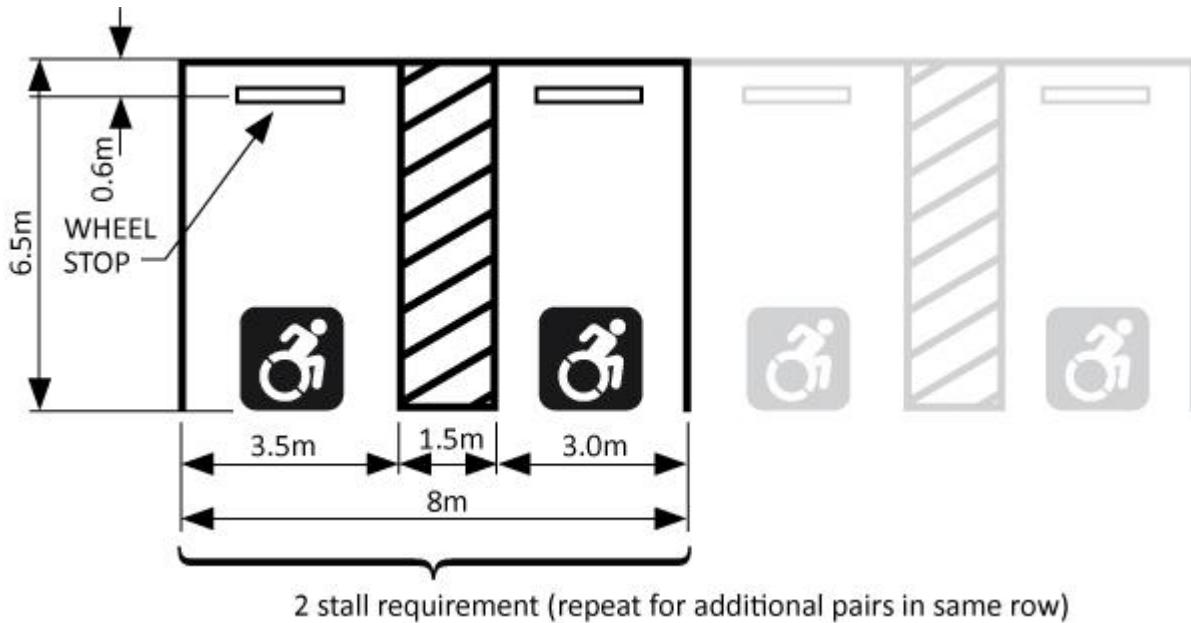


Figure 16B: Accessible Parking

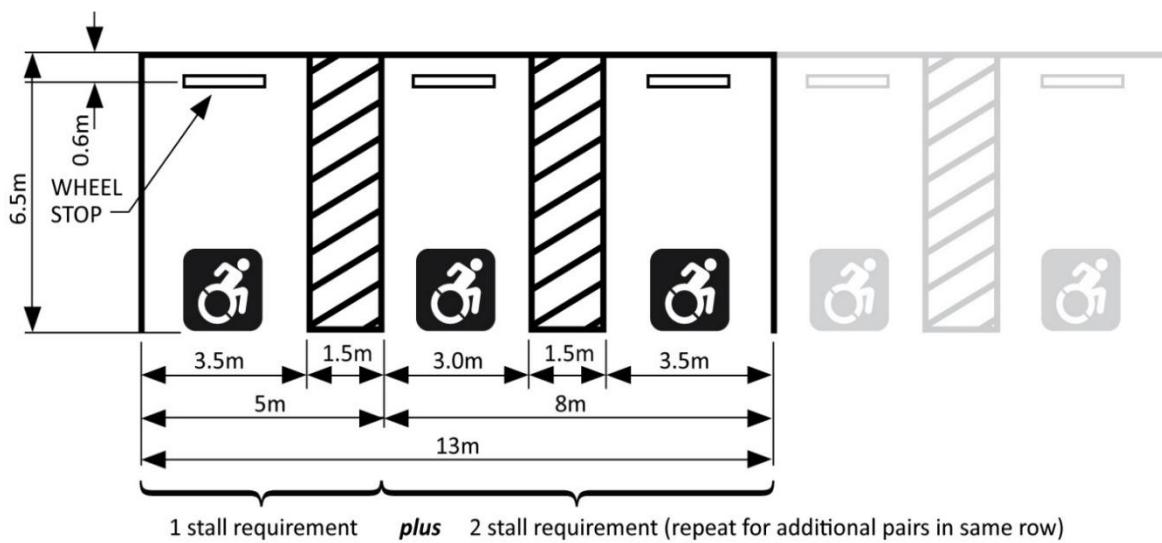


Figure 16C: Accessible Parking

5.0 Off-Street Parking and Loading

5.4 Bicycle Parking

1. Bicycle parking shall be provided in all RM, C, P and INS zones.
2. Where incorporated, bicycle parking shall be situated on a hard surface.
3. A plan showing the provision of bicycle parking shall be submitted for approval prior to the issuance of a Building Permit. Unless indicated by the Director, for all zones except P and INS zones, parking for a minimum of five (5) bicycles is required. For P and INS zones, parking for a minimum of 15 bicycles is required.
4. Parking for bicycles shall be constructed of theft resistant material, be securely anchored to the floor, building or ground, supports the bicycle frame above the centre of gravity, and enables the bicycle frame and front or rear wheel to be locked with a U-shaped lock.
5. A minimum of 40% of all bicycle parking shall be dedicated for customer or visitor parking. Visitor bicycle parking shall be located in a convenient, well-lit location that is easily accessible by visitors and shall be placed so as not to obstruct pedestrian or vehicle circulation.
6. Parking for bicycles shall not be placed in parking stalls, boulevards, landscaping or block walkways, aisleways or sidewalks.

5.5 Exemptions from Parking and Loading Requirements

The regulations contained in this section shall not apply to buildings, structures and uses existing on the effective date of this Bylaw except that:

1. Off-street parking and loading must be provided and maintained in accordance with this section for any addition to any existing building and structure or any change or addition to such existing use.
2. At the discretion of the Director, the off-street parking and loading requirements for any addition to any existing building and structure or any change or addition to such existing use may be relaxed by up to 25% provided all other bylaw regulations are met.
3. Off-street parking and loading prior to the adoption of this Bylaw must not be reduced below the applicable off-street parking requirements of this section.
4. Uses in the C-2 zone are exempt from providing off street parking except for assembly halls, health services facilities, hotels and motels, multiple dwelling housing, offices and places of worship.
5. Where multiple dwelling housing is proposed, a reduction in parking requirements to 1 space per unit may be permitted if the development will remain as any of the following uses for a minimum 20 years through the registration of a covenant on title, or if the development is within 100 m of an existing bus stop.
 - a. Seniors Housing
 - b. Supportive Housing
 - c. Affordable housing
6. In the C-2 zone, Apartment and Mixed-Use developments are only required to provide 1 parking space per dwelling unit.

Subsection 5.5.5
Repealed and
replaced by
Bylaw No. 2619,
2025.

5.0 Off-Street Parking and Loading

5.5 Exemptions from Parking and Loading Requirements (continued)

7. Within the C-2 zone, if the principal and only use of a parcel is a parking lot, off-street parking does not need to be located behind or to the side of a building. All other municipal requirements will apply.

5.6 Location and Cash in Lieu

Any owner or occupier may, in lieu of providing the required number of parking spaces, within non-residential zones, pay to the City of Fort St. John the sum of eight thousand dollars (\$8,000) per required parking space, which the City must place in its Parking Facilities Reserve Fund to be used for parking and public transportation facilities and alternative modes of transportation. The number of parking stalls that may be bought out will be at the discretion of the Director to ensure that sufficient parking is provided for the development.

This section
amended
by Bylaw
No. 2544,
2021

5.7 Design Standards

1. Each off-street parking facility shall comply with the dimensions specified in Table 2 and illustrated in Figure 17 below.

Table 2: Minimum Off-Street Parking Dimensions

PARKING ANGLE (A)	MINIMUM ONE- WAY AISLE WIDTH (B)	MINIMUM TWO-WAY AISLE WIDTH (B)	MINIMUM STALL LENGTH (C)	MINIMUM STALL WIDTH (D)
0	n/a	n/a	7.5 m	3.0 m
45	4.0 m	6.0 m	6.5 m	3.0 m
60	5.5 m	7.3 m	6.5 m	3.0 m
90	6.0 m	7.3 m	6.5 m	3.0 m

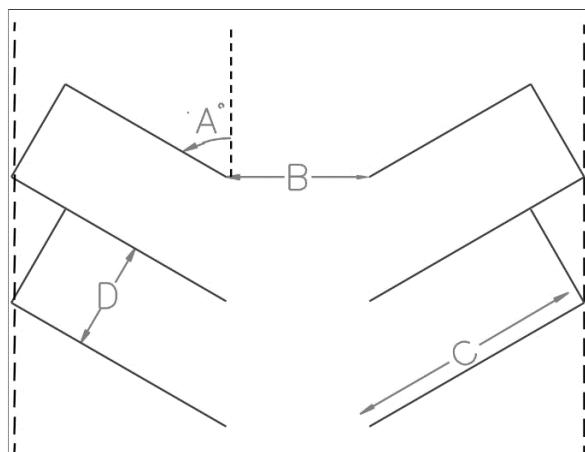


Figure 17: Off-Street Parking Space Dimensions

5.0 Off-Street Parking and Loading

5.7 Design Standards (continued)

2. Parking spaces located within a parkade must not be less than 3.0 m in width and 5.8 m in length. They must also have a minimum height of 2.5 m.
3. Off-street parking requirements for non-residential zones may be located within 150 m of the use.
4. Lighting in parking facilities (covered or open) having 20 or more spaces will conform to the standards in Table 3.

Table 3: Lighting Design Requirements

LUX (minimum on pavement)	Foot Candles (minimum on pavement)	Uniformity Ration (average minimum)
6	0.6	4:1

5. Lighting design of parking facilities of 20 or more spaces must be certified by an engineer to meet the standards set out in Table 3. Lighting standards of access road should match the adjacent highway lighting.
6. Where a parking lot in excess of three (3) spaces is located on a parcel which abuts an R, RM or P zone, a landscape screen of not less than 1.5 m in height must be provided and maintained along the edge of the parking lot facing an R, RM or P zone.
7. Where a parking lot in excess of three (3) spaces is located on a parcel which abuts a highway or road way, a tree must be placed every 10 m on centre along the edge of the parking lot facing the highway as per the Subdivision and Servicing Bylaw as amended.
8. Where a parking lot is in excess of 20 spaces, landscaped islands must be located every 10 spaces on a single row of parking (or 20 spaces on a double row of parking) to break up the hard surface of the parking areas. The landscaped island requirements are:
 - a. a minimum of 3 m x 6.5 m for a single row of parking and 3 m x 13.0 m for a double row of parking, as illustrated in Figure 18.
 - b. a minimum of two (2) trees per island, and may include salt tolerant shrubs and other planting; and
 - c. a maximum of 30% of the landscaped island can be covered with hard surfaces, landscaping stone and washed aggregate.

5.0 Off-Street Parking and Loading

5.7 Design Standards (continued)

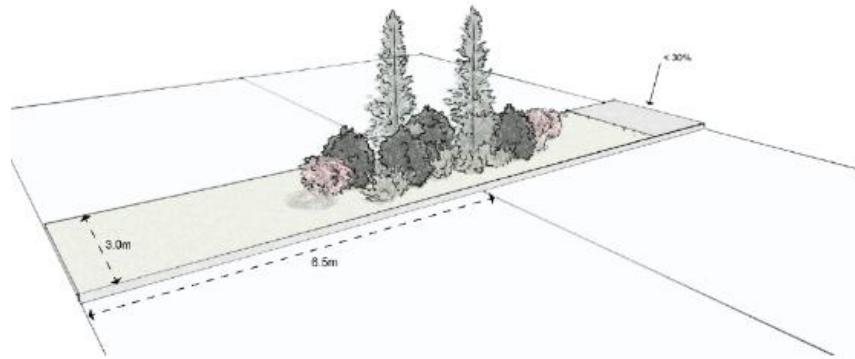


Figure 18: Parking Island Landscaping

This section
amended
by Bylaw
No. 2544,
2021

9. Design alternatives may be considered at the discretion of the Director where:
 - a. the landscaped area equals the amount of permeable surface that would have been required by landscaped islands;
 - b. a minimum of 1 tree per 10 spaces is provided; and
 - c. the landscaping reflects the equivalent of the landscaping provisions listed in item (b).

5.8 Off-Street Parking Requirements

1. In respect of a use permitted under this Bylaw which is not specified, the number of off-street parking and loading spaces is calculated based on requirements for a similar use that is listed within this Bylaw.
2. When calculating the number of off-street parking spaces to be provided, any fraction as a result of calculating the required amount of spaces must be rounded up to the nearest whole number.
3. Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.5 m of length of such seating shall be deemed to be one seat.
4. In all zones, garages or bays count as one (1) space towards the parking requirements, except for underground parking which counts towards the parking requirements in its entirety.
 - For clarification in buildings with multiple units: for each unit that has a separate garage, that garage counts as 1 parking space for that unit.
5. The number of off-street parking spaces for motor vehicles required for any use is calculated according to Table 4, in which Column 1 lists the types of uses and Column 2 indicates the number of required off-street parking spaces that are to be provided for each use listed in Column 1.

This section
amended
by Bylaw
No. 2619,
2025.

5.0 Off-Street Parking and Loading

5.8 Off-Street Parking Requirements (continued)

Table 4: Off-Street Parking Requirements

COLUMN 1	COLUMN 2
USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED SPACES
Residential Uses	
Adult Living	1 space per dwelling unit; and 1 visitor parking per 7 units
Apartment	<ul style="list-style-type: none"> • Bachelor – 1 space per dwelling unit • 1 Bedroom – 1.25 space per dwelling unit • 2+ Bedrooms – 1.5 space per dwelling unit • Visitor Parking – 1 space per 7 dwelling units with a minimum of 1 space
Assisted Living	1 per 70 m ² of GFA
Bed and Breakfast	1 space per each bedroom used for accommodations in addition to principal dwelling unit requirements
Duplex Dwelling	2 spaces per dwelling unit
Eightplex	2 spaces per dwelling unit; and 1 visitor parking per 7 units
Manufactured Home Park	2 spaces per dwelling unit plus 1 visitor parking space per 7 units
Fourplex Dwelling	2 spaces per dwelling unit plus 1 visitor parking space
Home Occupation	1 space in addition to principal dwelling unit requirements
Independent Living, Senior on Lot 1 Section 5 Township 84 Range 18 West of the 6th Meridian Peace River District Plan PGP38300	0.7 stalls per dwelling unit plus 1 per 7 stalls for visitor parking plus 20 stalls for staff and clubhouse Minimum 14% of total stalls are accessible parking stalls
Respite Housing	0.5 space per unit
Secondary or Detached Suite	1 space per bedroom in the suite in addition to principal dwelling unit requirements

This
Section
amended
by Bylaw
No. 2596,
2024

This
section
amended
by Bylaw
No. 2554,
2021

5.0 Off-Street Parking and Loading

5.8 Off-Street Parking Requirements (continued)

Table 4: Off-Street Parking Requirements

COLUMN 1	COLUMN 2
USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED SPACES
Residential Uses (continued)	
Semi-Attached Dwelling	2 spaces per dwelling unit 1 space per unit; and 1 visitor parking per 7 units
Single-Detached Dwelling	2 spaces per dwelling unit in the R-1, R-2 and R-4 zones 1 space per dwelling unit in the R-1a, R-3 and R-4 zones
Supportive Living	0.5 space per unit
Townhouse Dwelling	2 spaces per dwelling unit plus 1 visitor parking space per 7 dwelling units with a minimum of 1 space
Triplex Dwelling	2 spaces per dwelling unit
Commercial Uses	
Commercial Facilities not Listed	1 per 20 m ² of GFA
Animal Service Facility	4 per veterinarian
Assembly Hall	1 space per 40 m ² of GFA
Auction Sales and Storage	1 per 10 m ² of auction floor area
Bakery	1 per 15 m ² of GFA or 4, whichever is greater
Brewery or Distillery	1 parking space per 20 m ² of GFA
Bus Depot or Terminal	1 per 2 m ² of waiting room plus 2 spaces
Campground	1 per space and 1 visitor space per 7 campsites
Cartage, Delivery and Storage Facility	1 per 2 employees or 1 per 200 m ² GFA, whichever is greater
Convenience Store	1 per 25 m ² of retail floor area or 4, whichever is greater
Cultural Facilities and Libraries	1 per 3 seats or 1 per 9 m ² , whichever is greater

5.0 Off-Street Parking and Loading

5.8 Off-Street Parking Requirements (continued)

Table 4: Off-Street Parking Requirements

COLUMN 1	COLUMN 2
USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED SPACES
Commercial Uses (continued)	
Daycare Centre – Major	1 per 2 employees, plus 3 for drop off/pick up
Financial Institutions	1 per 20 m ² of GFA
Funeral Services	1 per 4 seats in chapel
Furniture Store	1 per 40 m ² of GFA
Gallery or Studio	1 per 40 m ² of GFA
Hardware and Building Supply	1 per 20 m ² of retail floor area and 1 per 200 m ² of storage
Hotel	1 per 2 guest rooms, plus 1 per 3 seats for a bar or restaurant (restaurant does not include breakfast room catering only to hotel guests)
Laboratory	1 per 20 m ² of GFA
Laundromat and Dry Cleaning	1 per 20 m ² of GFA
Light Passenger Vehicle Wash	4 per bay
Liquor Establishment	1 per 4 seats
Liquor Store	1 per 20 m ² of GFA
Motel	1 per room plus 1 per 3 seats for a bar or restaurant (restaurant does not include breakfast room catering only to hotel guests)
Neighbourhood Pub	1 per 3 seating spaces
Personal Service Establishment	1 per 15 m ² of GFA
Professional Offices	1 per 30 m ² of GFA and not less than 1 space for each office or suite of offices occupied by a single tenant
Restaurant	1 per 3 seating spaces
Retail Store	1 per 20 m ² of GFA
Theatre and Cinema	1 per 4 seats

5.0 Off-Street Parking and Loading

5.8 Off-Street Parking Requirements (continued)

Table 4: Off-Street Parking Requirements

COLUMN 1	COLUMN 2
USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED SPACES
Industrial Uses	
Industrial Facilities Not Listed	1 per 100 m ² of GFA
Animal Service Facility	4 per veterinarian
Cartage, delivery, express terminal storage	1 per 2 employees or 1 per 200 m ² of GFA, whichever is greater
Commercial Vehicle Wash	4 per bay
Machinery and equipment sales, rental and repair	1 per 100 m ² of GFA plus 1 per 200 m ² of retail floor area
Manufacturing, Fabricating, Processing	1 per 2 employees on the largest shift or 1 per 100 m ² of GFA, whichever is greater
Sale, rental, service, cleaning and auto body of automobiles, recreation vehicles, boats, factory-built homes, farm implements	1 per 70 m ² of retail floor space plus 1 per service bay plus 1 per 2 employees
Suite	1 space per dwelling unit
Taxi Dispatch Office	1 per vehicle customarily operating from the office
Trade Contract Office, Oilfield Sales and Services	1 per 50 m ² of GFA contained in building plus 1 per 2 employees
Warehousing	1 per 100 m ² of GFA
Wholesale Establishment, Wholesale Establishment – Minor	1 per 100 m ² of GFA
Wrecking Yard	1 per 50 m ² of GFA contained in the building
Institutional and Park, Recreation and Natural Area Uses	
Institutional Facilities Not Listed	1 per 20 m ² of GFA
Athletic Fields	20 parking spaces for every ball diamond or athletic field or 1 parking space for every 4 seats
Emergency and Protective Services	1 per 25 m ² of GFA excluding bays for emergency vehicles

5.0 Off-Street Parking and Loading

5.8 Off-Street Parking Requirements (continued)

Table 4: Off-Street Parking Requirements

COLUMN 1	COLUMN 2
USE OF A BUILDING OR PARCEL	MINIMUM NUMBER OF REQUIRED SPACES
Institutional and Park, Recreation and Natural Area Uses (continued)	
Government Services	1 per 20 m ² of GFA
Health Services Facility	1 per 30 m ² of GFA
Hospital	<ul style="list-style-type: none"> • Acute Care • Extended Care • Intermediate Care <ul style="list-style-type: none"> • 1 per 3 beds plus 1 per staff doctor • 1 per 3 beds plus 1 per staff doctor • 1 per 3 beds
Open Space, Outdoor Recreation Facility and Park	Parking space equivalent to 1 percent of the total land area. Parking area available along park roads or private drives may be used to fulfill this requirement.
Performing Arts and Cultural Facility	1 per 3 seats or 1 per 9 m ² , whichever is greater
Recreational Facilities	1 per 10 m ² of skating arena, plus 1 per 4 m ² of pool surface, plus 1 per 4 player capacity for other sports
School	
<ul style="list-style-type: none"> • College/University • High School 	10 parking spaces per classroom
Elementary School/Junior High School	

5.9 Off-Street Loading Requirements

 This
section
amended
by Bylaw
No. 2544,
2021

1. No use may be undertaken in any zone unless the off-street loading requirements in this Bylaw have been met for that use.
2. Off-street parking spaces shall not be credited as off-street loading spaces except in C2 zone.
3. The number of off-street loading spaces are required for the following uses:
 - a. Institutional and public uses: 1 per 2,790 m² of GFA or fraction thereof;
 - b. Commercial uses: 1 per 2,790 m² of GFA or fraction thereof, in addition to the number required for emergency services;
 - c. Industrial uses: 1 per 2,790 m² of GFA or fraction thereof; and
 - d. Freight terminals and rail yards: 1 per 1,869 m² of GFA or fraction thereof.

5.0 Off-Street Parking and Loading

5.9 Off-Street Loading Requirements (continued)

4. In cases of mixed-use, the requirements for off-street loading must be the sum of requirements for the various uses computed separately. Required loading spaces for one use must not be considered as required loading spaces for any other use.
5. Each off-street loading space must not be less than 3 m in width, 7.5 m in length and provide no less than 4 m of vertical clearance.
6. Off-street loading facilities must be located on the same parcel as the use served, but not within the required front or side yard or closer than 8 m to the nearest intersection of any two highways as measured along property lines.
7. In no case shall the length of a loading space be such that a vehicle in the process of loading or unloading projects into any highway.
8. Each off-street loading space must have vehicular access to a highway.
9. Off-street loading space must have a surface which is asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and must be graded and drained to properly dispose of all surface water.
10. Any lighting used to illuminate an off-street loading area must be so arranged as to reflect the light away from any adjoining premises.
11. Off-street loading space must be sited at an elevation convenient to a floor level in the building.
12. Off-street loading existing on the effective date of this Bylaw must not be reduced below the applicable requirement for off-street loading of this bylaw.

5.0 Off-Street Parking and Loading

5.10 Commercial Electric Vehicle Charging Stations

Section
5.10
added by
Bylaw No.
2619,
2025.

1. Commercial Electric Vehicle Chargers are a permitted accessory use in all RM, INS, C, and M zones.
2. Each Commercial Electric Vehicle Charger must have one parking space dedicated to its use. These parking spaces still count towards the number of required parking spaces.
3. Parking spaces for Commercial Electric Vehicle Chargers must be hard surface as per the requirements of the City's Subdivision and Development Servicing Bylaw.
4. If the installation of Commercial Electric Vehicle Chargers reduces the provided landscaping on a parcel, then landscaping must be accommodated elsewhere on the site subject to Director approval.

5.0 Off-Street Parking and Loading

5.11 Parking Lots as Principle Use

Section
5.11
added by
Bylaw No.
2619,
2025.

The following regulations apply only when a parking lot is the principal and only use on a lot.

1. Landscaping requirements for the specific zone still apply. In addition, parking lots in R zones must be buffered from the public realm, and adjacent lots, by placing, on private property adjacent to the property line, one tree every 10 m or equivalent at the discretion of the Director. Each tree must be protected by a tree cage.
2. Safe pedestrian connections from parking spaces to existing City infrastructure is required.
3. Consideration should be given to the location of on-site snow storage.
4. It is encouraged that parking lots be designed to accommodate uses other than parking such as pop-up events, plazas, public art, or other community activities.
5. Lighting is required regardless of the number of parking spaces provided, and must meet the standards outlined in Table 3.

6.0 Zones

6.1 Designation of Zones

All lands within the municipal boundary of the City of Fort St. John are divided into the zones listed in Table 5. The correct name of each zone is set out in Column 1, with the abbreviated symbol for each zone found in Column 2. Abbreviated symbols for zones are for convenience only.

Table 5: List of Zones

COLUMN 1	COLUMN 2
NAME OF ZONE	MAP SYMBOL
Agricultural Zones	
Agricultural	A-1
Residential Zone	
Single-Detached Housing	R-1
Single-Detached Housing (Small Parcel)	R-1A
Two-Unit Housing	R-2
Manufactured Home Park	R-3
Manufactured Home	R-4
Manufactured Home (Small Parcel)	R-4A
Multiple Dwelling Housing (Medium Density)	RM-1
Multiple Dwelling Housing (High Density)	RM-2
Multiple Dwelling Housing (Medium Density)	RM-3
Multiple Dwelling Housing (High Density)	RM-4
Commercial Zone	
Neighbourhood Commercial	C-1
Downtown Core Commercial	C-2
General Commercial	C-3
Highway Commercial	C-4
Industrial Zones	
Light Industrial	M-1
Heavy Industrial	M-2

This
Section
amended
by Bylaw
No. 2596,
2024

6.0 Zones

6.1 Designation of Zones (continued)

Table 5: List of Zones

COLUMN 1	COLUMN 2
NAME OF ZONE	MAP SYMBOL
Public Use Zones	
Institutional	INS-1
City Utility Infrastructure	U-1
Parks and Natural Area Zones	
Parks, Recreation and Natural Areas	P-1
Integration Zones	
Integration One Zone	I-1
Integration Two Zone	I-2
Integration Three Zone	I-3
Comprehensive Development Zones	
Comprehensive Development Zone	CD-02
Comprehensive Development Zone	CD-03

6.2 Location of Zones

The location of each zone is established on Schedule A, the Zoning Bylaw Map of this Bylaw.

6.3 Zone Boundaries

1. Where a zone boundary does not follow a legally defined parcel boundary, watercourse or highway, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Bylaw Map.
2. Where a zone boundary is shown on Zoning Bylaw Map as following a highway, rail right-of-way or watercourse, the centreline of the highway, rail right-of-way or watercourse shall be the zone boundary.

7.0 Agricultural

7.1 Zone Intent

The intent of this zone is to outline the land use requirements for agricultural parcels within the City's municipal boundary.

7.2 Permitted Uses

The following uses and no others are permitted in the A-1 Zone:

.1 Principal Uses

- a. Agriculture
- b. Single-Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Home Occupation – Business
- c. Home Occupation – Office
- d. Detached Suite
- e. Secondary Suite

This
section
amended
by Bylaw
No. 2573,
2022

This
section
amended
by Bylaw
No. 2596,
2024

7.3 Regulations

On a parcel located in an area zoned A-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 6.

Table 6: A-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area for new subdivisions:	5.0 ha
.2 Minimum parcel area for the following parcels: <ul style="list-style-type: none"> a. Rem Lot 1, Plan PGPG40616 (PID: 023-591-579) b. Rem Lot A, Plan 9780 (PID: 010-088-741) c. And any subdivision of the above noted parcels. 	1.0 ha
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line c. Flanking exterior side parcel line d. Rear parcel line 	7.5 m 4.5 m 4.5 m 7.5 m

7.0 Agricultural

A-1

7.3 Regulations (continued)

Table 6: A-1 Zone Regulations

COLUMN 1	COLUMN 2
.4 Maximum parcel coverage	N/A
.5 Maximum principal dwelling and structure height	15.0 m
.6 Minimum width of principal dwelling	4.8 m
.7 Density	4 dwelling units on a parcel connected to municipal services
.8 Maximum number of residential buildings	3

This
section
amended
by Bylaw
No. 2596,
2024

7.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw
3. Only one principal dwelling per parcel is permitted for agricultural land within the Agricultural Land Reserve, unless otherwise permitted by the Agricultural Land Commission.

This
section
amended
by Bylaw
No. 2596,
2024

 This
section
amended
by Bylaw
No. 2573,
2022

8.0 Single-Detached Housing

8.1 Zone Intent

The intent of this zone is to provide for parcels that maintain the form and character of single-detached neighbourhoods while permitting density with small scale, multi-unit homes on the same parcel through the development of secondary suites and/or detached suites.

8.2 Permitted Uses

The following uses and no others are permitted in the R-1 Zone:

.1 Principal Uses

- a. Single-Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Bed and Breakfast
- c. Detached Suite
- d. Home Occupation – Business
- e. Home Occupation – Office
- f. Secondary Suite

8.3 Regulations

On a parcel located in an area zoned R-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 7.

Table 7: R-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	550.0 m ²
.2 Minimum parcel width	15.0 m
.3 Minimum setback of principal dwelling from:	
a. Front parcel line	7.5 m
b. Interior parcel line	1.5 m
c. Flanking exterior parcel line	3.0 m
d. Rear parcel line	7.5 m
.4 Maximum parcel coverage	40%
.5 Maximum number of principal dwellings per parcel	1
.6 Maximum principal dwelling and structure height	11

8.0 Single-Detached Housing

8.3 Regulations (continued)

Table 7: R-1 Zone Regulations

COLUMN 1	COLUMN 2
.7 Minimum width of principal building	6.4 m
.8 Minimum front yard open space	50%
.9 Density	4 dwelling units on a parcel connected to municipal services
.10 Maximum number of residential buildings	3

8.4 Other Regulations

This
section
amended
by Bylaw
No. 2596,
2024

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. For all dwellings without flanking exterior or lane access, one of the interior side parcel line setbacks must be a minimum of 3.0 m to allow for vehicular access to the rear of the parcel.
4. Single-detached dwellings must have 50% or greater of the residential floor area on a parcel when they are the principal dwelling.

9.0 Single-Detached Housing (Small Parcel)

R-1A

9.1 Zone Intent

This
section
amended
by Bylaw
No. 2596,
2024

This zone is applicable for existing properties zoned R-1A and is not desired for future developments. The intent of this zone is to provide for small parcels that maintain the form and character of single-detached neighbourhoods while permitting density with small scale, multi-unit homes on the same parcel through the development of secondary suites and/or detached suites.

9.2 Permitted Uses

The following uses and no others are permitted in the R-1A Zone:

.1 Principal Uses

- a. Single-Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Detached Suite
- c. Home Occupation – Business
- d. Home Occupation – Office
- e. Secondary Suite

This
section
amended
by Bylaw
No. 2573,
2022

This
section
amended
by Bylaw
No. 2596,
2024

9.3 Regulations

On a parcel located in an area zoned R-1A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 8.

Table 8: R-1A Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	372.0 m ²
.2 Minimum parcel width	12.2 m
.3 Minimum setback of principal dwelling from:	
a. Front parcel line	6.0 m
b. Interior parcel line	1.5 m
c. Flanking exterior parcel line	3.0 m
d. Rear parcel line	6.0 m
.4 Maximum parcel coverage	40%
.5 Maximum number of principal dwellings per parcel	1

9.0 Single-Detached Housing (Small Parcel)

R-1A

9.3 Regulations (continued)

Table 8: R-1A Zone Regulations

COLUMN 1	COLUMN 2
.6 Maximum principal dwelling and structure height	11 m
.7 Minimum width of principal dwelling	6.4 m
.8 Minimum front yard open space	50%
.9 Density	4 dwelling units on a parcel connected to municipal services
.10 Maximum number of residential buildings	3

9.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. For all principal dwellings without flanking exterior or lane access, one of the interior side parcel line setbacks must be a minimum of 3.0 m to allow for vehicular access to the rear of the parcel.
4. Single-detached dwellings must have 50% or greater of the residential floor area on a parcel when they are the principal dwelling.

This
section
amended
by Bylaw
No. 2596,
2024

10.0 Two-Unit Housing

R-2

10.1 Zone Intent

The intent of this zone is to diversify housing stock by permitting different housing forms that maintain the form and character of a single-detached and duplex neighbourhoods while permitting density with small scale, multi-unit homes on the same parcel through the development of secondary suites and/or detached suites.

This
section
amended
by Bylaw
No. 2596,
2024

10.2 Permitted Uses

The following uses and no others are permitted in the R-2 Zone:

.1 Principal Uses

- a. Duplex Dwelling
- b. Single-Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Detached Suite
- c. Home Occupation – Business
- d. Home Occupation – Office
- e. Secondary Suite

This
section
amended
by Bylaw
No. 2573,
2022

10.3 Regulations

On a parcel located in an area zoned R-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 9.

Table 9: R-2 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	550.0 m ²
.2 Minimum parcel width	
a. Duplex dwelling	18.0 m
b. Single-detached dwelling	15.0 m
.3 Minimum setback of principal dwelling from:	
a. Front parcel line	7.5 m
b. Interior parcel line	1.5 m
c. Flanking exterior parcel line	3.0 m
d. Rear parcel line	7.5 m

This
section
amended
by Bylaw
No. 2596,
2024

10.0 Two-Unit Housing

10.3 Regulations (continued)

Table 9: R-2 Zone Regulations

COLUMN 1	COLUMN 2
.4 Maximum parcel coverage	40%
.5 Maximum number of principal dwellings per parcel	1 Single Detached Or 1 Duplex
.6 Maximum principal dwelling and structure height	11.0 m
.7 Minimum width of principal dwelling	6.4 m
.8 Minimum front yard open space for single-detached dwelling	40%
.9 Minimum front yard open space for duplex	30%
.10 Density	4 dwelling units on a parcel connected to municipal services
.11 Maximum number of residential buildings	3

10.4 Other Regulations

 This
section
amended
by Bylaw
No. 2596,
2024

1. Duplex dwellings must have 30% or greater of the residential floor area on a parcel when they are the principal dwelling.
2. Accessory building regulations can be found in the General Regulations section of this Bylaw.
3. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
4. For all single-detached dwellings without an attached garage, one of the interior side parcel lines must be a minimum of 3.0 m.
5. For all principal dwellings without flanking exterior or lane access, one of the interior side parcel line setbacks must be a minimum of 3.0 m to allow for vehicular access to the rear of the parcel, unless a shared access easement is registered on title for two properties sharing access.

11.0 Manufactured Home Park

This
section
amended
by Bylaw
No. 2596,
2024

11.1 Zone Intent

The intent of this zone is to permit Manufactured Home Park development as per the City of Fort St. John Manufactured Home Park Bylaw.

11.2 Permitted Uses

The following uses and no others are permitted in the R-3 Zone:

.1 Principal Uses

- a. Manufactured Home Park

.2 Accessory Uses

- a. Accessory Building
- b. Home Occupation – Business
- c. Home Occupation – Office

This
section
amended
by Bylaw
No. 2573,
2022

11.3 Regulations

On a parcel located in an area zoned R-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 10.

Table 10: R-3 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	2.0 ha

11.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Amenity space regulations can be found in the General Regulations section of this Bylaw.
4. Manufactured Home Park development must meet the requirements of the City of Fort St. John's Manufactured Home Park Bylaw.
5. Each detached accessory building shall not exceed 20 m² in size.

12.0 Manufactured Home

12.1 Zone Intent

This
section
amended
by Bylaw
No. 2596,
2024

This zone is for existing properties and is not desired for future developments. The intent of this zone is to provide for small parcels that maintain the form and character of single-detached and duplex neighbourhoods while permitting density with small scale, multi-unit homes on the same parcel through the development of secondary suites and/or detached suites.

12.2 Permitted Uses

The following uses and no others are permitted in the R-4 Zone:

.1 Principal Uses

- a. Duplex Dwelling
- b. Single-Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Detached Suite
- c. Home Occupation – Business
- d. Home Occupation – Office
- e. Secondary Suite

This
section
amended
by Bylaw
No. 2573,
2022

12.3 Regulations

On a parcel located in an area zoned R-4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 11.

Table 11: R-4 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	550 m ²
.2 Minimum parcel width	
a. Duplex dwelling	18.0 m
b. Single-detached dwelling	15.0 m
.3 Minimum setback of principal dwelling from:	
a. Front parcel line	7.5 m
b. Interior parcel line	1.5 m
c. Flanking exterior parcel line	3.0 m
d. Rear parcel line	7.5 m

This
section
amended
by Bylaw
No. 2596,
2024

This
section
amended
by Bylaw
No. 2613,
2025

12.0 Manufactured Home

R-4

12.3 Regulations (continued)

Table 11: R-4 Zone Regulations

COLUMN 1	COLUMN 2
.4 Maximum parcel coverage	40%
.5 Maximum number of principal dwellings per parcel	1 Single Detached Or 1 Duplex
.6 Maximum principal dwelling and structure height	11.0 m
.7 Minimum width of principal dwelling	4.8 m
.8 Minimum front yard open space for single-detached dwelling	40%
.9 Minimum front yard open space for duplex	30%
.10 Density	4 dwelling units on a parcel connected to municipal services
.11 Maximum number of residential buildings	3

This
section
amended
by Bylaw
No. 2613,
2025

This
section
amended
by Bylaw
No. 2596,
2024

12.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. For all principal dwellings without flanking exterior or lane access, one of the interior side parcel line setbacks must be a minimum of 3.0 m to allow for vehicular access to the rear of the parcel, unless a shared access easement is registered on title for two properties sharing access.
4. Manufactured or Modular homes are not to exceed 10 years of age at the time of building permit issuance.

13.0 Manufactured Home (Small Parcel)



This
section
amended
by Bylaw
No. 2596,
2024

This
section
amended
by Bylaw
No. 2573,
2022

13.1 Zone Intent

This zone is intended for existing properties and is not desired for future developments. The intent of this zone is to provide for small parcels that maintain the form and character of single-detached neighbourhoods while permitting density with small scale, multi-unit homes on the same parcel through the development of secondary suites and/or detached suites.

13.2 Permitted Uses

The following uses and no others are permitted in the R-4A Zone:

.1 Principal Uses

- a. Single-Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Detached Suite
- c. Home Occupation – Business
- d. Home Occupation – Office
- e. Secondary Suite

13.3 Regulations

On a parcel located in an area zoned R-4A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 12.

Table 12: R-4A Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	372 m ²
.2 Minimum parcel width	12.2 m
.3 Minimum setback of principal dwelling from: <ul style="list-style-type: none"> a. Front parcel line b. Interior parcel line c. Flanking exterior parcel line d. Rear parcel line 	6.0 m 1.5 m 3.0 m 6.0 m
.4 Maximum parcel coverage	40%
.5 Maximum number of principal dwellings per parcel	1
.6 Maximum principal dwelling and structure height	11.0 m

13.0 Manufactured Home (Small Parcel)

R-4A

13.3 Regulations (continued)

Table 12: R-4A Zone Regulations

COLUMN 1	COLUMN 2
.7 Minimum width of principal dwelling	4.8 m
.8 Minimum front yard open space	50%
.9 Density	4 dwelling units on a parcel connected to municipal services
.10 Maximum number of residential buildings	3

13.4 Other Regulations

This
section
amended
by Bylaw
No. 2596,
2024

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. For all principal dwellings without flanking exterior or lane access, one of the interior side parcel line setbacks must be a minimum of 3.0 m to allow for vehicular access to the rear of the parcel, unless a shared access easement is registered on title for two properties sharing access.
4. Manufactured and Modular homes are not to exceed 10 years of age at the time of building permit issuance.

14.0 Multiple Dwelling Housing (Medium Density)

RM-1

14.1 Zone Intent

This zone is intended for existing properties and is not desired for future developments.

14.2 Permitted Uses

The following uses and no others are permitted in the RM-1 Zone:

.1 Principal Uses

- a. Apartment
- b. Duplex Dwelling as per R-2 requirements
- c. Fourplex
- d. Semi-Attached Dwelling as per R-2 requirements
- e. Single-Detached Dwelling as per R-1 requirements
- f. Townhouse
- g. Triplex

.2 Accessory Uses

- a. Accessory Building
- b. Detached Suite
- c. Home Occupation – Office
- d. Secondary Suite

This section amended by Bylaw No. 2573, 2022

14.3 Regulations

On a parcel located in an area zoned RM-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 13.

Table 13: RM-3 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area for building 10.5 m (3 storeys) or less in height	900.0 m ²
.2 Minimum parcel width	24.0 m

14.0 Multiple Dwelling Housing (Medium Density)

RM-1

14.3 Regulations (continued)

Table 13: RM-3 Zone Regulations

COLUMN 1	COLUMN 2
.3 Minimum setback of principal building from:	
For townhouse:	
a. Front parcel line	7.5 m
b. Interior parcel line	1.5 m
c. Flanking exterior parcel line	3.0 m
d. Rear parcel line	7.5 m
For triplex, fourplex or apartment buildings	
e. Front parcel line	7.5 m
f. Interior parcel line	4.5 m
g. Flanking exterior parcel line	4.5 m
h. Rear parcel line	7.5 m
.4 Maximum parcel coverage	40%
.5 Maximum principal building and structure height	14 m and a maximum of 4 storeys
.6 Minimum width of principal building	6.4 m
.7 Minimum front yard open space	
a. For townhouse	50%
b. For triplex, fourplex and apartment buildings	N/A
.8 Density	Not more than 38 dwelling units per hectare

14.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Amenity space regulations can be found in the General Regulations section of this Bylaw.
4. Parcels in this zone may be located within a Development Permit Area and thus development permit area guidelines may apply.
5. Townhouse dwelling units must generally face the road.

15.0 Multiple Dwelling Housing (High Density)

RM-2

15.1 Zone Intent

This zone is intended for existing properties and is not desired for future developments.

15.2 Permitted Uses

The following uses and no others are permitted in the RM-2 Zone:

.1 Principal Uses

- a. Apartment
- b. Duplex Dwelling as per R-2 requirements
- c. Fourplex
- d. Semi-Attached Dwelling as per R-2 requirements
- e. Single-Detached Dwelling as per R-1 requirements
- f. Townhouse
- g. Triplex

.2 Accessory Uses

- a. Accessory Building
- b. Detached Suite
- c. Home Occupation – Office
- d. Secondary Suite

This
section
amended
by Bylaw
No. 2573,
2022

15.3 Regulations

On a parcel located in an area zoned RM-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 14.

Table 14: RM-2 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area <ul style="list-style-type: none"> a. Building 10.5 m (3 storeys) or less in height b. Building greater than 10.5 m (3 storeys) in height 	900.0 m ² 1,670.0 m ²
.2 Minimum parcel width <ul style="list-style-type: none"> a. Buildings 10.5 m (3 storeys) or less in height b. Buildings greater than 10.5 m (3 storeys) in height 	24.0 m 36.5 m

15.0 Multiple Dwelling Housing (High Density)

RM-2

15.3 Regulations (continued)

Table 14: RM-2 Zone Regulations

COLUMN 1	COLUMN 2
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line: <ul style="list-style-type: none"> i. If the height is less than 10.5 m ii. If the height is greater than 10.5 m c. Flanking exterior side parcel line <ul style="list-style-type: none"> i. If the height is less than 10.5 m ii. If the height is greater than 10.5 m d. Rear parcel line <ul style="list-style-type: none"> i. If the height is less than 21 m ii. If the height is greater than 21 m 	6.0 m 4.5 m 10.5 m 4.5 m 10.5 m 10.5 m 10.5 m plus 3 m for every 3 m of height for a building that is greater than 21 m in height when abutting a residential zone
.4 Maximum parcel coverage	75%
.5 Minimum width of principal building	6.4 m
.6 Density	Not more than 155 dwelling units per hectare

15.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Amenity space regulations can be found in the General Regulations section of this Bylaw.
4. Townhouse developments must meet the requirements of the RM-3 zone and must generally face the road.

16.0 Multiple Dwelling Housing (Medium Density)

RM-3

16.1 Zone Intent

The intent of this zone is to diversify the housing stock by permitting multiple dwelling housing development in appropriate locations within the City.

16.2 Permitted Uses

The following uses and no others are permitted in the RM-3 Zone:

.1 Principal Uses

- a. Apartment
- b. Fourplex
- c. Townhouse
- d. Triplex

.2 Accessory Uses

- a. Accessory Building
- b. Home Occupation – Office

This
section
amended
by Bylaw
No. 2573,
2022

16.3 Regulations

On a parcel located in an area zoned RM-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 15.

Table 15: RM-3 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area for building 10.5 m (3 storeys) or less in height	900.0 m ²
.2 Minimum parcel width	24.0 m

16.0 Multiple Dwelling Housing (Medium Density)

RM-3

16.3 Regulations (continued)

Table 15: RM-3 Zone Regulations

COLUMN 1	COLUMN 2
.3 Minimum setback of principal building from:	
For townhouse:	
a. Front parcel line	7.5 m
b. Interior parcel line	1.5 m
c. Flanking exterior parcel line	3.0 m
d. Rear parcel line	7.5 m
For triplex, fourplex or apartment buildings	
e. Front parcel line	7.5 m
f. Interior parcel line	4.5 m
g. Flanking exterior parcel line	4.5 m
h. Rear parcel line	7.5 m
.4 Maximum parcel coverage	40%
.5 Maximum principal building and structure height	14 m and a maximum of 4 storeys
.6 Minimum width of principal building	6.4 m
.7 Minimum front yard open space	
a. For townhouse	50%
b. For triplex, fourplex and apartment buildings	N/A
.8 Minimum floor area ratio	1.5
.9 Density	Not more than 55 dwelling units per hectare

16.0 Multiple Dwelling Housing (Medium Density)

RM-3

16.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Amenity space regulations can be found in the General Regulations section of this Bylaw.
4. Parcels in this zone may be located within a Development Permit Area and thus development permit area guidelines may apply.
5. Townhouse dwelling units must face the road.

17.0 Multiple Dwelling Housing (High Density)

RM-4

17.1 Zone Intent

The intent of this zone is to diversify the housing stock by permitting larger scale multiple dwelling housing developments in appropriate locations within the City.

17.2 Permitted Uses

The following uses and no others are permitted in the RM-4 Zone:

.1 Principal Uses

- a. Apartment
- b. Townhouse

.2 Accessory Uses

- a. Accessory Building
- b. Home Occupation – Office

This
section
amended
by Bylaw
No. 2573,
2022

17.3 Regulations

On a parcel located in an area zoned RM-4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 16.

Table 16: RM-4 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area <ul style="list-style-type: none"> a. Building 10.5 m (3 storeys) or less in height b. Building greater than 10.5 m (3 storeys) in height 	900.0 m ² 1,670.0 m ²
.2 Minimum parcel width <ul style="list-style-type: none"> a. Buildings 10.5 m (3 storeys) or less in height b. Buildings greater than 10.5 m (3 storeys) in height 	24.0 m 36.5 m

17.0 Multiple Dwelling Housing (High Density)

RM-4

This
section
amended
by Bylaw
No. 2544,
2021

17.3 Regulations (continued)

Table 16: RM-4 Zone Regulations

COLUMN 1	COLUMN 2
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line <ul style="list-style-type: none"> i. If the height is less than 10.5 m ii. If the height is greater than 10.5 m c. Flanking exterior side parcel line <ul style="list-style-type: none"> i. If the height is less than 10.5 m ii. If the height is greater than 10.5 m d. Rear parcel line <ul style="list-style-type: none"> i. If the height is less than 21 m ii. If the height is greater than 21 m 	6.0 m 4.5 m 10.5 m 4.5 m 10.5 m 10.5 m 10.5 m plus 3 m for every 3 m of height for a building that is greater than 21 m in height when abutting a residential zone
.4 Maximum parcel coverage	75%
.5 Minimum width of principal building	6.4 m
.6 Minimum floor area ratio	2.0
.7 Density	Not more than 155 dwelling units per hectare

17.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Amenity space regulations can be found in the General Regulations section of this Bylaw.
4. Townhouse developments must meet the requirements of the RM-3 zone and must face the road.

18.0 Neighbourhood Commercial

 This
section
amended
by Bylaw
No. 2544,
2021

18.1 Zone Intent

The intent of this zone is to permit small scale commercial uses within and near residential neighbourhoods.

18.2 Permitted Uses

The following uses and no others are permitted in the C-1 Zone:

.1 Principal Uses

- a. Convenience Store
- b. Day Care Centre – Major
- c. Health Services Facility
- d. Mixed-Use
- e. Neighbourhood Pub
- f. Personal Service Establishment
- g. Restaurant – Limited
- h. Retail Store

18.3 Regulations

On a parcel located in an area zoned C-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 17.

Table 17: C-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	670.0 m ²
.2 Minimum parcel width	18.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	7.5 m
b. Interior side parcel line	3.0 m
c. Flanking exterior side parcel line	6.0 m
d. Rear parcel line	6.0 m
.4 Maximum parcel coverage	60%
.5 Maximum principal building and structure height	10.5 m
.6 Maximum floor area ratio	3.0

18.0 Neighbourhood Commercial

18.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. The residential component of a mixed-use development must be above the first story and maintain the requirements for apartment developments as contained in the RM-4 zone.
4. No signage is permitted on the parcel frontage.

19.0 Downtown Core Commercial

19.1 Zone Intent

The intent of this zone is to permit and promote the development of a city centre with a wide range and mix of uses.

This
section
amended
by Bylaw
No. 2544,
2021

This
section
amended
by Bylaw
No. 2596,
2024

19.2 Permitted Uses

The following uses and no others are permitted in the C-2 Zone:

.1 Principal Uses

- a. Animal Service Facility – Minor
- b. Apartment
- c. Art Gallery or Studio
- d. Assembly Hall
- e. Brewery and Distillery – Minor
- f. Bus Depot
- g. Cannabis Retail
- h. Commercial Amusement Enterprise
- i. Commercial School
- j. Community Care Facility
- k. Day Care Centre – Major
- l. Emergency and Protective Services
- m. Financial Institution
- n. Government Services
- o. Health Services Facility
- p. Hotel
- q. Library
- r. Liquor Establishment
- s. Liquor Retail Store
- t. Mixed-Use
- u. Motel
- v. News and Radio Office
- w. Parking Lot and Parkade
- x. Passenger Transportation Dispatch Office
- y. Performing Arts and Cultural Facility

19.0 Downtown Core Commercial

19.2 Permitted Uses (continued)

.1 Principal Uses (continued)

- z. Personal Services Establishment
- aa. Professional Office
- bb. Radio and Television Broadcasting, Media Production Studios and Transmitting Tower
- cc. Recreation Facility
- dd. Restaurant
- ee. Retail Store
- ff. Shopping Centre
- gg. Theatre

19.3 Regulations

On a parcel located in an area zoned C-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 18.

Table 18: C-2 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	185 m ²
.2 Minimum parcel width	6.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line:	
i. the first storey	1.2 m
ii. all other storeys	0.0 m
b. Interior side parcel line	0.0 m
c. Flanking exterior side parcel line	0.0 m
d. Rear parcel line	0.0 m
.4 Maximum parcel coverage	100%
.5 Maximum principal building and structure height	21.0 m and max. 6 storeys

19.0 Downtown Core Commercial

19.4 Other Regulations

1. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
2. Amenity space regulations can be found in the General Regulations section of this Bylaw.
3. Cannabis retail regulations can be found in the General Regulations section of this Bylaw.
4. The residential component of a mixed-use development must be above the non-residential development and maintain the requirements for apartment developments as contained in the RM-4 zone.

This
section
amended
by Bylaw
No. 2544,
2021

 This
section
amended
by Bylaw
No. 2571,
2022

20.0 General Commercial

20.1 Zone Intent

The intent of this zone to permit and promote retail uses.

20.2 Permitted Uses

The following uses and no others are permitted in the C-3 Zone:

.1 Principal Uses

- a. Animal Service Facility – Minor
- b. Art Gallery or Studio
- c. Brewery and Distillery – Minor
- d. Bus Depot
- e. Cannabis Retail
- f. Commercial Amusement Enterprise
- g. Commercial Printing
- h. Commercial School
- i. Community Care Facility
- j. Daycare Centre – Major
- k. Dry Cleaners and Laundromats
- l. Gaming Facility
- m. Gas Station
- n. Health Services Facility
- o. Hotel
- p. Light Passenger Vehicle Wash
- q. Liquor Establishment
- r. Liquor Retail Store
- s. Mixed-Use
- t. Motel
- u. Parking Lot and Parkade
- v. Passenger Transportation Dispatch Office
- w. Personal Service Establishment
- x. Professional Office
- y. Radio and Television Broadcasting, Media Production Studios and Transmitting Tower

20.0 General Commercial

20.2 Permitted Uses (continued)

- .1 **Principal Uses** (continued)
 - z. Recreation Facility
 - aa. Restaurant
 - bb. Retail Store
 - cc. Shopping Centre
 - dd. Theatre and Cinema
 - ee. Trade Contractor Office
 - ff. Vehicle Sales and servicing
- .2 **Accessory Uses**
 - a. Accessory building
 - b. Caretaker Suite

This
section
amended
by Bylaw
No. 2596,
2024

20.3 Regulations

On a parcel located in an area zoned C-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 19.

Table 19: C-3 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	555.0 m ²
.2 Minimum parcel width	15.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line c. Flanking exterior side parcel line d. Rear parcel line 	1.5 m 0.0 m 3.0 m 1.5 m
.4 Maximum parcel coverage	40%
.5 Maximum principal building and structure height	21.0 m

20.0 General Commercial

20.4 Other Regulations

1. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
2. Despite section 20.3, principal buildings on a parcel that abut a R, RM or P zone must maintain the following setbacks:
 - a. Interior side parcel line: 6 m;
 - b. Exterior side parcel line: 6 m; and
 - c. Rear parcel line: 6 m.
3. The residential component of a mixed-use development must be above the non-residential development and maintain the requirements for apartment developments as contained in the RM-4 zone.
4. Cannabis Retail regulations can be found in the general regulations section of this Bylaw.

This
section
amended
by Bylaw
No. 2571,
2022

21.0 Highway Commercial

This
section
amended
by Bylaw
No. 2544,
2021

21.1 Zone Intent

The intent of this zone is to permit a range of commercial uses that are generally intended to support the local and regional community.

21.2 Permitted Uses

The following uses and no others are permitted in the C-4 Zone:

.1 Principal Uses

- a. Adult Entertainment
- b. Animal Service Facility – Minor
- c. Art Gallery or Studio
- d. Auction Sales - Minor
- e. Brewery and Distillery – Minor
- f. Building Contractors, Supply and Storage
- g. Bulk Fuel Sales
- h. Bus Depot
- i. Campground
- j. Cannabis Retail
- k. Cartage, Delivery, Express Terminal Storage
- l. Commercial Amusement Enterprise
- m. Commercial Food Production Facility
- n. Commercial Printing
- o. Commercial School
- p. Dry Cleaner and Laundromat
- q. Funeral Services
- r. Gas Station
- s. Heavy Equipment Sales and Servicing
- t. Hotel
- u. Industrial Trades and Training Facility
- v. Light Passenger Vehicle Wash
- w. Liquor Establishment
- x. Liquor Retail Store
- y. Mini-storage

This
section
amended
by Bylaw
No. 2571,
2022

This
section
amended
by Bylaw
No. 2577,
2023

21.0 Highway Commercial

21.2 Permitted Uses (continued)

.1 Principal Uses (continued)

- z. Motel
- aa. Newspaper Printing and Publishing
- bb. Oilfield Sales and Services
- cc. Parking Lot and Parkade
- dd. Passenger Transportation Dispatch Office
- ee. Personal Service Establishment
- ff. Professional Office
- gg. Radio and Television Broadcasting, Media Production Studios and Transmitting Tower
- hh. Recreation Facility
- ii. Recycling Materials Drop Off Centre
- jj. Refrigeration Service
- kk. Restaurant
- ll. Retail Store
- mm. Scientific and Research Laboratories
- nn. Shopping Centre
- oo. Service Station
- pp. Single-Detached Dwelling only on Lot 22, Section 5, Township 84, Range 18, West of the 6th Meridian, Peace River Regional District Plan 12245 (PID: 014-762-293)
- qq. Taxi Dispatch Office
- rr. Tire Sales
- ss. Trade Contractor Office
- tt. Warehousing
- uu. Wholesale Establishment
- vv. Vehicle Sales and Servicing

.2 Accessory Uses

- a. Accessory Building
- b. Caretaker Suite

This
section
amended
by Bylaw
No. 2596,
2024

21.0 Highway Commercial

21.3 Regulations

On a parcel located in an area zoned C-4, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 20.

Table 20: C-4 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	555.0 m ²
.2 Minimum parcel width	15.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	1.5 m
b. Interior side parcel line	0.0 m
c. Flanking exterior side parcel line	3.0 m
d. Rear parcel line	1.5 m
.4 Maximum parcel coverage	50%
.5 Maximum principal building and structure height	21.0 m

This
section
amended
by Bylaw
No. 2571,
2022

21.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Despite Section 21.3, a principal building on a parcel that abut a R, RM or P zone must maintain the following setbacks:
 - a. Interior side parcel line: 6 m;
 - b. Exterior side parcel line: 6 m; and
 - c. Rear parcel line: 6 m.
4. Parcels with Oilfield Sales and Services must have an office associated with any outdoor storage yard on the parcel.
5. Cannabis Retail regulations can be found in the general regulations section of this Bylaw.
6. Health Services Facility is a permitted principle use on Lot 2 Section 36 Township 83 Range 19 West of the 6th Meridian Peace River District Plan PGP47681.

This
section
amended
by Bylaw
No. 2581,
2023

22.0 Light Industrial

M-1

This
section
amended
by Bylaw
No. 2544,
2021

This section
amended by
Bylaw No.
2509, 2020

22.1 Zone Intent

The intent of this zone is to provide lands for uses that are light industrial and have or are in close proximity to highway access.

22.2 Permitted Uses

The following uses and no others are permitted in the M-1 Zone:

.1 Principal Uses

- a. Animal Service Facility - Major
- b. Automobile, Marine, Skidoo and Recreational Vehicle Sales, Rental and Servicing
- c. Bulk Fuel Sales
- d. Cannabis Production Facility only on the following property:
 - i. Lot 19, Block 7, Section 30, Township 83, Range 18, West of the 6th Meridian, Peace River District Plan 9925
- e. Commercial Printing
- f. Commercial Vehicle Sales and Servicing
- g. Commercial Vehicle Wash
- h. Data Centre
- i. Factory-Built House Sales
- j. Feed and Seed Storage
- k. Freight Terminals
- l. Heavy Equipment Sales and Servicing
- m. Industrial Storage Yard
- n. Industrial Trades and Training Facility
- o. Light Manufacturing
- p. Light Passenger Vehicle Wash
- q. Mini-storage
- r. Newspaper Printing and Publishing
- s. Oilfield Sales and Services
- t. Packing Facilities for Cold Storage and Ice Plant
- u. Produce and Meat Processing
- v. Radio and Television Broadcasting, Media Production Studios and Transmitting Tower
- w. Recycling Facility

22.0 Light Industrial

22.2 Permitted Uses (continued)

.1 Principal Uses (continued)

- x. Recycling Materials Drop Off Centre
- y. Scientific and Research Laboratories
- z. Secondary Wood Processing
- aa. Single-Detached Dwelling only on the following properties:
 - ii. Lot 1, Section 36, Township 83, Range 19, West of the 6th Meridian, Peace River District Plan 18943 (PID: 010-740-953)
 - iii. Lot 2, Section 36, Township 83, Range 19, West of the 6th Meridian, Peace River District Plan 18831 (PID: 010-878-980)
 - iv. Lot 3, Section 36, Township 83, Range 19, West of the 6th Meridian, Peace River District Plan 18831 (PID: 010-740-953)
- bb. Trade Contractor Office
- cc. Truck and Truck-Trailer Sales and Servicing
- dd. Utility Transmission Station
- ee. Warehousing
- ff. Wholesale Establishment
- gg. Wrecking Yard

This
section
amended
by Bylaw
No. 2596,
2024

.2 Accessory Uses

- a. Accessory Building
- b. Caretaker Suite

22.0 Light Industrial

M-1

22.3 Regulations

On a parcel located in an area zoned M-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 21.

Table 21: M-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	555.0 m ²
.2 Minimum parcel width	15.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	7.5 m
b. Interior side parcel line	0.0 m
c. Flanking exterior side parcel line	3.0 m
d. Rear parcel line	3.0 m
.4 Maximum parcel coverage	100%
.5 Maximum principal building and structure height	15.0 m

22.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Landscaping and screening regulations can be found in the General Landscaping and Screening section of this Bylaw.
4. Despite Section 22.3, any building or structure on a parcel that abuts a R, RM or P zone must maintain the following setbacks:
 - a. Interior side parcel line: 7.5 m;
 - b. Exterior side parcel line: 6 m; and
 - c. Rear parcel line: 7.5 m.
5. Parcels without rear lane access must have one interior side setback of 4.5 m.
6. Industrial uses must not emit or discharge to the surrounding area odours, toxic or noxious matters or vapors, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation or vibrations which exceed standards set out by Provincial Statutes.

23.0 Heavy Industrial

M-2

This
section
amended
by Bylaw
No. 2544,
2021

23.1 Zone Intent

The intent of this zone is to provide lands for uses considered to be heavy industrial that have or are in close proximity to a main highway access.

23.2 Permitted Uses

The following uses and no others are permitted in the M-2 Zone:

.1 Principal Uses

- a. Aggregate Processing and Storage
- b. Brewery and Distillery – Major
- c. Bulk Fuel Sales
- d. Feed and Seed Storage
- e. Light and Heavy Food Processing
- f. Freight Terminal
- g. Heavy Equipment Sales and Servicing
- h. Heavy Manufacturing and Production
- i. Industrial Storage Yard
- j. Industrial Trades and Training Facility
- k. Natural Resource Development
- l. Professional Office
- m. Rail Yard
- n. Recycling Facility
- o. Recycling Materials Drop Off Centre
- p. Sawmill
- q. Scientific and Research Laboratories
- r. Secondary Wood Processing
- s. Tank Farm
- t. Towing Service
- u. Trade Contractor Office
- v. Wrecking Yard

.2 Accessory Uses

- a. Accessory Building
- b. Caretaker Suite

This
section
amended
by Bylaw
No. 2596,
2024

23.0 Heavy Industrial

M-2

23.3 Regulations

On a parcel located in an area zoned M-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 22.

Table 22: M-2 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	900.0 m ²
.2 Minimum parcel width	30.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	7.5 m
b. Interior side parcel line	6.0 m
c. Flanking exterior side parcel line	6.0 m
d. Rear parcel line	5.0 m
.4 Maximum parcel coverage	100%

23.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Despite Section 23.3, all permitted uses must be completely housed within an enclosed building, except for permitted outdoor displays, storage yards, rental and sales, parking and loading facilities and specialized outdoor work yards. Junk materials must be:
 - a. located at least 30 m from the boundary of a public right-of-way or R, RM and P zone; and
 - b. enclosed by a solid view obscuring fence or wall at least 2.5 m high and no materials shall be piled to a greater height than the surrounding fence.
4. Industrial uses must not emit or discharge to the surrounding area odours, toxic or noxious matters or vapors, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation or vibrations which exceed standards set out by Provincial Statutes.

24.0 Institutional

INS-1

This
section
amended
by Bylaw
No. 2544,
2021

This
section
amended
by Bylaw
No. 2579,
2023

This
section
amended
by Bylaw
No. 2609,
2025

24.1 Zone Intent

The intent of this zone is to provide lands for community, government and emergency service-related uses that are primarily focused on providing services to the community.

24.2 Permitted Uses

The following uses and no others are permitted in the INS-1 Zone:

.1 Principal Uses

- a. Apartment only on Lot 2 Section 6 Township 84 Range 18 West of the 6th Meridian Peace River District Plan EEP133410 (PID: 032-102-283)
- b. Assembly Hall
- c. Assisted Living
- d. Community Care Facility
- e. Community Centre
- f. Emergency and Protective Services
- g. Government Services
- h. Health Services Facilities
- i. Hospital
- j. Independent Living, Senior
- k. Library
- l. School
- m. Scientific and Research Laboratories
- n. Seniors Care Facility
- o. Seniors Housing
- p. Seniors Lifestyle Building
- q. Supportive Living
- r. Respite Housing

.2 Accessory Uses

- a. Accessory Building
- b. Daycare Centre – Major
- c. Dormitory
- d. Helipad, in conjunction with hospital or emergency and protective services
- e. Open Space
- f. Park

g. Personal Service Establishment

24.0 Institutional

INS-1

24.2 Permitted Uses (continued)

.2 Accessory Uses (continued)

This
section
amended
by Bylaw
No. 2596,
2024

- h. Retail Store
- i. Restaurant – Limited
- j. RM-3 Zone Permitted Uses
- k. Caretaker Suite

24.0 Institutional

INS-1

24.3 Regulations

On a parcel located in an area zoned INS-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 23.

Table 23: INS-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	1,110.0 m ²
.2 Minimum parcel width	30.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	7.5 m
b. Interior side parcel line	4.5 m
c. Flanking exterior side parcel line	4.5 m
d. Rear parcel line	7.5 m
.4 Maximum parcel coverage	100%
.5 Maximum principal building and structure height	35 m and a maximum of 10 storeys

24.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Landscaping and screening regulations can be found in the General Landscaping and Screening section of this Bylaw.
4. Amenity space regulations can be found in the General Regulations section of this Bylaw.
5. Parcels zoned as INS-1 may contain one or more principal buildings.

This
section
amended
by Bylaw
No. 2544,
2021

25.0 City Utility Infrastructure

25.1 Zone Intent

The intent of this zone is to provide lands to accommodate municipal systems or works that are used to provide for public consumption, benefit, convenience or use such as water or steam, sewage disposal, public transportation, irrigation, drainage, fuel, heat and waste management.

25.2 Permitted Uses

The following uses and no others are permitted in the U-1 Zone:

.1 Principal Uses

- a. City Utility Facilities

.2 Accessory Uses

- a. Accessory Building

25.3 Regulations

On a parcel located in an area zoned U-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 24.

Table 24: U-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	0 m ²
.2 Minimum parcel width	0.0 m
.3 Minimum setback of principal building from parcel lines:	0.0 m

This
section
amended
by Bylaw
No. 2544,
2021

26.0 Parks, Recreation and Natural Areas

26.1 Zone Intent

The intent of this zone is to provide amenity space for residents and to protect natural areas.

26.2 Permitted Uses

The following uses and no others are permitted in the P-1 Zone:

.1 Principal Uses

- a. Botanical Garden
- b. Cemetery
- c. Conservation Area
- d. Open Space
- e. Outdoor Recreation
- f. Park
- g. Passive Recreation Area
- h. Performing Arts and Cultural Facility
- i. Recreation Facility

.2 Accessory Uses

- a. Accessory Building
- b. Concession and Refreshment Booth

26.3 Regulations

On a parcel located in an area zoned P-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 25.

Table 25: P-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	0 m ²
.2 Minimum parcel width	0.0 m

26.0 Parks, Recreation and Natural Areas

26.3 Regulations (continued)

Table 25: P-1 Zone Regulations

COLUMN 1	COLUMN 2
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line c. Flanking exterior side parcel line d. Rear parcel line 	7.5 m 4.5 m 4.5 m 9.0 m
.4 Maximum parcel coverage	N/A
.5 Maximum principal building and structure height	10.0 m

26.4 Other Regulations

1. Accessory building regulations can be found in the General Regulations section of this Bylaw.
2. Parking and loading regulations can be found in the Off-Street Parking and Loading section of this Bylaw.
3. Landscaping and screening regulations can be found in the General Landscaping and Screening section of this Bylaw.

27.0 Integration Zone One

This
section
amended
by Bylaw
No. 2544,
2021

27.1 Zone Intent

The intent of this zone is to provide an integration zone for lands that have been incorporated into the City of Fort St. John in 2016. The future direction of these lands will be that set out by the neighbourhood plan for this area.

27.2 Permitted Uses

The following uses and no others are permitted in the I-1 Zone:

.1 Principal Uses

- a. Agriculture
- b. Single Detached Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Accessory Structure
- c. Bed and Breakfast
- d. Caretaker Suite
- e. Detached Suite
- f. Home Occupation – Business
- g. Home Occupation – Office
- h. Secondary Suite
- i. Agri-Tourism

This
section
amended
by Bylaw
No. 2573,
2022

This
section
amended
by Bylaw
No. 2596,
2024

27.3 Regulations

On a parcel located in an area zoned I-1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 26.

Table 26: I-1 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	63 ha, except as noted below
.2 Minimum setback of principal building from:	
a. Front parcel line	7.0 m
b. Interior side parcel line	3.0 m
c. Flanking exterior side parcel line	5.0 m

27.0 Integration Zone One

27.3 Regulations (continued)

Table 26: I-1 Zone Regulations

COLUMN 1	COLUMN 2
d. Rear parcel line	5.0 m
.3 Maximum number of single-detached dwelling per parcel	1 on a parcel less than 3.6 ha in size

27.4 Other Regulations

1. Exceptions to the required minimum parcel area as follows:
 - a. 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, provide 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 50 ha.
 - b. for subdivision along a quarter section boundary for an incomplete quarter the minimum parcel size shall be not less than 50 ha.
2. Two single-detached dwellings or a two unit dwelling is permitted on a parcel 3.6 ha or larger, but not both.

This
section
amended
by Bylaw
No. 2544,
2021

28.0 Integration Zone Two

28.1 Zone Intent

The intent of this zone is to provide an integration zone for lands that have been incorporated into the City of Fort St. John in 2016. The future direction of these lands will be that set out by the neighbourhood plan for this area.

28.2 Permitted Uses

The following uses and no others are permitted in the I-2 Zone:

.1 Principal Uses

- a. Agriculture
- b. Single Detached Dwelling
- c. Market Garden

.2 Accessory Uses

- a. Accessory Building
- b. Accessory Structure
- c. Agriculture – Domestic
- d. Bed and Breakfast
- e. Caretaker Suite
- f. Detached Suite
- g. Home Occupation – Business
- h. Home Occupation – Office
- i. Secondary Suite

This
section
amended
by Bylaw
No. 2573,
2022

This
section
amended
by Bylaw
No. 2596,
2024

28.3 Regulations

On a parcel located in an area zoned I-2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 27.

Table 27: I-2 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	2.0 ha
.2 Minimum setback of principal building or structure from:	
a. Front parcel line	7.0 m
b. Interior side parcel line	3.0 m
c. Flanking exterior side parcel line	5.0 m

28.0 Integration Zone Two

28.3 Regulations (continued)

Table 27: I-2 Zone Regulations

COLUMN 1	COLUMN 2
d. Rear parcel line	5.0
.3 Minimum setback of accessory building or structure from:	
a. Front parcel line	7.0 m
b. Interior side parcel line	1.50 m
c. Flanking exterior side parcel line	5.0 m
d. Rear parcel line	3.0 m
.4 Maximum number of single-detached dwelling per parcel	1
.5 Maximum building or structure height	10 m

28.4 Other Regulations

1. Agriculture use is permitted on parcels 4 ha and larger.
2. Agriculture-Domestic is permitted on parcels 0.4 ha and larger.
3. Where Agriculture and Agriculture-Domestic are permitted, the following regulations shall apply:
 - a. Maximum parcel coverage for each commodity group is limited to the following:

Table 28: I-2 Zone Commodity Groups

COMMODITY GROUPS			
Apiculture	Greenhouse, Nursery, Specialty Wood and Turf Crops	Livestock*, Poultry, Game and Fur	Mushroom Growing Facility
20%	Greenhouse: 75% Nurseries, Specialty Wood Crops and Turf Farms: 35%	35%	35%

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

- b. The following structures do not fall under the PARCEL COVERAGE restrictions:
 - i. Detention ponds.
 - ii. Support structures used for shading, frost and wind protection of plants and animals.

28.0 Integration Zone Two

28.4 Other Regulations (continued)

- c. The following additional uses are permitted on lands legally described as Lot D, , Section 5, Township 84, Range 18, Plan PGP46346 (PID: 024-925-144)
 - i. Equestrian facility limited to a maximum of 18 stalls.

29.0 Integration Zone Three

29.1 Zone Intent

The intent of this zone is to provide an integration zone for lands that have been incorporated into the City of Fort St. John in 2016. The future direction of these lands will be that set out by the neighbourhood plan for this area.

29.2 Permitted Uses

The following uses and no others are permitted in the I-3 Zone:

.1 Principal Uses

- a. Agriculture
- b. Equestrian Facility

.2 Accessory Uses

- a. Accessory Building
- b. Accessory Structure
- c. Caretaker Suite

This
section
amended
by Bylaw
No. 2596,
2024

29.3 Regulations

On a parcel located in an area zoned I-3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 29.

Table 29: I-3 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	2.0 ha
.2 Minimum setback of principal building or structure from:	
a. Front parcel line	7.0 m
b. Interior side parcel line	3.0 m
c. Flanking exterior side parcel line	5.0 m
d. Rear parcel line	5.0 m
.3 Minimum setback of accessory building or structure from:	
a. Front parcel line	7.0 m
b. Interior side parcel line	1.50 m
c. Flanking exterior side parcel line	5.0 m
d. Rear parcel line	3.0 m

29.0 Integration Zone Three

29.3 Regulations (continued)

Table 29: I-3 Zone Regulations

COLUMN 1	COLUMN 2
.4 Maximum number of single-detached dwelling per parcel	1 on a parcel less than 3.6 ha in size
.5 Maximum building or structure height	10 m

29.4 Other Regulations

1. Two single-detached dwellings or a two unit dwelling is permitted on a parcel 3.6 ha or larger, but not both.
2. Agriculture use is permitted on parcels 4 hectares and larger.
3. Agriculture-Domestic is permitted on parcels 0.4 hectares and larger.
4. Where Agriculture and Agriculture-Domestic are permitted, the following regulations shall apply:
 - a. Maximum parcel coverage for each commodity group is limited to the following:

Table 30: I-3 Zone Commodity Groups

COMMODITY GROUPS			
Apiculture	Greenhouse, Nursery, Specialty Wood and Turf Crops	Livestock*, Poultry, Game and Fur	Mushroom Growing Facility
20%	Greenhouse: 75% Nurseries, Specialty Wood Crops and Turf Farms: 35%	35%	35%

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

- b. The following structures do not fall under the PARCEL COVERAGE restrictions:
 - i. Detention ponds.
 - ii. Support structures used for shading, frost and wind protection of plants and animals.

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

This
section
amended
by Bylaw
No. 2441,
2018 and
Bylaw No.
2544, 2021

30.1 Zone Intent

The purpose of Comprehensive Development Zone CD-01 is to create a complete and comprehensively planned mixed-use neighbourhood, concentrated around a village square, forming the village centre. The Parkwood CD-01 sub-zones will be focused on the existing natural features, proposed parkland and Fish Creek Coulee and shall incorporate winter city design strategies throughout the development. This CD-01 zone will facilitate the development of a neighbourhood with exceptional design standards, offering a range of housing opportunities, facilities and services that will foster a high quality of life. The orderly development of the Parkwood CD-01 zone will provide mixed-use, residential, commercial, retail, entertainment, financial, office, tourism-based, and institutional uses to the immediate and surrounding area.

30.2 Location and Lands

The CD-01 Lands are located in the northwest portion of the City of Fort St. John and are generally bounded by Fish Creek to the north, W. Bypass Road to the east, Alaska Highway / Highway 97 to the south, and Blackberry Street / City of Fort St. John municipal limits to the west. The CD-01 lands encompass +/- 88 hectares of land and consists of four (4) sub-zones, as described in Table 31 and shown on Plan CD-01.

Table 31 – Comprehensive Development Zone Sub-Zones

SUB-ZONES		NAME	TOTAL AREA (HA)
A	Parkwood Village Centre	+/- 34.27	
B	Southlands Commercial	+/- 14.04	
C	Parkwood Residential	+/- 20.53	
D	Fish Creek Recreational Area	+/- 19.44	
Total		+/- 88.28	

This
section
amended
by Bylaw
No. 2535,
2021

30.3 Application and Interpretation

1. All CD-01 sub-zones shall generally conform to Plan CD-01, +/- 5% of the sub-zone area.
2. Where the zone requirements of CD-01 conflict with the regulations of the City of Fort St. John Zoning Bylaw, the interpretation and regulations of the City of Fort St. John Zoning Bylaw shall take precedence.

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.4 Subdivision Regulations

Minimum parcel area to facilitate a block plan subdivision within this CD-01 Zone is 5,000 m².

30.5 Density

1. The maximum allowable residential unit total for CD-01 is 3,400 units over 88 ha. The resulting maximum density is 38.5 residential units per ha.
2. The minimum allowable residential unit total for CD-01 is 1,600 units over 88 ha. The resulting minimum density is 18.1 residential units per ha.
3. The permitted residential units within each sub-zone shall comply with *Table 32 Residential Units* except Residential Units may be reallocated to a different sub-zone, subject to:
 - a. CD-01 allowable residential unit total of 3,400 is not exceeded;
 - b. The receiving sub-zone is not 'Sub-Zone D'.
 - c. Residential unit reallocation from one sub-zone to another will not exceed 20% of the maximum target number of residential units (per Table 32) of the receiving sub-zone.

This
section
amended
by Bylaw
No. 2535,
2021

Table 32 – Residential Units

SUB-ZONE	MINIMUM RESIDENTIAL UNITS	MAXIMUM RESIDENTIAL UNITS	TOTAL AREA (HA)
A	1400	2,350	+/- 34.27
B	0	375	+/- 14.04
C	200	675	+/- 20.53
D	0	0	+/- 19.44
Total	1600	3,400	+/- 88.28

4. The maximum allowable commercial (Retail and Office) space is 120,000 m².

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.6 General Development Regulations

1. The following General Development Regulations apply to all properties in each sub-zone:
 - a. Accessory structures must not have a floor area greater than 10% of the area of the parcel or 90 m², whichever is less.
 - b. Access to parkades and underground parking shall:
 - i. be from the rear or side of the building; or
 - ii. be architecturally integrated into the overall building design with the street level exterior façade.
 - c. Apartment, eightplex, fourplex, multiple dwelling housing, and townhouse dwelling units must generally be orientated to address the fronting street with principal building elevation.
 - d. Development within this CD-01 Zone is subject to the Parkwood Southlands Development Permit Area, contained within this Bylaw, with the exception of:
 - i. Single-Detached Dwelling;
 - ii. Semi-Attached Dwelling;
 - iii. Duplex Dwelling;
 - iv. Multiple Dwelling Housing consisting of four (4) units or less; and
 - v. Townhouse Dwelling consisting of four (4) units or less.Provided the parcels are greater than 4 m wide and that there are no Detached Suites constructed as part of the development.
 - e. Amenity spaces are required for each residential and mixed-use building constructed with the exception of:
 - i. Single-Detached Dwelling;
 - ii. Duplex Dwelling;
 - iii. Semi-Attached Dwelling;
 - iv. Townhouse Dwelling consisting of four (4) units or less;
 - v. Multiple Dwelling Housing consisting of four (4) units or less.

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.6 General Development Regulations (continued)

f. In addition to the foregoing regulations, other regulations may apply. These include development regulations listed within the City of Fort St. John Zoning Bylaw and the Subdivision and Development Servicing Bylaw and may include, but are not limited to: general regulations, parking and loading, amenity space, screening, and landscaping regulations.

30.7 Sub-Zone A – Parkwood Village Centre

30.7.1 Purpose

To focus the southlands around a pedestrian oriented Village Square. The Village Square will be surrounded by neighbourhood-focused, mixed-use commercial spaces forming the Village Centre. This sub-zone shall provide for the orderly development of commercial, mixed-use and residential buildings intended to provide for the day-to-day needs of residents within the immediate and surrounding area.

30.7.2 Permitted Uses

The following uses and no others are permitted in Sub-Zone A:

.1 Principal Uses

- a. Animal Service Facility – Minor
- b. Apartment
- c. Art Gallery or Studio
- d. Assembly Hall
- e. Auction Sales – Minor
- f. Bakery
- g. Bed and Breakfast
- h. Botanical Gardens
- i. Brewery and Distillery - Minor
- j. Commercial School
- k. Concession and Refreshment Booth
- l. Conservation Area
- m. Day Care Centre – Major

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.7 Sub-Zone A – Parkwood Village Centre

30.7.2 Permitted Uses (continued)

The following uses and no others are permitted in Sub-Zone A:

.1 Principal Uses (continued)

- n. Dry Cleaners and Laundromats
- o. Duplex Dwelling
- p. Eightplex Dwelling
- q. Emergency and Protective Services
- r. Financial Institution – Satellite
- s. Fourplex Dwelling
- t. Funeral Services
- u. Gaming Facility
- v. Health Services Facility
- w. Hotel
- x. Large Format Retail
- y. Library
- z. Liquor Establishment
- aa. Liquor Retail Store
- bb. Media Production Studio
- cc. Mixed-Use
- dd. Motel
- ee. Multiple Dwelling Housing
- ff. Neighbourhood Pub
- gg. Newspaper Printing and Publishing
- hh. Outdoor Recreation
- ii. Parking Lot and Parkade
- jj. Performing Arts and Cultural Facility
- kk. Personal Service Establishment
- ll. Post Office
- mm. Professional Office

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.7 Sub-Zone A – Parkwood Village Centre

30.7.2 Permitted Uses (continued)

The following uses and no others are permitted in Sub-Zone A:

.1 Principal Uses (continued)

- nn. Recreation Facility
- oo. Restaurant
- pp. Restaurant – Limited
- qq. Retail Store
- rr. School
- ss. Semi-attached dwelling
- tt. Service Station
- uu. Single-Detached Dwelling
- vv. Shopping Centre
- ww. Theatre and Cinema
- xx. Tourist Vehicle Parking and Facilities
- yy. Townhouse Dwelling
- zz. Wholesale Establishment – Minor

.2 Accessory Uses

- a. Accessory Building
- b. Bus Depot
- c. Cartage, Delivery, Express Terminal Storage
- d. Cemetery
- e. Commercial Amusement Enterprise
- f. Commercial Printing
- g. Community Care Facility
- h. Convenience Store
- i. Day Care Centre – Minor
- j. Detached Suite
- k. Dormitory
- l. Home Occupation – Office

This
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2022

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.7 Sub-Zone A – Parkwood Village Centre

30.7.3 Regulations

On a parcel located in an area zoned CD-01 – Sub-Zone A – Parkwood Village Centre, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 38.

Table 33 Sub-Zone A – Parkwood Village Centre Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area for new subdivisions: <ul style="list-style-type: none"> a. Residential b. Commercial c. Institutional 	275 m ² 200 m ² 200 m ²
.2 Minimum parcel width	8.0 m
.3 Minimum parcel width for Multiple Dwelling Housing, Semi-Attached Dwelling and Townhouse Dwelling subject to the following: <ul style="list-style-type: none"> a. A Party Wall Agreement is registered on title; and b. The Multiple Dwelling Housing, Semi-Attached Dwelling or Townhouse Dwelling development site is comprehensively developed under a single development permit. 	4.0 m

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.7 Sub-Zone A – Parkwood Village Centre

30.7.3 Regulations (continued)

Table 33 Sub-Zone A – Parkwood Village Centre Regulations (continued)

COLUMN 1	COLUMN 2
.4 Minimum setback of principal building:	
a. Duplex Dwelling, Eightplex Dwelling, Fourplex Dwelling, Multiple Dwelling Housing, Single Detached Dwelling, Semi-Attached Dwelling and Townhouse Dwelling:	
i. Front parcel line	3.5 m
ii. Interior side parcel line	1.5 m
1. For Multiple Dwelling Housing, Semi-Attached Dwellings and Townhouse Dwelling Housing on either side of a property line over which the building sits, subject to a party wall agreement.	0.0 m
iii. Flanking exterior side parcel line	1.5 m
iv. Rear parcel line	3.0 m
v. From any other building or structure on the parcel	3.0 m
b) Apartment, Commercial, Institutional and Mixed-Use:	
i) Front parcel line	0.0 m
ii) Interior side parcel line	0.0 m
iii) Flanking exterior side parcel line	1.5 m
iv) Rear parcel line	0.0 m
v) From any other building or structure on the site, excluding accessory buildings	4.0 m
c) Where the uses listed in 39.7.3.4(b) abut a use listed in 39.7.3.4(a), the required setback for the uses listed in 39.7.3.4(b) shall be increased by:	3.0 m

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.7 Sub-Zone A – Parkwood Village Centre

30.7.3 Regulations (continued)

Table 33 Sub-Zone A – Parkwood Village Centre Regulations (continued)

COLUMN 1	COLUMN 2
.5 Maximum parcel coverage <ul style="list-style-type: none"> a) Duplex Dwelling, Multiple Dwelling Housing, Single-Detached Dwelling and Semi-Attached Dwelling. b) Apartment and Townhouse Dwelling c) Mixed-use, Institutional and Commercial 	55% 75% 100%
.6 Maximum principal building and structure height <ul style="list-style-type: none"> a) Duplex Dwelling, Single Detached Dwelling and Semi-attached Dwelling b) Multiple Dwelling Housing and Townhouse Dwelling c) Apartment, Mixed-use, Institutional and Commercial 	13.0 m or 3.5 storeys 14.0 m or 4 storeys 21.0 m or 6 storeys
7.0 Maximum accessory building and structure height	4.0 m
8.0 Maximum Detached-Suite height <ul style="list-style-type: none"> a) A Detached-Suite shall not exceed the height of the principal building or structure 	8.75 m or 2.5 storeys
9.0 Development within this sub-zone shall be stepped such that: <ul style="list-style-type: none"> a) No building may be greater than twice the height of the adjacent buildings; or b) No building may be lesser than half the height of the adjacent buildings; and c) Where more than one adjacent building exists, be it on the same parcel or adjacent parcels, the average height of the adjacent buildings will be used to determine the maximum height of the development. 	

30.7.4 Other Regulations

Mixed-use buildings shall provide separate accesses located at grade for residential and commercial uses.

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.8 Sub-Zone B – Southlands Commercial Purpose

The purpose of Sub-Zone B is to provide for a commercial area to serve as a transitional area from the Alaska Highway to the Parkwood village centre. This sub-zone shall consist of predominantly commercial and institutional buildings which are thoughtfully developed to encourage pedestrian access and high quality form and character. This sub-zone may also see the development of mixed-use buildings.

30.8.2 Permitted Uses

The following uses and no others are permitted in Sub-Zone B:

.1 Principal Uses

- a. Amusement Establishments
- b. Animal Service Facility – Minor
- c. Apartment
- d. Assembly Hall
- e. Brewery and Distillery - Minor
- f. Building Supply Establishment
- g. Commercial Amusement Enterprise
- h. Commercial Printing
- i. Commercial School
- j. Community Care Facility
- k. Convenience Store
- l. Day Care Centre – Major
- m. Dry Cleaners and Laundromats
- n. Emergency and Protective Services
- o. Financial Institution – Satellite
- p. Funeral Services
- q. Gaming Facility
- r. Gas Station
- s. Health Services Facility
- t. Hotel

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.8 Sub-Zone B – Southlands Commercial

30.8.2 Permitted Uses (continued)

The following uses and no others are permitted in Sub-Zone B:

.1 **Principal Uses** (continued)

- u. Large Format Retail
- v. Library
- w. Light Passenger Vehicle Wash
- x. Liquor Establishment
- y. Liquor Retail Store
- z. Media Production Studio
- aa. Mixed-use
- bb. Motel
- cc. Neighbourhood Pub
- dd. Newspaper Printing and Publishing
- ee. Parking Lot and Parkade
- ff. Personal Service Establishment
- gg. Post Office
- hh. Professional Office
- ii. Propane Sales – Minor
- jj. Recreation Facility
- kk. Restaurant
- ll. Restaurant – Limited
- mm. Retail Store
- nn. School
- oo. Service Station
- pp. Shopping Centre
- qq. Theatre and Cinema
- rr. Tourist Vehicle Parking and Facilities
- ss. Wholesale Establishment- Minor

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.8 Sub-Zone B – Southlands Commercial

30.8.2 Permitted Uses (continued)

This
section
amended
by Bylaw
No. 2573,
2022

The following uses and no others are permitted in Sub-Zone B:

.2 Accessory Uses

- a. Accessory Building
- b. Dormitory
- c. Home Occupation - Office
- d. Suite

30.8.3 Regulations

Table 34 Sub-Zone B – Parkwood Commercial

COLUMN 1	COLUMN 2
.1 Minimum parcel area for new subdivisions:	325.0 m ²
.2 Minimum parcel width:	15.0 m
.3 Minimum setback of principal building:	
a) Front parcel line	
i) Buildings up to 10.5 m (3.0 storeys)	6.0 m
ii) Buildings greater than 10.5 m (3.0 storeys)	12.0 m
b) Interior side parcel line	
i) Buildings up to 10.5 m (3.0 storeys)	6.0 m
ii) Buildings greater than 10.5 m (3.0 storeys)	12.0 m
c) Flanking exterior side parcel line	
i) Buildings up to 10.5 m (3.0 storeys)	1.5 m
ii) Buildings greater than 10.5 m (3.0 storeys)	7.5 m
d) Rear parcel line	
i) Buildings up to 10.5 m (3.0 storeys)	3.0 m
ii) Buildings greater than 10.5 m (3.0 storeys)	6.0 m
.4 Maximum parcel coverage	80%

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.8 Sub-Zone B – Southlands Commercial

30.8.3 Regulations (continued)

Table 34 Sub-Zone B – Parkwood Commercial

COLUMN 1	COLUMN 2
.5 Maximum principal building and structure height a) Apartment Building and Mixed-use b) Institutional and commercial	21.0 m or 6 storeys 14.0m or 4 storeys
.6 Maximum accessory building and structure height	4.0 m

30.8.4 Other Regulations

One (1) suite is permitted within a building, as an accessory use to a principal commercial use. The intent of such a suite would be to provide caretaker accommodation within a commercial or office building.

30.9 Sub-Zone C – Parkwood Residential

30.9.1 Purpose

To provide for the orderly development of an area offering medium-density residential housing including apartments, duplex dwelling, multiple dwelling housing, semi-attached dwelling, single-detached dwelling and townhouse dwelling. This sub-zone is intended to provide a broad spectrum of residential densities and building types. Some commercial and institutional amenities that serve the needs of the immediate residents may be provided such as schools, day cares and care facilities.

30.9.2 Permitted Uses

The following uses and no others are permitted in Sub-Zone C:

.1 Principal Uses

- a. Apartment
- b. Community Care Facility
- c. Day Care Centre - Major
- d. Duplex Dwelling
- e. Eightplex Dwelling
- f. Fourplex Dwelling
- g. Multiple Dwelling Housing

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.9 Sub-Zone C – Parkwood Residential

30.9.2 Permitted Uses (continued)

The following uses and no others are permitted in Sub-Zone C:

.1 Principal Uses (continued)

- h. Outdoor Recreation
- i. Recreation Facility
- j. School
- k. Semi-Attached Dwelling
- l. Single-Detached Dwelling
- m. Townhouse Dwelling
- n. Triplex Dwelling

.2 Accessory Uses

- a. Accessory Building
- b. Bed and Breakfast
- c. Cemetery
- d. Day Care Centre – Minor
- e. Detached Suite
- f. Home Occupation – Business
- g. Home Occupation – Office
- h. Secondary Suite

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section
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30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.9 Sub-Zone C – Parkwood Residential

30.9.3 Regulations

Table 35 Sub-Zone C - Parkwood Residential

COLUMN 1	COLUMN 2
.1 Minimum parcel area for new subdivisions: <ul style="list-style-type: none"> a) Apartment, Commercial, Eightplex and Institutional uses b) All other uses 	1350 m ² 85 m ²
.2 Minimum parcel width <ul style="list-style-type: none"> a) Apartment, Commercial, Eightplex and Institutional uses b) All other uses 	30.0 m 8.0 m
.3 Minimum parcel width for Multiple Dwelling Housing, Semi-Attached Dwelling and Townhouse subject to the following: <ul style="list-style-type: none"> a) A Party Wall Agreement is registered on title; and b) The Multiple Dwelling Housing, Semi-Attached Dwelling or Townhouse development site is comprehensively developed under a single development permit. 	4.0 m
.4 Minimum setback of principal building: <ul style="list-style-type: none"> a) Duplex Dwelling, Fourplex Dwelling, Multiple Dwelling Housing, Semi-Attached Dwelling, Single-Detached Dwelling and Triplex: <ul style="list-style-type: none"> i) Front parcel line <ul style="list-style-type: none"> (1) When access to a rear lane is provided ii) Interior side parcel line iii) Interior side parcel line for Multiple Dwelling Housing and Semi-Attached subject to the following: <ul style="list-style-type: none"> (1) A Party Wall Agreement is registered on title; and (2) The Multiple Dwelling Housing and Semi-Attached Dwelling development site is comprehensively developed under a single development permit. iv) Flanking exterior side parcel line v) Rear parcel line 	4.5 m 1.5 m 1.5 m 0.0m 3.0 m 7.0 m

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.9 Sub-Zone C – Parkwood Residential

30.9.3 Regulations (continued)

Table 35 Sub-Zone C - Parkwood Residential 1 (continued)

COLUMN 1	COLUMN 2
<p>.4 Minimum setback of principal building: (continued)</p> <p>v) Rear parcel line:</p> <p>(1) When access to the rear yard through a rear lane is provided</p> <p>b) Eightplex and Townhouse Dwelling</p> <p>i) Front parcel line</p> <p>(1) For ground-oriented housing where access to a rear lane is provided</p> <p>ii) Interior side parcel line</p> <p>iii) Interior side parcel line for Townhouse Dwelling subject to the following:</p> <p>(1) A Party Wall Agreement is registered on title; and</p> <p>(2) The Townhouse development site is comprehensively developed under a single development permit.</p> <p>iv) Flanking exterior side parcel line</p> <p>(1) For ground-oriented housing</p> <p>v) Rear parcel line</p> <p>(1) When access to a rear lane is provided</p> <p>vi) Minimum separation distance from other buildings and structures on the same parcel</p>	<p>3.5 m</p> <p>4.5 m</p> <p>1.5 m</p> <p>4.0 m</p> <p>0.0 m</p> <p>4.5 m</p> <p>1.5 m</p> <p>4.0 m</p> <p>3.5 m</p> <p>3.0 m</p>

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.9 Sub-Zone C – Parkwood Residential

30.9.3 Regulations (continued)

Table 35 Sub-Zone C - Parkwood Residential 2 (continued)

COLUMN 1	COLUMN 2
.4 Minimum setback of principal building: (continued)	
c) Apartment Building, Commercial and Institutional	
i) Front parcel line	4.0 m
ii) Interior side parcel line	6.5 m
iii) Flanking exterior side parcel line	9.5 m
iv) Rear parcel line	9.5 m
v) Minimum separation distance from other buildings and structures on the same parcel	4.0 m
.5 Maximum parcel coverage	
a) Apartment, Commercial, Eightplex, Institutional Multiple Dwelling Housing, Townhouse Dwelling	65%
b) Single-Detached Dwelling, Duplex Dwelling, Semi-Attached Dwelling	55%
.6 Maximum principal building and structure height	
a) Apartment, Commercial and Institutional	21.0 m or 6 storeys
b) Eightplex, Multiple Dwelling Housing and Townhouse Dwelling	14.0 m or 4.0 storeys
c) Duplex Dwelling, Fourplex, Semi-Attached Dwelling, Single-Detached Dwelling and Triplex	13.0 m or 3.5 storeys
.7 Maximum accessory building and structure height	4.0 m
.8 Maximum Detached-Suite height	12.25m or 3.5 storeys
a) A Detached-Suite shall not exceed the height of the principal building or structure	

30.9.4 Other Regulations

Accessory structures in Sub-Zone C, including carports, garages and detached suites, must have a minimum rear setback of 3.5 m where a lane provides direct access to the rear yard.

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.10 Sub-Zone D – Fish Creek Recreational Area

30.10.1 Purpose

The purpose of this sub-zone is to provide park space with related amenities, education and tourism opportunities all within a natural setting.

30.10.2 Permitted Uses

The following uses and no others are permitted in Sub-Zone D:

.1 Principal Uses

- a. Cemetery
- b. Commercial School
- c. Concession and Refreshment Booth
- d. Conservation Area
- e. Outdoor Recreation
- f. Performing Arts and Cultural Facility
- g. Personal Service Establishment
- h. Restaurant
- i. Restaurant – Limited
- j. Retail Store
- k. School
- l. Tourist Vehicle Parking and Facilities

.2 Accessory Uses

- a. Suite

30.0 Comprehensive Development Parkwood Southlands CD-01 Zone

30.10 Sub-Zone D – Fish Creek Recreational Area

30.10.3 Regulations

Table 36 - Sub-Zone D - Fish Creek Recreational Area

COLUMN 1	COLUMN 2
.1 Minimum parcel area for new subdivisions:	85.0 m ²
.2 Minimum parcel width	8.0 m
.3 Minimum setback of principal building:	
a) Front parcel line	0.0 m
b) Interior side parcel line	1.5 m
c) Flanking exterior side parcel line	1.5 m
d) Rear parcel line	2.0 m
.4 Maximum cumulative parcel coverage for Sub-Zone D	25%
.5 Maximum parcel coverage	75%
.6 Maximum principal building and structure height	10.0 m
.7 Maximum accessory building and structure height	4.0 m

30.10.4 Other Regulations

1. Personal service establishments and retail stores must not exceed a gross floor area of 100 m².
2. Maximum parcel coverage within this Sub-Zone is applicable to all principal and accessory uses listed under 30.10.2.

Section 31.0
was repealed
and replaced
in its entirety
by Bylaw No.
2618, 2025

31.0 Comprehensive Development

31.1 Zone Intent

The intent of this zone is to create a zoning designation which will allow for the creation of site-specific zoning regulations for a specified area within the City, wherein existing zoning provisions within this Bylaw prove to be inadequate or inappropriate in relation to a proposed development.

31.2 Location and Lands

The subject property is located at 11432 100 Street and is legally described as:

Lot B, Section 1 and 12, Township 84, Range 19, West of the 6th Meridian, Peace River District Plan BCP40774 (PID: 027-912-604).

31.3 Application and Interpretation

Where the provisions of the CD-02 Zone conflict with the other regulations of the City of Fort St. John Zoning Bylaw, that are not specific to other zones, the interpretation and regulations of the other provisions of the City of Fort St. John Zoning Bylaw shall take precedence.

31.4 Subdivision Regulations

The subject property may not be subdivided.

31.5 Permitted Uses

The following uses and no others are permitted in the CD-02 Zone:

.1 Principal Uses

- a. Light Passenger Vehicle Wash
- b. One (1) Convenience store
- c. Day Care Centre, Major
- d. One (1) Gas Station
- e. Health Services Facility
- f. One (1) Propane Sales – Minor
- g. Restaurant
- h. Retail
- i. Mixed-Use
- j. Professional Office

No accessory uses or structures are permitted within this zone.

31.6 Prohibited Uses

The following uses are prohibited within the CD-02 zone:

1. Cannabis Retail

31.0 Comprehensive Development

31.7 Development Regulations

On a parcel located in an area zoned CD-02, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 37.

Table 37: CD-02 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	10,920 m ²
.2 Maximum parcel coverage	50%
.3 Maximum building height for buildings and structures:	
a. Gas station, car wash and convenience store	6.0 m
b. Propane sales	7.5 m
c. All other uses	10.5 m
.4 Minimum setbacks for all buildings and structures from:	
a. Front yard	7.5 m
b. Rear yard	3.0 m
c. Interior side yard	6.0 m
d. Exterior side yard	6.0 m
.5 Minimum number of required off-street parking spaces	1 per 20m ² of GFA

1. The siting of buildings and structures shall be substantively in accordance with the plans as approved and incorporated as CD-02 Figure 19.
2. Development of the remainder of the subject property shall comply with the setback and height restrictions herein, in addition to the landscape requirements.

31.8 Landscaping

1. Coniferous trees shall be used to buffer the subject property from adjacent residential properties.
2. Coniferous trees planted along the perimeter of the subject property shall be a minimum of 2 metres high at time of planting.
3. Landscaping shall generally conform to the CD-02 Figure 19, attached to and forming part of this Bylaw.

31.9 Hours of Operation

1. The hours of operation of the gas bar and convenience store shall be from 6:00 AM to 10:00 PM.

31.0 Comprehensive Development

31.10 Access

1. The subject property may be accessed via one access on 114A Avenue and two accesses located on 100 Street, as generally shown on the site plan attached to and forming part of this Bylaw.

31.11 Form and Character

1. The site configuration shall generally conform to the schematics as shown on CD-02 Figure 19.
2. Lighting shall be directed away from neighbouring residential properties and roads.
3. A maximum of 2 outdoor merchandise display booths, racks or stands will be permitted.
4. In addition to the specific requirements listed above, future development of the remainder of the subject property will be subject to the General Commercial Development Permit Area Guidelines, as outlined within the City's Zoning Bylaw, as amended.
5. Signage shall generally conform to the schematic as shown on CD-02 Figure 19.

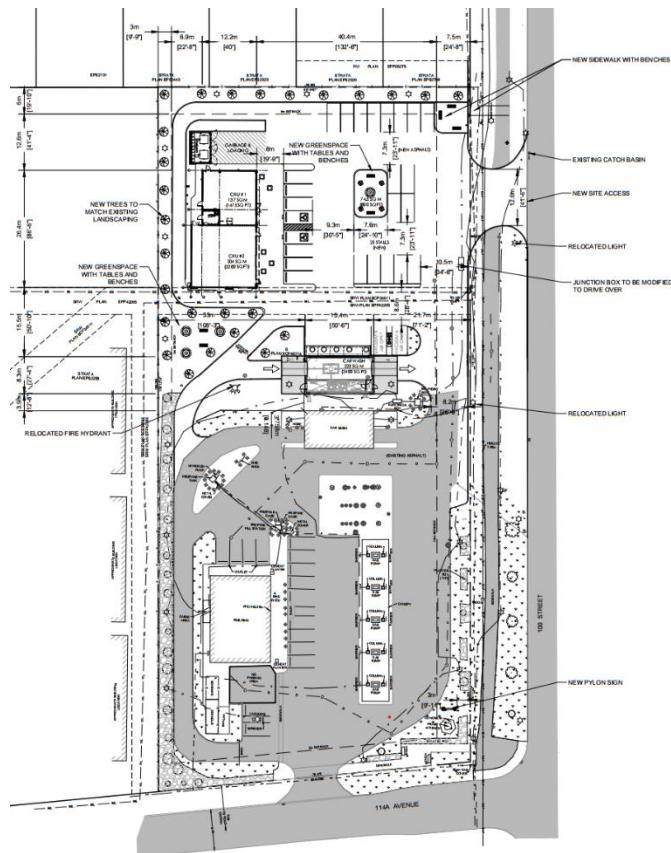


Figure 19: CD-02 Site Schematic

32.0 Comprehensive Development Zone

32.1 Zone Intent

The purpose of Comprehensive Development Zone CD-03 is to provide for and regulate the development of a residential community which includes one or more land use designations, consisting of seniors and affordable housing and commercial components. Senior citizens and aging populations may have different standards and needs than those provided for in other residential developments. Zone variations are differentiated on the basis of intensity of use. Density is based on an averaging of all lands within the development.

32.2 Location and Lands

The subject property is located south of the Fort St. John Hospital and is legally described as:

LOT 1 SECTION 5 TOWNSHIP 84 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP38300.

(the “Lands”)

The Lands encompass approximately 4 ha of land and consist of three sub-areas, as described in Table 38 – CD-03 Site Plan Area, and shown on the Site Plan.

Table 38: CD-03 Site Plan Area

Sub-area	Description	Total Area (ha)
A	Seniors Lifestyles	~ 1.21 ha
B	Independent Living, Seniors	~ 1.01 ha
C	Affordable Housing	~ 0.93 ha
Road	20 m Road Dedication	~ 0.85 ha
Total		~ 4 ha

32.3 Application and Interpretation

1. The CD-03 sub-areas shall generally conform to CD-03 Site Plan.
2. Development of the Lands shall generally be in accordance with CD-03 Site Plan and CD-03 Concept Plan identified as Figure 20 attached to this bylaw.

32.0 Comprehensive Development Zone

32.3 Application and Interpretation (continued)

3. In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, subject always however, to the understanding that in the event that there is a conflict with the provisions in this Comprehensive Development Zone CD-03 and other provisions in the "City of Fort St. John Zoning Bylaw as amended, the provisions in this Comprehensive Development Zone CD-03 shall take precedence:
 - a. Definitions are as set out in Section 3 of this Bylaw;
 - b. Prior to any use, the Lands must be serviced as set out in the "City of Fort St. John Subdivision and Development Servicing Bylaw", as amended;
 - c. General Regulations, as set out in Section 4 of this Bylaw:
 - i. 4.6 Location and Siting of Buildings;
 - ii. 4.7 Principal Buildings per parcel;
 - iii. 4.3 Permitted Uses;
 - iv. 4.9 Setback Exceptions;
 - v. 4.10 Height Exceptions;
 - vi. 4.8 Parcel Area and Width and Irregularly Shaped Parcels;
 - vii. 4.18 Accessory Buildings;
 - viii. 4.11 Site Clearance; and
 - ix. 4.12 General Landscaping and Screening Requirements.

32.4 Access

No access shall be granted to the subject property from 86 Street, or any subsequent properties created through subdivision as permitted in this bylaw. A 20 metre Road Right of Way shall be provided along the southern portion of the subject property.

32.5 Off-Street Parking and Loading

1. Parking and loading requirements for motor vehicles in respect of a use permitted in the CD-03 Zone shall be provided in accordance with Table 4 - Off-Street Parking and Loading;
 - a. notwithstanding Section 32.5.1 of this Zone, the Zoning Bylaw shall apply to all other parking and loading requirements including, exemptions, location and stall size.

32.6 AREA A – Seniors Lifestyles Building

32.6.1 Purpose

To provide a multi-storey mixed-use building that has supportive commercial units on the ground floor and seniors housing above.

32.0 Comprehensive Development Zone

32.6 AREA A – Seniors Lifestyles Building

32.6.2 Permitted Uses

The following uses and no others are permitted as principal and accessory uses in Area A of the Comprehensive Development Zone CD-03:

.1 Principal Uses

- a. Seniors Lifestyles Building

.2 Accessory Uses

- a. Apartment
- b. Assembly Hall
- c. Convenience Store
- d. Day Care Centre – Major
- e. Health Services Facility
- f. Home Occupation – Office
- g. Mixed-use
- h. Personal Service Establishment
- i. Respite Housing
- j. Restaurant
- k. Retail Store

This
section
amended
by Bylaw
No. 2573,
2022

32.6.3 Development Regulations

On all parcels located within Area A in an area zoned CD-03, no building or structure shall be constructed, located or altered, and no plan of subdivision shall be approved which contravenes the regulations set out in the table below:

Table 39: CD-02 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	9,000 m ²
.2 Minimum parcel width	125.0 m
.3 Minimum setback of principal building from:	
a. Front parcel line	6.0 m
b. Interior side parcel line	10.5 m
c. Flanking exterior side parcel line	10.5 m
d. Rear parcel line	10.5 m

32.0 Comprehensive Development Zone

CD-03 Zone

32.6 AREA A – Seniors Lifestyles Building

32.6.3 Development Regulations (continued)

Table 39: CD-02 Zone Regulations (continued)

COLUMN 1	COLUMN 2
.4 Maximum parcel coverage	60%
.5 Maximum building height	21 m and a maximum of 6 storeys above ground
.6 Maximum floor area ratio	3
.7 Minimum width of principal building	6.4 m
.8 Mixed-use	The residential component of a mixed-use building shall be stepped-back from the commercial storey(s) by 2 m.

32.7 AREA B – Independent Living, Seniors

32.7.1 Purpose

To provide a development that offers multiple levels of residential care for seniors aged 55 and older, from independent living to assisted to supportive living, and in close proximity to the Fort St. John Hospital.

32.7.2 Permitted Uses

The following uses and no others are permitted as principal and accessory uses in Area B of the CD-03 Zone:

.1 Principal Uses

- a. Independent Living, Senior

32.0 Comprehensive Development Zone

CD-03 Zone

32.7 AREA B – Assisted and Supportive Living

32.7.2 Permitted Uses (continued)

.2 Accessory Uses

- a. Apartment
- b. Assembly Hall
- c. Home Occupation – Office
- d. Respite Housing
- e. Townhouse Dwelling

This
section
amended
by Bylaw
No. 2573,
2022

32.7.3 Development Regulations

On all parcels located within Area B in an area zoned CD-03, no building or structure shall be constructed, located or altered, and no plan of subdivision shall be approved which contravenes the regulations set out in the table below:

Table 40: CD-02 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	10,000 m ²
.2 Minimum parcel width	135.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line c. Flanking exterior side parcel line d. Rear parcel line 	6.0 m 10.5 m 10.5 m 6.0 m
.4 Maximum parcel coverage	60%
.5 Maximum building height	17 m and a maximum of 4 storeys above ground
.6 Maximum floor area ratio	3
.7 Minimum width of principal building	6.4 m

32.0 Comprehensive Development Zone (continued)

CD-03 Zone

32.8 AREA C – Affordable Housing

32.8.1 Purpose

This area is intended for mixed residential development ranging from medium to high density.

32.8.2 Permitted Uses

The following uses and no others are permitted as principal and accessory uses in Area C of the CD-03 Zone:

.1 Principal Uses

- a. Adult Living
- b. Assisted Living
- c. Seniors Care Facility
- d. Seniors Housing
- e. Supportive Living

.2 Accessory Uses

- a. Eightplex Dwelling
- b. Accessory Building
- c. Affordable Housing
- d. Assembly Hall
- e. Fourplex Dwelling
- f. Home Occupation – Office
- g. Respite Housing
- h. Triplex Dwelling
- i. Townhouse Dwelling

This
section
amended
by Bylaw
No. 2573,
2022

32.8.3 Development Regulations

On all parcels located within Area C in an area zoned CD-03, no building or structure shall be constructed, located or altered, and no plan of subdivision shall be approved which contravenes the regulations set out in the table below:

32.0 Comprehensive Development Zone

32.8 AREA C – Affordable Housing

32.8.3 Development Regulations (continued)

Table 41: CD-02 Zone Regulations

COLUMN 1	COLUMN 2
.1 Minimum parcel area	9,000 m ²
.2 Minimum parcel width	110.0 m
.3 Minimum setback of principal building from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line c. Flanking exterior side parcel line d. Rear parcel line 	7.5 m 10.5 m 10.5 m 10.5 m
.4 Maximum parcel coverage	60%
.5 Maximum building height	19 m and a maximum of 5 storeys above ground
.6 Maximum floor area ratio	3
.7 Minimum width of principal building	6.4 m

32.9 Amenity Space

Amenity spaces shall be provided in accordance with the regulations listed below.

32.9.1 Amenity Space Contribution

1. All amenity spaces shall incorporate universal design guidelines to ensure accessibility for everyone.
2. Each principal or accessory use building constructed on the Lands is required to include at least one of the following public space amenities per building:
 - a. on-site trails and pathways providing connectivity to buildings, parking areas, existing trails and throughout the site, including benches and landscaping; or
 - b. raised garden beds at a minimum of 1 garden bed measuring 1 m² per every 5 residential or commercial units; or
 - c. public art at a minimum of 1 piece or gallery per building; or

32.0 Comprehensive Development Zone

CD-03 Zone

32.9 Amenity Space

32.9.1 Amenity Space Contribution (continued)

- d. indoor or outdoor sport areas such as basketball, soccer, tennis, badminton, squash or volleyball courts; or
- e. pergolas or gazebos including seating at a minimum of 1 per two buildings.

3. In addition to the public space amenities required pursuant to section 32.9.1.2 above, each principal or accessory use building constructed on the Lands is required to include at least one of the following:

- a. an indoor fitness facility, including change rooms as well as washrooms with shower facilities; or
- b. a pool area with a hot tub and saunas, including washrooms with shower facilities; or
- c. a games and recreation room, including washrooms as well as a seating area with provided table and chairs; or
- d. a communal kitchen, including washroom as well as a seating area with provided table and chairs.

32.0 Comprehensive Development Zone

CD-03 Zone



This
section
amended
by Bylaw
No. 2541,
2021

Figure 21: CD-03 Site Plan

32.0 Comprehensive Development Zone

CD-03 Zone



Figure 21: CD-03 Concept Pan

32.0 Comprehensive Development Zone

CD-03 Zone

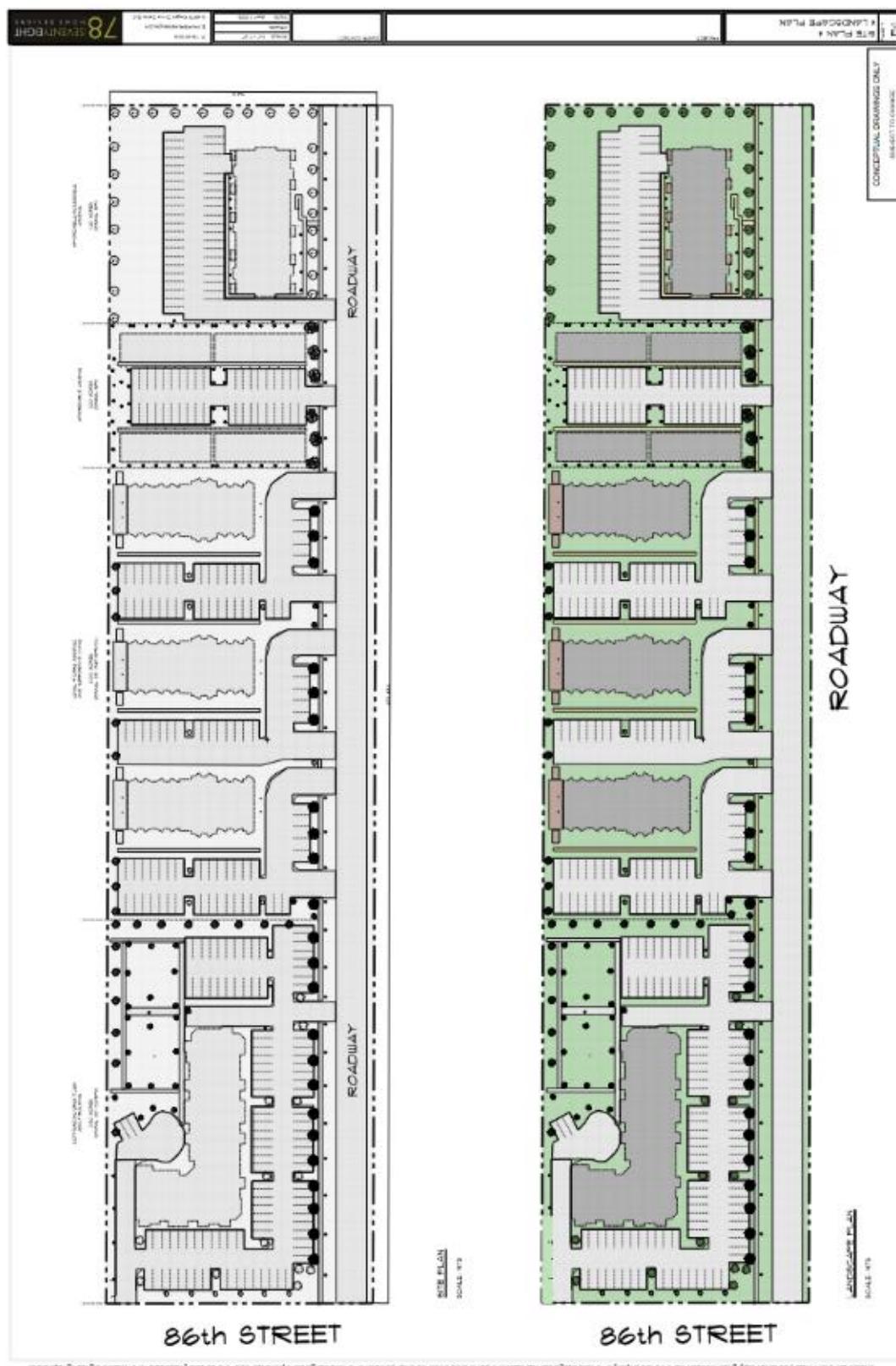


Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone



Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone



Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone



Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone



Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone

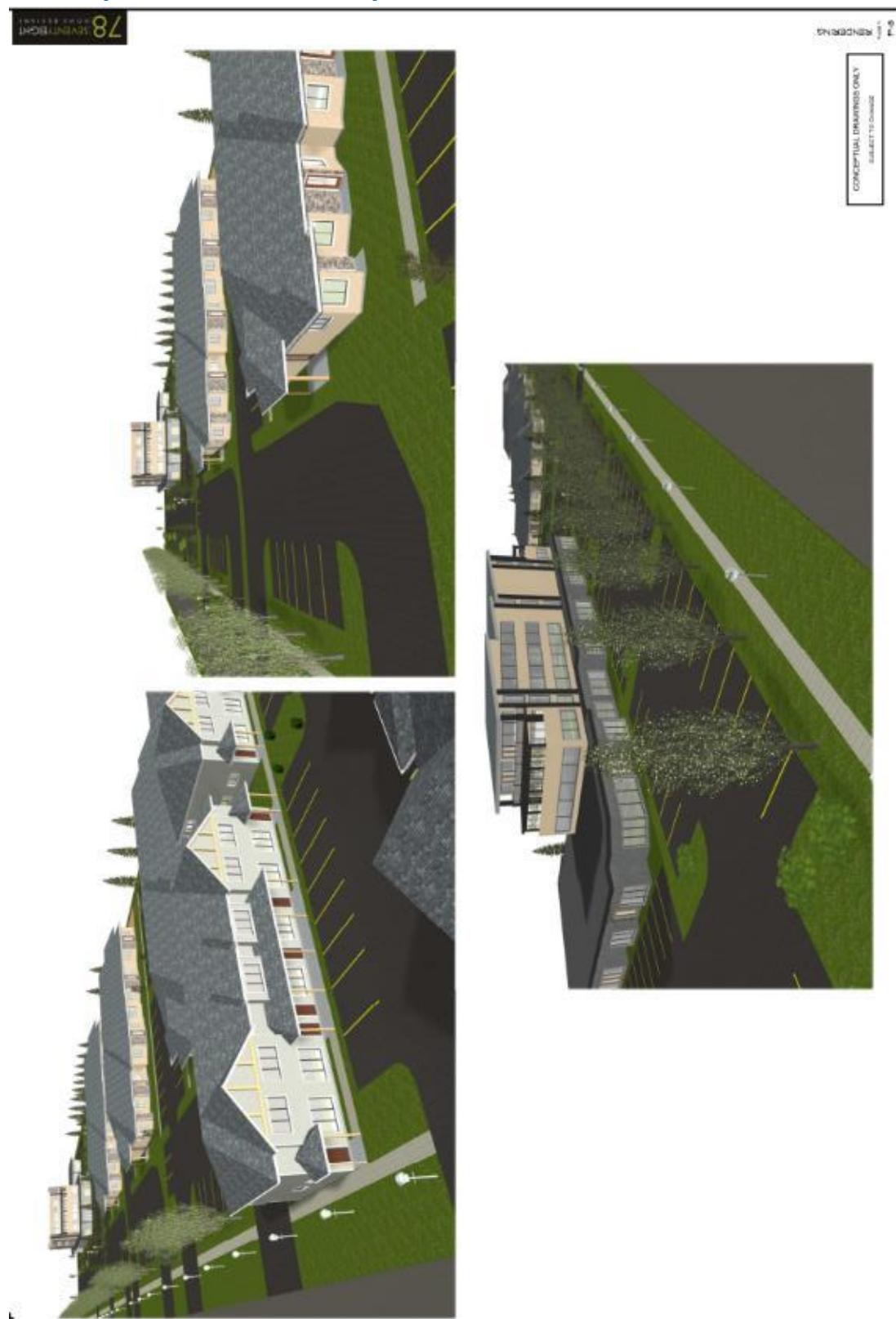


Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone

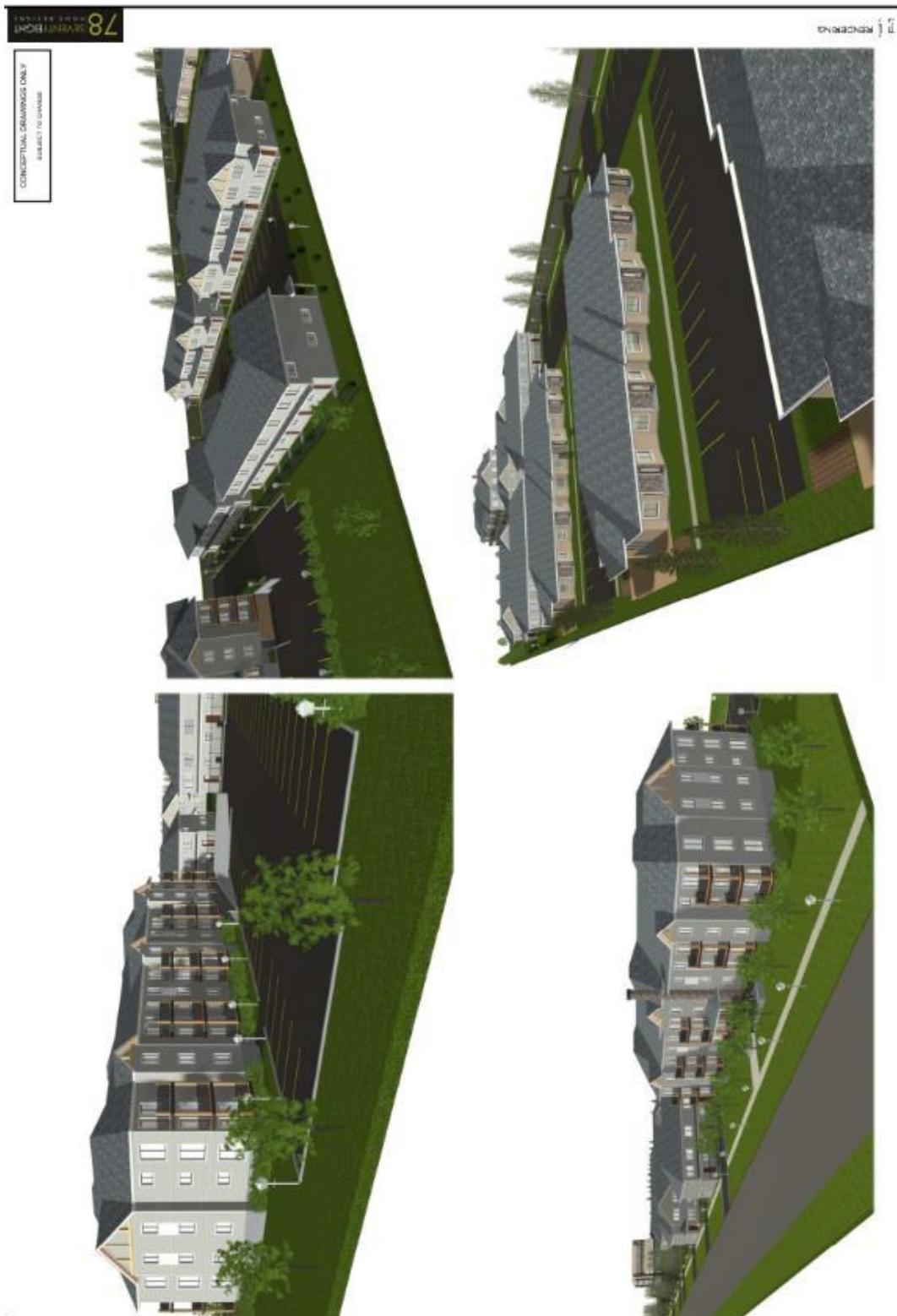


Figure 21: CD-03 Concept Plan

32.0 Comprehensive Development Zone

CD-03 Zone



Figure 21: CD-03 Concept Plan

This section
was added
by
Amendment
Bylaw No.
2588, 2024

33.0 Comprehensive Development Zone

33.1 Zone Intent

The intent of this zone is to create a zoning designation which will allow for the creation of site-specific zoning regulations for a specified area within the City, wherein existing zoning provisions within this Bylaw prove to be inadequate or inappropriate in relation to the proposed development.

The purpose of this zone is to regulate the development of a Métis service delivery centre with opportunities for commercial and/or residential components.

33.2 Location and Lands

The subject property is located at northwest corner of 99th Avenue and 94th Street, and is legally described as:

Lot A, Block 8, Section 31, Township 83, Range 18 West of the Sixth Meridian, Peace River District, Plan EPP126321

33.3 Application and Interpretation

1. Where the provisions of the CD-04 Zone conflict with the other regulations of the City of Fort St John Zoning Bylaw that are not specific to other zones, the interpretation and regulations of this zone shall take precedence.

33.4 Permitted Uses

The following uses and no others are permitted in the CD-04 Zone:

1. Principal Uses

- a. Apartment
- b. Assembly Hall
- c. Day Care Centre – Major (> 8 persons)
- d. Day Care Centre – Minor (< 8 persons)
- e. Government Services
- f. Mixed-Use
- g. Personal Service Establishment
- h. Professional Office

2. Accessory Uses

- a. Amenity space
- b. Art Gallery and Studio
- c. Community Garden
- d. Accessory Building

33.0 Comprehensive Development Zone

CD-04 Zone

33.4 Permitted Uses (continued)

Multiple principal and accessory uses and structures are permitted within this zone. Principal and accessory uses may reside within the principle and/or any accessory buildings on the parcel.

33.5 Development Regulations

On the parcel located in an area zoned CD-04, no building or structure shall be constructed, located, or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 42 of CD-04.

Table 42: Development Regulations for CD-04

Column 1	Column 2 Minimum/Maximum
Development Regulation	
.1 Minimum parcel area	1500.0 m ²
.2 Minimum parcel width	15.0 m
.3 Minimum setbacks for all buildings from: <ul style="list-style-type: none"> a. Front parcel line b. Interior side parcel line c. Flanking exterior side parcel line d. Rear parcel line e. Other buildings, subject to BC Building Code requirements. 	0.0 m 0.0 m 0.0 m 1.0 m 1.0 m
.4 Maximum parcel coverage	50%
.5 Maximum principal building and structure height	21.0 m

33.0 Comprehensive Development Zone

CD-04 Zone

33.6 Building Siting and Design

1. Building siting and development design shall generally conform to the schematic as shown in CD-04 Figure 22.

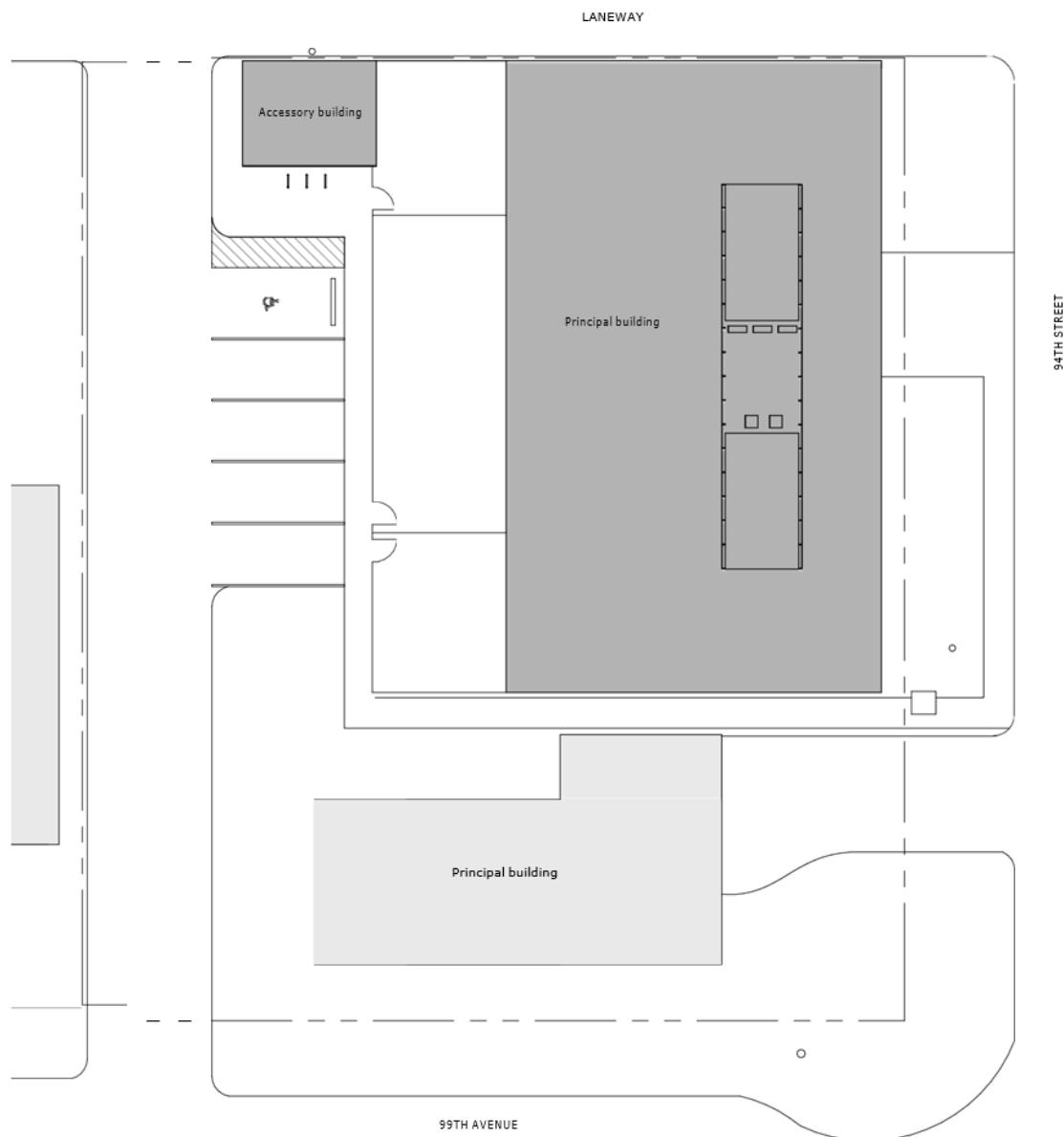


Figure 22: Building Siting for CD-04

33.0 Comprehensive Development Zone

CD-04 Zone

33.7 Off-Street Parking and Loading

1. The number of off-street parking spaces shall be calculated using the requirements set out in Table 43 of CD-04.

Table 43: Off Street Parking Requirements

Column 1	Column 2
Use of a Building or Parcel	Minimum # of Required Spaces
Day Care Centre – Major	1 per 4 employees, plus 2 for drop off/pick up
Professional Office / Government Services	1 per 50 m ² of GFA or not less than 0.5 space for each office or suite of offices occupied by a single tenant

2. Where affordable rental housing is proposed, a reduction of 0.5 stalls from the requirements set out in Table 43: Off-Street Parking Requirements of the City of Fort St. John Zoning Bylaw shall be permitted.
3. In this zone, garages, bays, and driveways count towards the off-street parking space requirements.
4. Off street parking requirements for any development on the subject property may be provided off the subject property through shared use parking. Such parking facilities must be located within 250 m from any building or use to be served. This agreement shall be registered on property title.
5. In this zone, off-street parking spaces shall be credited as off-street loading spaces.

33.8 Landscaping and Screening

1. Landscaping and screening areas that require trees shall provide a combination of coniferous and deciduous at a ratio of 1:5, with a minimum of zero coniferous trees.
2. Plant material shall be planted at sufficient installation sizes to provide an immediate landscape impact. Shrubs, grasses, and perennials shall be a minimum No. 1 pot and trees shall be a minimum 6 cm caliper.

33.0 Comprehensive Development Zone

CD-04 Zone

33.8 Landscaping and Screening (continued)

3. Buildings shall be buffered from the public realm using trees, shrubs, grasses, perennials, or other plantings of sufficient installation size.

33.9 Sustainability

1. New buildings are encouraged to be designed and sited to take advantage of passive solar energy.

33.10 Signage

1. Fascia signage on new buildings can be perpendicular or parallel to the building and should be affixed to the building.

34.0 Development Permit Areas

This section
was
amended by
Amendment
Bylaw No.
2588, 2024

34.1 Development Permit Area Intent

Development Permit Areas are tools identified under the *Local Government Act*. These tools provide a municipality with the jurisdiction to regulate specific aspects of development using special designations including:

1. Protection of the natural environment, its ecosystems and biological diversity.
2. Protection of development from hazardous conditions.
3. Protection of farming.
4. Revitalization of an area in which a commercial use is permitted.
5. Establishment of objectives for the form and character of intensive residential development.
6. Establishment of objectives for the form and character of commercial, industrial or multiple dwelling housing development.
7. Establishment of objectives to promote energy conservation.
8. Establishment of objectives to promote water conservation.
9. Establishment of objectives to promote the reduction of greenhouse gas emissions.

34.2 Exemptions to Development Permits

1. Development permits are not required before subdivision for development within the Downtown Development Permit Area.
2. Development permits are not required for the following:
 - a. any subdivision creating less than three (3) legal parcels;
 - b. any development that creates less than four (4) dwelling units;
 - c. internal alterations which do not affect the outer appearance of the building;
 - d. the replacement, upgrading or repair of roofing, except where it changes the shape, form or texture of the building;
 - e. painting the exterior of a building;
 - f. addition(s) that total less than \$20,000 of construction value including labour and materials; and
 - g. changes in terms of colour, material or form as approved in a previous permit to a façade, roof or signage.

35.0 Downtown Development Permit Area

This section
was
amended by
Amendment
Bylaw No.
2588, 2024

35.1 Justification

1. Pursuant to subsections 488.1(d)(e)(f) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. Revitalization of an area in which a commercial use is permitted;
 - b. The form and character of intensive residential development; and
 - c. The form and character of commercial, industrial or multiple dwelling housing development.

35.2 Downtown Development Permit Area Objectives

1. The objectives of the Downtown Development Permit Area are to:
 - a. ensure that developments are compatible in scale, form and character with the existing community and consistent with the Downtown Action Plan;
 - b. emphasize building and open space designs that enhance pedestrian activity, amenities and safety;
 - c. contribute to the downtown's unique identity and sense of place;
 - d. create a vibrant, compact, walkable, accessible and mixed-use downtown with a high quality of urban design;
 - e. ensure that, where necessary, the design of development creates a suitable transition between adjacent different land uses or residential densities; and
 - f. ensure that multiple dwelling housing developments are designed to provide pedestrian-oriented features and amenities for the residents expected to reside in these developments.

35.3 Building Siting

1. Developments should strive to both complement and enhance the existing streetscape by reflecting similar front yard setbacks, building heights and massing.
2. Buildings, sidewalks, access corridors and parking areas should be organized in a manner that is easy to understand and navigate and reduces the number of driveways accessing main streets.
3. Buildings shall be oriented towards the street with the primary building entrance facing the street. Where a building is located on a corner property, the building should face both streets to create strong relationship between building form and the public realm.
4. Buildings shall be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
5. New developments should encourage outdoor space through the development of outdoor seating, retail display space or additional landscaping.

35.0 Downtown Development Permit Area

35.3 Building Siting (continued)

6. Residential uses shall be sited such that they overlook public streets, parks and communal spaces.



Figure 192: Example of stepping back residential with ground floor commercial.

35.4 Street Wall

1. Glazing, doors and architectural features must be spaced to create a pedestrian scale streetscape.
2. At least 75% of the frontage on 100th Avenue and 100th Street must be façade coverage.
3. Existing developments must define the build-to-line by either building, canopy, awning, or landscaping.
4. Ground floor frontage must support a façade that is generally aligned to the frontage line with entrances at sidewalk grade. The intent of this frontage is retail uses.
5. Ground floor commercial development shall create a continuous commercial street frontage. A maximum setback of 1.5 m from the build-to-line may be permitted where a canopy, courtyard or sidewalk patio is proposed.
6. Canopies and awnings should be used to shelter pedestrians from adverse weather. Canopies and awnings may overlap the sidewalk up to 50% of the off-site sidewalk widths to support permeable pedestrian retail and restaurant space. Balconies must not be used as signage.
7. A maximum setback of 1.5 m from the build-to-line may be permitted to provide adequate space for the development of sidewalk patio space.

35.0 Downtown Development Permit Area

35.4 Street Wall (continued)

8. For mixed-use developments, residential storeys should be stepped back by a minimum of 1.5 m from the front parcel line.
9. Buildings more than 4 storeys should be stepped back at the 4th storey by 1.5 m from the front the front parcel line.
10. Buildings more than 6 storeys may step back the top two storeys by an additional 1.5 m from the 4th storey.

35.5 Form and Character

1. Box-like appearance in building design and large expanses of uninterrupted building surfaces should be avoided wherever possible. Uninterrupted surfaces should be minimized through the use of window and door features as well as building articulation using finishing materials or architectural features. This should occur at minimum every 6 m.
2. All ground-level building facades facing a public street should generally be transparent and include street-facing doors and windows to encourage pedestrian activity, provide visual interest and increase visibility both to and from the building interior to the street.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. Patios are encouraged to be street-facing. Patios must be contained within a defined area and include either hard or soft-surfaced landscaping, or a combination of both.
5. Building roofs and eaves should be designed to prevent snow from accumulating and sliding onto pedestrian areas below.
6. Buildings located on a parcel facing multiple streets, shall develop street-facing facades for all sides.
7. All ground-level building entrances should be recessed from the front property line by a minimum of 1.2 m in order to protect the entrance from the elements.
8. Awnings and canopies shall be required for all entrances at ground level. Canopies are preferred for use on building frontages over 15 m and along major pedestrian routes.
9. All awnings shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.5 m measured from the sidewalk;
 - b. extend out over the sidewalk by a minimum of 1.5 m, with greater coverage desirable in areas of high pedestrian traffic or near bus stops;
 - c. have a minimum slope of 30 degrees to all for proper drainage; and

35.0 Downtown Development Permit Area

35.5 Form and Character (continued)

- d. constructed of durable, colour-fast material such as reinforced plastic-coated fabric, glass, wood or other high-quality materials.
10. All canopies shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.8 m, measured from the sidewalk;
 - b. extend out over the sidewalk by a minimum of 2.2 m, while maintaining a minimum 1.0m setback from the curb;
 - c. use canopies that allow natural light to penetrate to storefronts and the sidewalk; and
 - d. wood, steel and glass are the preferred materials for canopies.
11. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated from one another.
12. The following are types of architectural features and details that are preferred:
 - a. bay windows and balconies;
 - b. corner features accent, such as turrets or cupolas;
 - c. decorative roof lines;
 - d. building entries;
 - e. canopies, awnings and overhangs;
 - f. masonry and treatment thereof, such as patterns and variation of colours and materials;
 - g. articulation of columns;
 - h. ornament or integrated artwork;
 - i. architectural lighting;
 - j. detailed grilles and railings;
 - k. trim and moulding details; and
 - l. trellises and arbours.

35.6 Materials

1. Exterior building materials shall be durable and of high quality. An overall colour scheme should be used to promote a cohesive, appealing design aesthetic.
2. Building façades shall include a minimum of a 25% mixture of exterior building cladding materials to break up the visual surface of the flat wall face. This mixture must include more than one type of material, such as brick, stone, wood or other durable and esthetically pleasing material. Two different colours of the same material and trim is not included in the 25% mixture of exterior building cladding material.

35.0 Downtown Development Permit Area

35.6 Materials (continued)

3. The following exterior building finishes are encouraged:
 - a. Wood:
 - i. traditional siding such as clap board
 - ii. wood trim
 - b. Masonry:
 - i. stone
 - ii. clay brick
 - iii. stamped and finished concrete
 - c. Metal and Synthetics:
 - i. pre-finished metal siding (limited to not more than 50% of exterior)
 - ii. cultured stones
 - iii. fibre-cement sidings such as hardi-plank
4. The following exterior building finishes are not allowed:
 - a. Wood:
 - i. unfinished plywood or OSB
 - b. Masonry:
 - i. plain concrete block
 - ii. unfinished poured concrete
 - c. Metal and Synthetics:
 - i. vinyl siding
 - ii. asphalt siding
 - iii. fibre glass panels
5. Continue higher quality materials used on the principal façade around any building corner or edge which is visible from the street.
6. Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.
7. Wherever feasible, a materials palette should be submitted with the development permit application to provide a direct sample of the products intended to be used on the building(s).
8. Wherever feasible, the reuse of existing and local building materials is encouraged outside the building.

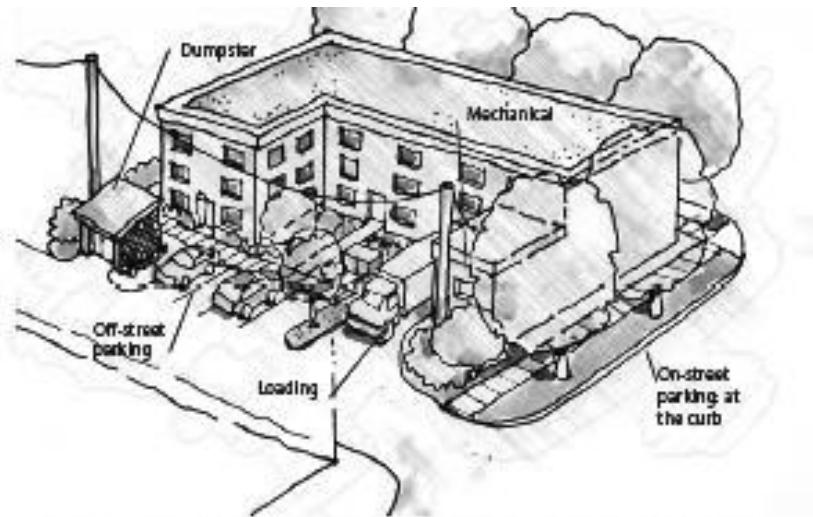
35.0 Downtown Development Permit Area

35.7 Pedestrian Connectivity

1. Where large blocks of development are unavoidable, provide publicly accessible mid-block pedestrian and bicycle pathways.
2. Increase pedestrian connections to adjacent parks, activity nodes and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.
3. Paseos or passage ways from the sidewalk to parking areas located behind buildings and accessed from the lane should be provided.
4. Sites shall be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.

35.8 Parking, Loading and Circulation

1. Left turns from parking lots are not permitted in order to enhance site safety, unless approved by the Director.
2. Wherever possible, property access should be consolidated to reduce the number of access points while encouraging the sharing of lanes and on-site circulation infrastructure.



'Back-of-house' uses should be located behind buildings with access off the lane and screened with landscaping to minimize impacts on the pedestrian environment

Figure 23: Off-Street Parking Location

35.0 Downtown Development Permit Area

35.8 Parking, Loading and Circulation (continued)

3. In general, vehicular access should be from the lane. Where there is no lane, and where the reintroduction of a lane is difficult or not possible, access may be provided from the street, provided that:
 - a. access is from the long face of the block;
 - b. there is minimal interruption of the pedestrian realm and streetscape treatment;
 - c. waiting or pick-up/drop-off areas are located internal to the site, not in the public right-of-way; and
 - d. there is no more than one interruption per block face and only one curb cut out on the street.
4. Vehicular entrances and curb cuts are not permitted along 100th Street and 100th Avenue within the Downtown Development Permit Area. Clear lines of site should be provided at access points to parking, site servicing and utility areas to enable casual surveillance and safety.
5. Locate parking areas to the rear of buildings, internal to the building or below grade. Wherever possible tuck-under or under-ground parking is preferred.
6. Parking areas should be well-identified from the road.
7. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow, minimize impacts to pedestrian and vehicular traffic, and generally be out of site from the road.
8. Large parking areas should be broken up with landscape islands and pedestrian walkways. Landscape islands should contain native and drought-tolerant plant species.
9. Where possible, consider implementing a shared use parking arrangement with neighbouring properties to better utilize parking at complementary times of the day and night. This agreement shall be registered on property title.
10. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings).
11. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
12. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians. In addition, ensure pedestrian connectivity to existing trails, paths and sidewalks is incorporated.
13. Design vehicular drop-off/pick-up areas so that pedestrians have priority.
14. Do not terminate public street views with garage doors and vehicle accesses.

35.0 Downtown Development Permit Area

35.8 Parking, Loading and Circulation (continued)

15. Ensure parking spaces located adjacent to sidewalks have a buffer that minimizes vehicle interference with sidewalk usage.

35.9 Signage

1. All signage should be designed to be easily read by pedestrians and slow-moving traffic.
2. Signs should complement the architectural character, design and materials of the related building and surrounding development.
3. Fascia signage shall be perpendicular and affixed to the building.
4. Where necessary, signs should show the directions to and from a site.
5. Light-emitting diode video screen-type signage and flashing lights on signage are not allowed.
6. Electronic message signage, electronic video signage and electronic static signage types are not allowed.

35.10 Lighting

1. All exterior lighting should be energy-efficient and designed and built at the pedestrian scale.
2. Light pollution and over-spill illumination on any adjacent residential properties or greenspaces should be minimized.
3. All parking lots, loading bays and other semi-private spaces shall be well light during the nighttime and winter months.
4. Consider the use of colourful and/or warming lights to provide visual interest and vibrancy during the winter months.
5. All exterior lighting should/shall be used to accentuate building facades and features.
6. Awnings and canopies shall be lit by sconces, valences or gooseneck lights to accentuate building entrances.

35.11 Landscaping

1. All work, including landscaping planning, design, installation and maintenance should be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national master specification or other applicable trade associations.

35.0 Downtown Development Permit Area

35.11 Landscaping (continued)

2. Landscaping must create an aesthetic and functional landscape that:
 - a. screens parking and loading areas;
 - b. buffers areas requiring privacy;
 - c. provides shade to parking and outdoor areas;
 - d. preserves existing mature trees;
 - e. provides accessibility for pedestrians, cyclists and people of all abilities;
 - f. provides visual interest to parking and outdoor areas; and
 - g. strives to ensure plant suitability, survival and diversity.
3. Landscaping designs should maximize the use of vegetation that has low water-use requirements. This can be accomplished through the retention of existing vegetation or new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.
4. Edible landscaping is encouraged to help reduce water consumption and promote local food production.
5. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.
6. Landscaping should be designed to shield buildings from the strong winds and to not block solar access for south facing walls and windows. Consider planting deciduous trees on the south and east sides of buildings and coniferous trees on the north and west sides of buildings.
7. Landscape planting (including trees) should include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
8. Plant material should be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
9. Landscape trees should be large enough at maturity to create a park-like setting, especially along roadside boulevards.
10. Plant material should be specified at sufficient installation sizes as to provide an immediate landscape impact.
11. Planting areas should include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses, shrubs and trees in response a building's specific exterior space programming and buffering requirements.
12. Where a combination of coniferous and deciduous trees are to be used for landscaping, a ratio of 3:1 coniferous to deciduous trees shall be used.
13. To maximize tree health and longevity, an alternation of tree species is encouraged to help prevent the spread of diseases and maximize tree coverage for the long term.

35.0 Downtown Development Permit Area

35.11 Landscaping (continued)

14. Soft landscaping such as decorative or edible plants, shrubs and trees should be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
15. Landscaping should use reclaimed or recycled water or rainwater capture from roofs or rain barrels.
16. Site furnishings such as benches, chairs and tables, as well as other decorative elements, such as public art, decorative landscaping or unique surface treatments, are encouraged at the street level to help create welcoming, comfortable and vibrant public spaces.

35.12 Screening and Buffering

1. All roof mounted and building services, including garbage and recycling facilities, should be screened from public view with solid wood fencing and/or massed planting and integrated with the building form and character.
2. Landscaping screening should be used to soften the visual impact of parking areas from the street and increase the visual appearance of the building and surrounding area.
3. Landscaping screening should be used to buffer buildings and parking areas from adjacent residential properties and greenspaces.

35.13 Amenity Spaces

1. Amenity space regulations can be found in the General Regulations section of this Bylaw.
2. Incorporate decks, balconies and common outdoor amenity spaces into developments.
3. Provide elements such as constructed planters, gazebos, trellises, pergolas and other forms of hard and soft landscaping, including opportunities for urban agriculture, to enhance the usability of decks, balconies and outdoor amenity spaces.
4. Integrate vents, mechanical rooms and equipment and elevator penthouses with the architectural treatment of the roof and/or screen these elements with materials and finishes compatible with the building's design.

36.0 Gateway Development Permit Area

This section
was
amended by
Amendment
Bylaw No.
2588, 2024

36.1 Justification

1. Pursuant to subsections 488.1(d) and (f) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. Revitalization of an area in which a commercial use is permitted.
 - b. The form and character of commercial, industrial or multiple dwelling housing development.

36.2 Gateway Development Permit Area Objectives

1. The objectives of the Gateway Development Permit Area are to:
 - a. clearly identify and enhance the gateways into the community; and
 - b. ensure that gateways are welcoming, attractive and landscaped appropriately for key entrances into Fort St. John.

36.3 Building Siting and Design

1. Buildings should be oriented towards the street.
2. Where a building is located on a corner property, the building shall be oriented to face both streets.
3. Buildings should be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
4. The building facade location should match the surrounding buildings to create a consistent street wall and to create a defined public realm.
5. The build-to-line must be defined by either building or landscaping.



Figure 24: Gateway Landscaping

36.0 Gateway Development Permit Area

36.4 Form and Character

1. Box-like appearance in building design and large expanses of uninterrupted building surfaces should be avoided wherever possible. Uninterrupted surfaces should be minimized through the use of window and door features as well as building articulation using finishing materials or architectural features. This should occur at minimum every 6 m.
2. All ground-level building facades facing a public street should generally be transparent and include street-facing doors and windows to encourage pedestrian activity, provide visual interest and increase visibility both to and from the building interior to the street.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. Building roofs and eaves should be designed to prevent snow from accumulating and sliding onto pedestrian areas below.
5. Highly visual surfaces should be achieved using window and door features, building articulation or architectural features. This should occur at minimum every 6 m.
6. Exterior of buildings facing roads shall include architectural details similar to the front of the building such that there are no large blank walls.



Figure 25: Building showing architectural detail

36.5 Materials

1. Exterior building materials shall be durable and of high quality. An overall colour scheme should be used to promote a cohesive, appealing design aesthetic.

36.0 Gateway Development Permit Area

35.5 Materials (continued)

2. Building façades shall include a minimum of a 25% mixture of exterior building cladding materials to break up the visual surface of the flat wall face. This mixture must include more than one type of material, such as brick, stone, wood or other durable and esthetically pleasing material. Two different colours of the same material and trim is not included in the 25% mixture of exterior building cladding material.
3. The following exterior building finishes are encouraged:
 - a. Wood:
 - i. traditional siding such as clap board
 - ii. wood trim
 - b. Masonry:
 - i. stone
 - ii. clay brick
 - iii. stamped and finished concrete
 - c. Metal and Synthetics:
 - i. pre-finished metal siding (limited to not more than 50% of exterior)
 - ii. cultured stones
 - iii. fibre-cement sidings such as hardi-plank
4. The following exterior building finishes are not allowed:
 - a. Wood:
 - i. unfinished plywood or OSB
 - b. Masonry:
 - i. plain concrete block
 - ii. unfinished poured concrete
 - c. Metal and Synthetics:
 - i. vinyl siding
 - ii. asphalt siding
 - iii. fibre glass panels
5. Continue higher quality materials used on the principal façade around any building corner or edge which is visible from the street.
6. Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.

36.0 Gateway Development Permit Area

36.5 Materials (continued)

7. Wherever feasible, a materials palette should be submitted with the development permit application to provide a direct sample of the products intended to be used on the building(s).
8. Wherever feasible, the reuse of existing and local building materials is encouraged outside the building.

36.6 Parking, Loading and Circulation

1. Site safety should be enhanced by minimizing left turns from parking lots onto busy roads. Wherever possible, property access should be consolidated to reduce the number of access points while encouraging the sharing of lanes and on-site circulation infrastructure.
2. The site should be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.
3. Locate parking areas to the rear of buildings, internal to the building or below grade.
4. Parking areas should be well-identified from the road.
5. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow, minimize impacts to pedestrian and vehicular traffic, and generally be out of site from the road.
6. Large parking areas should be broken up with landscape islands and pedestrian walkways. Landscape islands should contain native and drought-tolerant plant species.
7. Where possible, consider implementing a shared use parking arrangement with neighbouring properties to better utilize parking at complementary times of the day and night. This agreement shall be registered on property title.
8. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings).
9. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
10. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians. In addition, ensure pedestrian connectivity to existing trails, paths and sidewalks is incorporated.
11. Design vehicular drop-off/pick-up areas so that pedestrians have priority.
12. Do not terminate public street views with garage doors and vehicle accesses.
13. Ensure parking spaces located adjacent to sidewalks have a buffer that minimizes vehicle interference with sidewalk usage.

36.0 Gateway Development Permit Area

36.7 Signage

1. All signage should be designed to be easily read by vehicular traffic.
2. Signs should complement the architectural character, design and materials of the related building and surrounding development.
3. Fascia signage shall be perpendicular and affixed to the building.
4. Where necessary, signs should show the directions to and from a site.
5. Electronic message signage, electronic video signage and electronic static signage types are not allowed.

36.8 Lighting

1. All exterior lighting should be energy-efficient and designed.
2. Light pollution and over-spill illumination on any adjacent residential properties or greenspaces should be minimized.
3. All parking lots, loading bays and other semi-private spaces should be well light during the nighttime and winter months.
4. Consider the use of colourful and/or warming lights to provide visual interest and vibrancy during the winter months.
5. All exterior lighting should/shall be used to accentuate building facades and features.

36.9 Landscaping

1. All work, including landscaping planning, design, installation and maintenance should be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national materials specification or other applicable trade associations.
2. Landscaping must create an aesthetic and functional landscape that:
 - a. screens parking and loading areas;
 - b. buffers areas requiring privacy;
 - c. provides shade to parking and outdoor areas;
 - d. preserves existing mature trees;
 - e. enhances and provides accessibility for vehicles, pedestrians, cyclists and people of all abilities;
 - f. provides visual interest to parking and outdoor areas; and
 - g. strives to ensure plant suitability, survival and diversity.

36.0 Gateway Development Permit Area

36.9 Landscaping (continued)

3. Landscaping must create an aesthetic and functional landscape that focuses on enhancing the gateways and entrances to Fort St. John, and require the following:
 - a. a landscape buffer of a minimum of 3 m required along all roadways;
 - b. landscape buffer shall include shrubs and trees with a mixture of 3:1 deciduous to evergreen; and
 - c. landscaping shall include unique treatments such as ornamental rocks, decorative or edible plants, native vegetation and small-scale planting.



Figure 206: Demonstration of unique landscaping treatments

4. Site grading of landscape areas should be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.

36.0 Gateway Development Permit Area

36.9 Landscaping (continued)

5. Landscaping designs should maximize the use of vegetation that has low water-use requirements. This can be accomplished through the retention of existing vegetation or new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.
6. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.
7. Landscaping should be designed to shield buildings from the strong winds and to not block solar access for south facing walls and windows. Consider planting deciduous trees on the south and east sides of buildings and coniferous trees on the north and west sides of buildings.
8. Landscape planting (including trees) should include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
9. Plant material should be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
10. Landscape trees should be large enough at maturity to create a park-like setting, especially along roadside boulevards.
11. Plant material should be specified at sufficient installation sizes as to provide an immediate landscape impact.
12. Planting areas should include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses, shrubs, and trees in response a building's specific exterior space programming and buffering requirements.
13. Where a combination of coniferous and deciduous trees are to be used for landscaping, a ratio of 3:1 coniferous to deciduous trees shall be used.
14. To maximize tree health and longevity, an alternation of tree species is encouraged to help prevent the spread of diseases and maximize tree coverage for the long term.
15. Soft landscaping such as decorative or edible plants, shrubs and trees should be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
16. Landscaping should use reclaimed or recycled water or rainwater capture from roofs or rain barrels.

37.0 General Commercial Development Permit Area

This section
was
amended by
Amendment
Bylaw No.
2588, 2024

37.1 Justification

1. Pursuant to subsections 488.1(d) and (f) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. Revitalization of an area in which a commercial use is permitted.
 - b. The form and character of commercial, industrial or multiple dwelling housing development.

37.2 General Commercial Development Permit Area Objectives

1. The objectives of the General Commercial Development Permit Area are to:
 - a. enhance the appearance of developments having public view from the Alaska Highway;
 - b. ensure that all new commercial developments meet a consistently high standard of visual quality;
 - c. improve the appearance of visual properties in Fort St. John; and
 - d. ensure that safe and efficient access is provided.

37.3 Building Siting and Design

1. Buildings, sidewalks, access corridors and parking areas should be organized in a manner that is easy to understand and navigate.
2. Buildings should be oriented towards the street with the primary building entrance facing the street. Where a building is located on a corner property, the building should face both streets.
3. Buildings should be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
4. Building setbacks should encourage outdoor space through the development of outdoor seating, retail display space or additional landscaping.

37.4 Street Wall

1. Glazing, doors and architectural features must be spaced to create a pedestrian scale streetscape.
2. Uninterrupted surfaces should be achieved using window and door features, building articulation or architectural features. This should occur at minimum every 6 m.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. The building facade location should match the surrounding buildings to create a consistent street wall and to create a defined public realm.

37.0 General Commercial Development Permit Area

37.4 Street Wall (continued)

5. Street façade must be up to the build-to-line within 10 m of a street corner.
6. The build-to-line must be defined by either building or landscaping.
7. Ground floor frontage must support a façade that is aligned to the frontage line with entrances at sidewalk grade. The intent of this frontage is retail uses.
8. Balconies, canopies and awnings should be used to shelter pedestrians from adverse weather. Balconies, canopies and awnings may overlap the sidewalk up to 25% of the off-site sidewalk widths to support permeable pedestrian retail and restaurant space. Balconies, canopies and awnings are not to be used as signage.
9. A maximum setback of 1.5 m from the build-to-line may be permitted to provide adequate space for the development of awning, pedestrian walkway and or sidewalk patio space.

37.5 Form and Character



Figure 27: Uninterrupted surfaces minimized through windows, doors, building finishing and architectural features

1. Box-like appearance in building design and large expanses of uninterrupted building surfaces should be avoided wherever possible. Uninterrupted surfaces should be minimized through the use of window and door features as well as building articulation using finishing materials or architectural features. This should occur at minimum every 6 m.

37.0 General Commercial Development Permit Area

37.5 Form and Character (continued)

2. All ground-level building facades facing a public street should generally be transparent and include street-facing doors and windows to encourage pedestrian activity, provide visual interest and increase visibility both to and from the building interior to the street.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. Patios must not be adjacent to a parking lot. Patios must be contained within a defined area and include either hard or soft-surfaced landscaping or a combination of both.
5. Building roofs and eaves should be designed to prevent snow from accumulating and sliding onto pedestrian areas below.

37.6 Materials

1. Exterior building materials shall be durable and of high quality. An overall colour scheme should be used to promote a cohesive, appealing design aesthetic.
2. Building façades shall include a minimum of a 25% mixture of exterior building cladding materials to break up the visual surface of the flat wall face. This mixture must include more than one type of material, such as brick, stone, wood or other durable and esthetically pleasing material. Two different colours of the same material and trim is not included in the 25% mixture of exterior building cladding material.
3. The following exterior building finishes are encouraged:
 - a. Wood:
 - i. traditional siding such as clap board
 - ii. wood trim
 - b. Masonry:
 - i. stone
 - ii. clay brick
 - iii. stamped and finished concrete
 - c. Metal and Synthetics:
 - i. pre-finished metal siding (limited to not more than 50% of exterior)
 - ii. cultured stones
 - iii. fibre-cement sidings such as hardi-plank

37.0 General Commercial Development Permit Area

37.6 Materials (continued)

4. The following exterior building finishes are not allowed:
 - a. Wood:
 - i. unfinished plywood or OSB
 - b. Masonry:
 - i. plain concrete block
 - ii. unfinished poured concrete
 - c. Metal and Synthetics:
 - i. vinyl siding
 - ii. asphalt siding
 - iii. fibre glass panels
5. Continue higher quality materials used on the principal façade around any building corner or edge which is visible from the street.
6. Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.
7. Wherever feasible, a materials palette should be submitted with the development permit application to provide a direct sample of the products intended to be used on the building(s).
8. Wherever feasible, the reuse of existing and local building materials is encouraged both outside and inside the building.

37.7 Colour

1. Colour should not be used as the predominant feature of a building.
2. Accent colors should be used modestly to create subtle areas of focus (i.e. doorways, window frames and fascia trim).
3. An overall color scheme shall unify various elements of the building and should fit in with adjacent buildings in the neighbourhood. The colour scheme should be submitted with the development permit application to provide a direct sample of the colours intended to be used on the building(s).
4. Colours found in the region's natural and cultural landscape are preferred.

37.8 Parking, Loading and Circulation

1. Site safety should be enhanced by minimizing left turns from parking lots onto busy roads. Wherever possible, property access should be consolidated to reduce the number of access points while encouraging the sharing of lanes and on-site circulation infrastructure.

37.0 General Commercial Development Permit Area

37.8 Parking, Loading and Circulation (continued)

2. The site should be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.
3. Locate parking areas to the rear of buildings, internal to the building or below grade.
4. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow, minimize impacts to pedestrian and vehicular traffic, and generally be out of site from the road.
5. Large parking areas should be broken up with landscape islands and pedestrian walkways. Landscape islands should contain native and drought-tolerant plant species.
6. Where possible, consider implementing a shared use parking arrangement with neighbouring properties to better utilize parking at complementary times of the day and night. This agreement shall be registered on property title.
7. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings).
8. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
9. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians. In addition, ensure pedestrian connectivity to existing trails, paths and sidewalks is incorporated.
10. Design vehicular drop-off/pick-up areas so that pedestrians have priority.
11. Do not terminate public street views with garage doors and vehicle accesses.
12. Ensure parking spaces located adjacent to sidewalks have a buffer that minimizes vehicle interference with sidewalk usage.

37.9 Signage

1. All signage should be designed to be easily read by pedestrians and slow-moving traffic.
2. Signs should complement the architectural character, design and materials of the related building and surrounding development.
3. Fascia signage shall be perpendicular and affixed to the building.
4. Where necessary, signs should show the directions to and from a site.
5. Light-emitting diode video screen-type signage and flashing lights on signage are not allowed.
6. Electronic message signage, electronic video signage and electronic static signage types are not allowed.

37.0 General Commercial Development Permit Area

37.10 Lighting

1. All exterior lighting should be energy-efficient and designed and built at the pedestrian scale.
2. Light pollution and over-spill illumination on any adjacent residential properties or greenspaces should be minimized.
3. All parking lots, loading bays and other semi-private spaces should be well light during the nighttime and winter months.
4. Consider the use of colourful and/or warming lights to provide visual interest and vibrancy during the winter months.
5. All exterior lighting should/shall be used to accentuate building facades and features.

37.11 Landscaping

1. All work, including landscaping planning, design, installation and maintenance should be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national master specification or other applicable trade associations.
2. Landscaping must create an aesthetic and functional landscape that:
 - a. screens parking and loading areas;
 - b. buffers areas requiring privacy and between different land uses – particularly between residential properties and commercial and/or industrial properties;
 - c. provides shade to parking and outdoor areas;
 - d. preserves existing mature trees;
 - e. enhances and provides accessibility for vehicles, pedestrians, cyclists and people of all abilities;
 - f. provides visual interest to parking and outdoor areas; and
 - g. strives to ensure plant suitability, survival and diversity.
3. Site grading of landscape areas should be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.

37.0 General Commercial Development Permit Area

37.11 Landscaping (continued)

4. Landscaping designs should maximize the use of vegetation that has low water-use requirements. This can be accomplished through the retention of existing vegetation or new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.
5. Edible landscaping is encouraged to help reduce water consumption and promote local food production.
6. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.
7. Landscaping should be designed to shield buildings from the strong winds and to not block solar access for south facing walls and windows. Consider planting deciduous trees on the south and east sides of buildings and coniferous trees on the north and west sides of buildings.
8. Landscape planting (including trees) should include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
9. Plant material should be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
10. Landscape trees should be large enough at maturity to create a park-like setting, especially along roadside boulevards.
11. Plant material should be specified at sufficient installation sizes as to provide an immediate landscape impact.
12. Planting areas should include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses, shrubs and trees in response a building's specific exterior space programming and buffering requirements.
13. Where a combination of coniferous and deciduous trees is to be used for landscaping, a ratio of 3:1 coniferous to deciduous trees shall be used.
14. To maximize tree health and longevity, an alternation of tree species is encouraged to help prevent the spread of diseases and maximize tree coverage for the long term.
15. Soft landscaping such as decorative or edible plants, shrubs and trees should be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
16. Landscaping should use reclaimed or recycled water or rainwater capture from roofs or rain barrels.
17. Site furnishings such as benches, chairs and tables, as well as other decorative elements, such as public art, decorative landscaping or unique surface treatments, are encouraged at the street level to help create welcoming, comfortable and vibrant public spaces.

38.0 Major Corridor Development Permit Area

This section
was
amended by
Amendment
Bylaw No.
2588, 2024

38.1 Justification

1. Pursuant to subsections 488.1(a)(d) and (f) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. Protection of the natural environment, its ecosystems and biological diversity.
 - b. Revitalization of an area in which a commercial use is permitted.
 - c. The form and character of commercial, industrial or multiple dwelling housing development.

38.2 Major Corridor Development Permit Area Objectives

1. The objectives of the Major Corridor Development Permit Area are to:
 - a. protect greenspaces and natural areas along the Alaska Highway to create buffers that protect the visual corridor and viewscapes of this corridor;
 - b. enhance the appearance of developments having public view and located along these major corridors through landscaping, prioritizing pedestrians and encouraging high quality design;
 - c. ensure that all new developments meet a consistently high standard of visual quality; and
 - d. ensure that developments along the Alaska Highway, its frontage roads and other major corridors as identified in this development permit area:
 - i. maintain a character and feel that is consistent with the community; and
 - ii. provide safe and efficient access.

38.3 Building Siting and Design

1. Buildings, sidewalks, access corridors and parking areas should be organized in a manner that is easy to understand and navigate.
2. Buildings should be oriented towards the street with the primary building entrance facing the street. Where a building is located on a corner property, the building should face both streets.
3. Buildings should be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
4. Building setbacks should encourage outdoor space through the development of outdoor seating, retail display space or additional landscaping.
5. Consider limiting the number of accesses onto the streets and requiring lane access for parking at rear of buildings only.

38.0 Major Corridor Development Permit Area

38.4 Street Wall

1. Glazing, doors and architectural features must be spaced to create a pedestrian scale streetscape.
2. Uninterrupted surfaces should be achieved using window and door features, building articulation or architectural features. This should occur at minimum every 6 m.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. The building facade location should match the surrounding buildings to create a consistent street wall and to create a defined public realm.
5. Street façade must be up to the build-to-line within 10 m of a street corner. Staff will consider options that may vary this requirement if a mini-plaza/design feature that emphasizes the importance of the corners that are along 100th Avenue and 100th Street.
6. At least 75% of the frontage on 100th Avenue and 100th Street must be façade coverage.
7. The build-to-line must be defined by either building, canopy, awning, or landscaping.
8. Ground floor frontage must support a façade that is aligned to the frontage line with entrances at sidewalk grade. The intent of this frontage is retail uses.
9. Balconies, canopies and awnings should be used to shelter pedestrians from adverse weather. Canopies and awnings may overlap the sidewalk up to 25% of the off-site sidewalk widths to support permeable pedestrian retail and restaurant space. Balconies, canopies and awnings are not to be used as signage.
10. For mixed-use developments, residential storeys should be stepped back by a minimum of 1.5 m from the front parcel line.
11. Buildings more than 4 storeys should be stepped back at the 4th storey by 1.5 m from the front the front parcel line.
12. Buildings more than 6 storeys may step back the top two storeys by an additional 1.5 m from the 4th storey.
13. A maximum setback of 1.5 m from the build-to-line may be permitted to provide adequate space for the development of awning, pedestrian walkway and or sidewalk patio space.

38.0 Major Corridor Development Permit Area

38.5 Form and Character

1. Box-like appearance in building design and large expanses of uninterrupted building surfaces should be avoided wherever possible. Uninterrupted surfaces should be minimized through the use of window and door features as well as building articulation using finishing materials or architectural features. This should occur at minimum every 6 m.
2. All ground-level building facades facing a public street should generally be transparent and include street-facing doors and windows to encourage pedestrian activity, provide visual interest and increase visibility both to and from the building interior to the street.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. Patios are encouraged to be street-facing. Patios must be contained within a defined area and include either hard or soft-surfaced landscaping or a combination of both.
5. Building roofs and eaves should be designed to prevent snow from accumulating and sliding onto pedestrian areas below.
6. Buildings located on a parcel facing multiple streets, shall develop street-facing facades for all sides.
7. All ground-level building entrances should be recessed from the front property line by a minimum of 1.2 m in order to protect the entrance from the elements.
8. Awnings and canopies shall be required for all entrances at ground level. Canopies are preferred for use on building frontages over 15 m and along major pedestrian routes.
9. All awnings shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.5 m measured from the sidewalk;
 - b. extend out over the sidewalk by a minimum of 1.5 m, with greater coverage desirable in areas of high pedestrian traffic or near bus stops;
 - c. have a minimum slope of 30 degrees to all for proper drainage; and
 - d. constructed of durable, colour-fast material such as reinforced plastic-coated fabric, glass, wood or other high-quality materials.
10. All canopies shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.8 m, measured from the sidewalk;
 - b. extend out over the sidewalk by a minimum of 2.2 m, while maintaining a minimum 1.0m setback from the curb;

38.0 Major Corridor Development Permit Area

38.5 Form and Character (continued)

- c. use canopies that allow natural light to penetrate to storefronts and the sidewalk; and
- d. wood, steel and glass are the preferred materials for canopies.

11. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated from one another.

12. The following are types of architectural features and details that are preferred:

- a. bay windows and balconies;
- b. corner features accent, such as turrets or cupolas;
- c. decorative roof lines;
- d. building entries;
- e. canopies, awnings and overhangs;
- f. masonry and treatment thereof, such as patterns and variation of colours and materials;
- g. articulation of columns;
- h. ornament or integrated artwork;
- i. architectural lighting;
- j. detailed grilles and railings;
- k. trim and moulding details; and
- l. trellises and arbours.

38.6 Materials

1. Exterior building materials shall be durable and of high quality. An overall colour scheme should be used to promote a cohesive, appealing design aesthetic.
2. Building façades shall include a minimum of a 25% mixture of exterior building cladding materials to break up the visual surface of the flat wall face. This mixture must include more than one type of material, such as brick, stone, wood or other durable and esthetically pleasing material. Two different colours of the same material and trim is not included in the 25% mixture of exterior building cladding material.
3. The following exterior building finishes are encouraged:
 - a. Wood:
 - i. traditional siding such as clap board
 - ii. wood trim

38.0 Major Corridor Development Permit Area

38.6 Materials (continued)

- b. Masonry:
 - i. stone
 - ii. clay brick
 - iii. stamped and finished concrete
- c. Metal and Synthetics:
 - i. pre-finished metal siding (limited to not more than 50% of exterior)
 - ii. cultured stones
 - iii. fibre-cement sidings such as hardi-plank
- 4. The following exterior building finishes are not allowed:
 - a. Wood:
 - i. unfinished plywood or OSB
 - b. Masonry:
 - i. plain concrete block
 - ii. unfinished poured concrete
 - c. Metal and Synthetics:
 - i. vinyl siding
 - ii. asphalt siding
 - iii. fibre glass panels
- 5. Continue higher quality materials used on the principal façade around any building corner or edge which is visible from the street.
- 6. Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.
- 7. Wherever feasible, a materials palette should be submitted with the development permit application to provide a direct sample of the products intended to be used on the building(s).
- 8. Wherever feasible, the reuse of existing and local building materials is encouraged outside the building.

38.7 Colour

1. Colour should not be used as the predominant feature of a building.
2. Accent colors should be used modestly to create subtle areas of focus (i.e. doorways, window frames and fascia trim).

38.0 Major Corridor Development Permit Area

38.7 Colour (continued)

3. An overall color scheme shall unify various elements of the building and should fit in with adjacent buildings in the neighbourhood. The colour scheme should be submitted with the development permit application to provide a direct sample of the colours intended to be used on the building(s).
4. Colours found in the region's natural and cultural landscape are preferred.

38.8 Parking, Loading and Circulation

1. Site safety should be enhanced by minimizing left turns from parking lots onto busy roads. Wherever possible, property access should be consolidated to reduce the number of access points while encouraging the sharing of lanes and on-site circulation infrastructure.
2. The site should be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.
3. Locate parking areas to the rear of buildings, internal to the building or below grade.
4. Parking areas should be well-identified from the road.
5. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow, minimize impacts to pedestrian and vehicular traffic and generally be out of site from the road.
6. Large parking areas should be broken up with landscape islands and pedestrian walkways. Landscape islands should contain native and drought-tolerant plant species.
7. Where possible, consider implementing a shared use parking arrangement with neighbouring properties to better utilize parking at complementary times of the day and night. This agreement shall be registered on property title.
8. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings).
9. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
10. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians. In addition, ensure pedestrian connectivity to existing trails, paths and sidewalks is incorporated.

38.0 Major Corridor Development Permit Area

38.8 Parking, Loading and Circulation (continued)

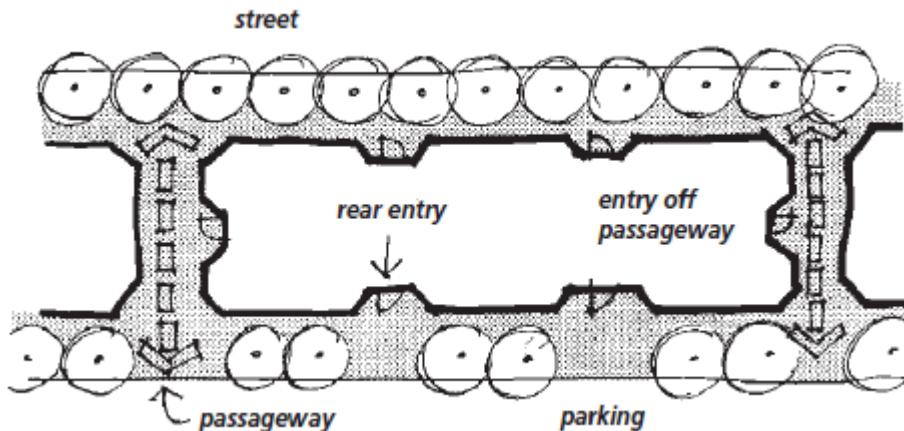


Figure 28: Sketch showing pedestrian circulation

11. Design vehicular drop-off/pick-up areas so that pedestrians have priority.
12. Do not terminate public street views with garage doors and vehicle accesses.
13. Ensure parking spaces located adjacent to sidewalks have a buffer that minimizes vehicle interference with sidewalk usage.

38.9 Signage

1. All signage should be designed to be easily read by pedestrians and slow-moving traffic.
2. Signs should complement the architectural character, design and materials of the related building and surrounding development.
3. Fascia signage shall be perpendicular and affixed to the building.
4. Where necessary, signs should show the directions to and from a site.
5. Light-emitting diode video screen-type signage and flashing lights on signage are not allowed.
6. Electronic message signage, electronic video signage and electronic static signage types are not allowed.

38.10 Lighting

1. All exterior lighting should be energy-efficient and designed and built at the pedestrian scale.
2. Light pollution and over-spill illumination on any adjacent residential properties or greenspaces should be minimized.
3. All parking lots, loading bays and other semi-private spaces should be well light during the nighttime and winter months.

38.0 Major Corridor Development Permit Area

38.10 Lighting (continued)

4. Consider the use of colourful and/or warming lights to provide visual interest and vibrancy during the winter months.
5. All exterior lighting should/shall be used to accentuate building facades and features.

38.11 Landscaping

1. All work, including landscaping planning, design, installation and maintenance should be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national master specification or other applicable trade associations.
2. Landscaping must create an aesthetic and functional landscape that:
 - a. screens parking and loading areas;
 - b. buffers areas requiring privacy as well as long the Alaska Highway and other major corridors;
 - c. provides shade to parking and outdoor areas;
 - d. preserves existing mature trees;
 - e. enhances and provides accessibility for vehicles, pedestrians, cyclists and people of all abilities;
 - f. provides visual interest to parking and outdoor areas;
 - g. promote outdoor play and recreation; and
 - h. strives to ensure plant suitability, survival and diversity.
3. Site grading of landscape areas should be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.
4. Landscaping designs should maximize the use of vegetation that has low water-use requirements. This can be accomplished through the retention of existing vegetation or new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.
5. Edible landscaping is encouraged to help reduce water consumption and promote local food production.
6. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.
7. Landscaping should be designed to shield buildings from the strong winds and to not block solar access for south facing walls and windows. Consider planting deciduous trees on the south and east sides of buildings and coniferous trees on the north and west sides of buildings.

38.0 Major Corridor Development Permit Area

38.11 Landscaping (continued)

8. Landscape planting (including trees) should include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
9. Plant material should be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
10. Landscape trees should be large enough at maturity to create a park-like setting, especially along roadside boulevards.
11. Plant material should be specified at sufficient installation sizes as to provide an immediate landscape impact.
12. Planting areas should include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses, shrubs and trees in response a building's specific exterior space programming and buffering requirements.
13. Where a combination of coniferous and deciduous trees are to be used for landscaping, a ratio of 3:1 coniferous to deciduous trees shall be used.
14. To maximize tree health and longevity, an alternation of tree species is encouraged to help prevent the spread of diseases and maximize tree coverage for the long term.
15. Soft landscaping such as decorative or edible plants, shrubs and trees should be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
16. Landscaping should use reclaimed or recycled water or rainwater capture from roofs or rain barrels.
17. Site furnishings such as benches, chairs and tables, as well as other decorative elements, such as public art, decorative landscaping or unique surface treatments, are encouraged at the street level to help create welcoming, comfortable and vibrant public spaces.

38.12 Screening and Buffering

1. All roof mounted and building services, including garbage and recycling facilities, should be screened from public view and integrated with the building form and character.
2. Landscaping screening should be used to soften the visual impact of parking areas from the street and increase the visual appearance of the building and surrounding area.
3. Landscaping screening should be used to buffer buildings and parking areas from adjacent residential properties and greenspaces.

39.0 Multiple Family Residential Development Permit Area

This section
was
amended by
Amendment
Bylaw No.
2588, 2024

39.1 Justification

1. Pursuant to subsections 488.1(e) and (f) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. The form and character of intensive residential development.
 - b. The form and character of commercial, industrial or multiple family residential development.

39.2 Multiple Family Residential Development Permit Area Objectives

1. The objectives of the Multiple Family Residential Development Permit Area are to:
 - a. ensure that multiple family and intensive residential developments are attractive and compatible with the surrounding area through its siting, design and exterior finishing;
 - b. emphasize building and open space designs that enhance pedestrian activity, accessibility, amenities and safety;
 - c. ensure that, where necessary, the design of development creates a suitable transition between adjacent different land uses or residential densities; and
 - d. ensure that multiple-family developments are designed to provide features and amenities suitable for the needs of the residents expected to reside in these developments.

39.3 Building Siting and Design

1. Buildings, sidewalks, access corridors and parking areas should be organized in a manner that is easy to understand and navigate.
2. Buildings should be oriented towards the street with the primary building entrance facing the street. Where a building is located on a corner property, the building should face both streets.
3. Buildings should be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
4. Building setbacks should be minimized to create a strong relationship between building form and the public realm.
5. Building setbacks should encourage outdoor space through the development of outdoor seating, retail display space or additional landscaping.

39.4 Street Wall

1. Glazing, doors and architectural features must be spaced to create a pedestrian scale streetscape.
2. Uninterrupted surfaces should be achieved using window and door features, building articulation or architectural features. This should occur at minimum every 6 m.

39.0 Multiple Family Residential Development Permit Area

39.4 Street Wall (continued)

3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. The building facade location should match the surrounding buildings to create a consistent street wall and to create a defined public realm.
5. Street façade must be up to the build-to-line within 10 m of a street corner.
6. The build-to-line must be defined by either building or landscaping.
7. Ground floor frontage must support a façade that is aligned to the frontage line with entrances at sidewalk grade. The intent of this frontage is retail uses.
8. Balconies, canopies and awnings should be used to shelter pedestrians from adverse weather. Canopies and awnings may overlap the sidewalk up to 25% of the off-site sidewalk widths to support permeable pedestrian retail and restaurant space. Balconies, canopies and awnings are not to be used as signage and are not considered amenity spaces.
9. A maximum setback of 1.5 m from the build-to-line may be permitted to provide adequate space for the development of awning, pedestrian walkway and or sidewalk patio space.

39.5 Form and Character

1. Box-like appearance in building design and large expanses of uninterrupted building surfaces should be avoided wherever possible. Uninterrupted surfaces should be minimized through the use of window and door features as well as building articulation using finishing materials or architectural features. This should occur at minimum every 6 m.
2. All ground-level building facades facing a public street should generally be transparent and include street-facing doors and windows to encourage pedestrian activity, provide visual interest and increase visibility both to and from the building interior to the street.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings or other architectural features.
4. Building roofs and eaves should be designed to prevent snow from accumulating and sliding onto pedestrian areas below.
5. Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings.
6. Design developments with multiple buildings so that there is a sense of architectural unity or cohesiveness.

39.0 Multiple Family Residential Development Permit Area

39.5 Form and Character (continued)

7. Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details and landscaping.
8. Distinguish key building elements through the use of setbacks, projections, textures, materials and detailing:
 - a. base: within the first 2 storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment;
 - b. middle: the body of the building above the base should contribute to, but not dominate, the physical and visual quality of the overall streetscape; and
 - c. top: the roof should be distinguished from the rest of the building and be designed to contribute to the visual quality of the skyline.
9. Buildings more than 4 storeys should be stepped back at the 4th storey by 1.5 m from the front the front parcel line.
10. Buildings more than 6 storeys may step back the top two storeys by an additional 1.5 m from the 4th storey.
11. Amenity spaces must be provided for all multiple dwelling housing developments for passive enjoyment and active recreation. This space may include landscaped areas, recreational facilities, communal lounges and other similar facilities. Amenity spaces do not include the landscape and buffering requirements in this Bylaw or parking lot islands. Required setbacks are also not considered amenity space.



Figure 29: Demonstration of multiple storey building stepping back

39.0 Multiple Family Residential Development Permit Area

39.6 Materials

1. Exterior building materials shall be durable and of high quality. An overall colour scheme should be used to promote a cohesive, appealing design aesthetic.
2. Building façades shall include a minimum of a 25% mixture of exterior building cladding materials to break up the visual surface of the flat wall face. This mixture must include more than one type of material, such as brick, stone, wood or other durable and esthetically pleasing material. Two different colours of the same material and trim is not included in the 25% mixture of exterior building cladding material.
3. The following exterior building finishes are encouraged:
 - a. Wood:
 - i. traditional siding such as clap board
 - ii. wood trim
 - b. Masonry:
 - i. stone
 - ii. clay brick
 - iii. stamped and finished concrete
 - c. Metal and Synthetics:
 - i. pre-finished metal siding (limited to not more than 50% of exterior)
 - ii. cultured stones
 - iii. fibre-cement sidings such as hardi-plank
4. The following exterior building finishes are not allowed:
 - a. Wood:
 - i. unfinished plywood or OSB
 - b. Masonry:
 - i. plain concrete block
 - ii. unfinished poured concrete
 - c. Metal and Synthetics:
 - i. vinyl siding
 - ii. asphalt siding
 - iii. fibre glass panels

39.0 Multiple Family Residential Development Permit Area

39.6 Materials (continued)

5. Continue higher quality materials used on the principal façade around any building corner or edge which is visible from the street.
6. Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.
7. Wherever feasible, a materials palette should be submitted with the development permit application to provide a direct sample of the products intended to be used on the building(s).
8. Wherever feasible, the reuse of existing and local building materials is encouraged outside the building.

39.7 Colour

1. Colour should not be used as the predominant feature of a building.
2. Accent colors should be used modestly to create subtle areas of focus (i.e. doorways, window frames and fascia trim).
3. An overall color scheme shall unify various elements of the building and should fit in with adjacent buildings in the neighbourhood. The colour scheme should be submitted with the development permit application to provide a direct sample of the colours intended to be used on the building(s).
4. Colours found in the region's natural and cultural landscape are preferred.
5. Large expanses of very bright or reflective colours are discouraged.

39.8 Pedestrian Connectivity

1. Where large blocks of development are unavoidable, provide publicly accessible mid-block pedestrian and bicycle pathways.
2. Increase pedestrian connections to adjacent parks, activity nodes and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.
3. Paseos or passage ways from the sidewalk to parking areas located behind buildings and accessed from the lane should be provided.
4. Sites shall be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.

39.0 Multiple Family Residential Development Permit Area

39.9 Parking, Loading and Circulation

1. Site safety should be enhanced by minimizing left turns from parking lots onto busy roads. Wherever possible, property access should be consolidated to reduce the number of access points while encouraging the sharing of circulation infrastructure.
2. The site should be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.
3. Locate parking areas to the rear of buildings, internal to the building or below grade.
4. Parking areas should be well-identified from the road.
5. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow, minimize impacts to pedestrian and vehicular traffic, and generally be out of site from the road.
6. Large parking areas should be broken up with landscape islands and pedestrian walkways. Landscape islands should contain native and drought-tolerant plant species.
7. Where possible, consider implementing a shared use parking arrangement with neighbouring properties to better utilize parking at complementary times of the day and night. This agreement shall be registered on property title.
8. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings).
9. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
10. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians.
11. Design vehicular drop-off/pick-up areas so that pedestrians have priority.
12. Do not terminate public street views with garage doors and vehicle accesses.
13. Ensure parking spaces located adjacent to sidewalks have a buffer that minimizes vehicle interference with sidewalk usage.

39.10 Signage

1. All signage should be designed to be easily read by pedestrians and slow-moving traffic.
2. Signs should complement the architectural character, design and materials of the related building and surrounding development.
3. Fascia signage shall be perpendicular and affixed to the building.
4. Where necessary, signs should show the directions to and from a site.

39.0 Multiple Family Residential Development Permit Area

39.10 Signage (continued)

5. Electronic message signage, electronic video signage and electronic static signage types are not allowed.

39.11 Lighting

1. All exterior lighting should be energy-efficient and designed and built at the pedestrian scale.
2. Light pollution and over-spill illumination on any adjacent residential properties or greenspaces should be minimized.
3. All parking lots, loading bays and other semi-private spaces shall be well light during the nighttime and winter months.
4. Consider the use of colourful and/or warming lights to provide visual interest and vibrancy during the winter months.
5. All exterior lighting should/shall be used to accentuate building facades and features.

39.12 Landscaping

1. All work, including landscaping planning, design, installation and maintenance should be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national master specification or other applicable trade associations.
2. Landscaping must create an aesthetic and functional landscape that:
 - a. screens parking and loading areas;
 - b. buffers areas requiring privacy;
 - c. provides shade to parking and outdoor areas;
 - d. preserves existing mature trees;
 - e. enhances and provides accessibility for vehicles, pedestrians, cyclists and people of all abilities;
 - f. provides visual interest to parking and outdoor areas; and
 - g. strives to ensure plant suitability, survival and diversity.
3. Site grading of landscape areas should be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.
4. Landscaping designs should maximize the use of vegetation that has low water-use requirements. This can be accomplished through the retention of existing vegetation or new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.

39.0 Multiple Family Residential Development Permit Area

39.12 Landscaping (continued)

5. Edible landscaping is encouraged to help reduce water consumption and promote local food production.
6. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.
7. Landscaping should be designed to shield buildings from the strong winds and to not block solar access for south facing walls and windows. Consider planting deciduous trees on the south and east sides of buildings and coniferous trees on the north and west sides of buildings.
8. Landscape planting (including trees) should include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
9. Plant material should be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
10. Landscape trees should be large enough at maturity to create a park-like setting, especially along roadside boulevards.
11. Plant material should be specified at sufficient installation sizes as to provide an immediate landscape impact.
12. Planting areas should include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses, shrubs and trees in response a building's specific exterior space programming and buffering requirements.
13. Where a combination of coniferous and deciduous trees are to be used for landscaping, a ratio of 3:1 coniferous to deciduous trees shall be used.
14. To maximize tree health and longevity, an alternation of tree species is encouraged to help prevent the spread of diseases and maximize tree coverage for the long term.
15. Trees located around the perimeter of the property are encouraged. In addition, 1 additional tree should be provided for every 5 units contained within multiple dwelling housing.
16. Soft landscaping such as decorative or edible plants, shrubs and trees should be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
17. Landscaping should use reclaimed or recycled water or rainwater capture from roofs or rain barrels.
18. Site furnishings such as benches, chairs and tables, as well as other decorative elements, such as public art, decorative landscaping or unique surface treatments, are encouraged at the street level to help create welcoming, comfortable and vibrant spaces.

39.0 Multiple Family Residential Development Permit Area

39.13 Screening and Buffering

1. All roof mounted and building services, including garbage and recycling facilities, should be screened from public view and integrated with the building form and character.
2. Landscaping screening should be used to soften the visual impact of parking areas from the street and increase the visual appearance of the building and surrounding area.
3. Landscaping screening should be used to buffer buildings and parking areas from adjacent residential properties and greenspaces.

39.14 Amenity Spaces

1. Amenity space regulations can be found in the General Regulations section of this Bylaw.
2. Incorporate decks, balconies and common outdoor amenity spaces into developments.
3. Provide elements such as constructed planters, gazebos, trellises, pergolas and other forms of hard and soft landscaping, including opportunities for urban agriculture, to enhance the usability of decks, balconies and outdoor amenity spaces.
4. Integrate vents, mechanical rooms and equipment and elevator penthouses with the architectural treatment of the roof and/or screen these elements with materials and finishes compatible with the building's design.

40.0 Fish Creek Development Permit Area

This section
was
amended
by Bylaw
No. 2544,
2021 and
Bylaw No.
2588, 2024

40.1 Justification

1. Pursuant to subsections 488 (1)(a) and (b) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. Protection of the natural environment, its ecosystem and biological diversity; and
 - b. Protection of development from hazardous conditions.

40.2 Fish Creek Development Permit Area Objectives

1. The objectives of this designation are to:
 - a. protect Fish Creek by creating buffers that protect natural and sensitive features from development;
 - b. protect development from areas of steep slope by creating buffers to ensure hazardous conditions are avoided;
 - c. ensure that recreational development and activities in Fish Creek protect and enhance the natural environment; and
 - d. identify a riparian assessment protection area.
2. The Fish Creek Development Permit Area guidelines apply to all development within the Fish Creek Development Permit Area, identified 200 metres from the creek centre line.

40.3 Siting and Design

1. An assessment by a qualified professional shall be made in order to protect natural and sensitive features and avoid hazardous conditions, and where appropriate, determine the development setback. The assessment must follow government regulations, such as Riparian Assessment Area assessment methods.
2. Encourage vegetative buffer separation between development and natural, undeveloped areas.
3. Wherever possible, natural vegetation should be maintained.
4. Development should be sited in order to protect natural watercourses, riparian corridors and floodplains from erosion, channel migration and flooding.
5. Protect natural flora and fauna habitat, including nesting, denning and breeding sites.

40.4 Steep and Unstable Slopes

1. Any alterations to slopes for development should be minimized.
2. Development should be situated as far as reasonably possible from steep or unstable slopes.

40.0 Fish Creek Development Permit Area

40.4 Steep and Unstable Slopes (continued)

3. Maintain or re-establish vegetation to absorb water in order to protect the integrity of steep and unstable slopes from erosion.

40.5 Signage

1. Signage on a small scale shall be permitted for environmental education purposes.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

This section
was
amended by
Bylaw No.
2441, 2018
and Bylaw
No. 2588,
2024

41.1 Justification

1. Pursuant to subsections 4.88.1(e), (f), (h), (i) and (j) of the *Local Government Act*, the purpose of this designation is to establish objectives for the following:
 - a. The form and character of intensive residential development;
 - b. The form and character of commercial, industrial, or multiple family residential development.
 - c. To promote energy conservation;
 - d. To promote water conservation;
 - e. to promote the reduction of greenhouse gas emissions.

41.2 Parkwood Southlands Development Permit Area Objectives

1. Ensure that multiple family and commercial developments are attractive and compatible with the surrounding area;
2. Ensure that development is designed to provide pedestrian-oriented features and amenities for residents;
3. Ensure that the design of development creates a suitable transition between adjacent different land uses or residential densities;
4. Promote a high standard of urban design and quality of construction for future development;
5. Promote interesting, connected pedestrian friendly streetscapes;
6. Incorporate architectural features and detailing of buildings;
7. Provide for scale and massing of residential mixed-use buildings and commercial buildings that promote a safe and enjoyable living, pedestrian, working, shopping, and service experience;
8. Create an attractive and vibrant village centre; and
9. Promote mixed-use development.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements:

41.3.1 Building Siting and Design:

1. Buildings, sidewalks, access corridors and parking areas should be organized in a manner that is easy to understand and navigate.
2. Buildings should be designed to maximize sunlight exposure to absorb and retain heat during winter months while providing shade from the summer sun.
3. Design buildings with multiple street frontages to give equal emphasis to each frontage with respect to building massing, materials, details, and landscaping.
4. Public realm should provide parcel furnishing, comfort amenities, shade trees, low level planting, and landscape / urban design elements that will create a pedestrian friendly streetscape environment and promote pedestrian use.

41.3.2 Winter City Design:

1. Layout and street patterns to maximize windbreaks and sun exposure.
2. Plant material selection that is specifically appropriate to this community and provides year-round interest.
3. Providing year-round pedestrian comfort and adequate space for snow storage.
4. Encouraging a colour palette for the community that enlivens the winter landscape.
5. Using lighting creatively to create visual interest in commercial, park and walkway areas.
6. Create outdoor spaces, especially in the commercial and mixed- use area that can be weather protected.
7. Providing year- round, but especially winter access to trails and the coulee to encourage cross country skiing and other winter sports and active living in the neighbourhood.
8. Providing special infrastructure needed for a winter city, including consideration of spaces to park and store vehicles and sports equipment.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.3 Street Wall:

1. Glazing, doors and architectural features must be spaced to create a pedestrian scale streetscape.
2. Uninterrupted surfaces should be broken up using window and door features, building articulation or architectural features, approximately every 6 metres or as appropriate to the building design.
3. Doorway entrances and window frames should be highlighted through vertical façade articulation. This articulation should include roof line accents, the use of awnings, or other architectural features.
4. Canopies and awnings should be used to shelter pedestrians from adverse weather. Canopies and awnings may overlap the sidewalk up to 50% of the off-parcel sidewalk widths to support permeable pedestrian retail and restaurant space. Balconies must not be used as signage.
5. Allow diversity within the streetscape as long as buildings do not visually dominate neighbouring buildings.

41.3.4 Form and Character:

1. All ground-level building facades facing a public street should generally be transparent and include street-facing doors and windows to encourage pedestrian activity, provide visual interest and increase visibility both to and from the building interior to the street.
2. Doorway entrances and window frames should be highlighted through vertical façade articulation. The articulation should include roof line accents, the use of awnings or other architectural features.
3. Building roofs and eaves should be designed to prevent snow from accumulating and sliding onto pedestrian areas below.
4. For all buildings built to the property line, all ground-level building entrances shall be recessed from the front property line by a minimum of 1.2 m in order to protect the entrance from the elements.
5. Exterior of buildings facing roads shall include architectural details similar to the front of the building such that there are no large blank walls.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.4 Form and Character: (continued)

6. The following are types of architectural features and details that are preferred:
 - a. bay windows and balconies;
 - b. corner features accent, such as turrets or cupolas;
 - c. decorative roof lines;
 - d. building entries;
 - e. canopies, awnings and overhangs;
 - f. masonry and treatment thereof, such as patterns and variation of colours and materials;
 - g. articulation of columns;
 - h. ornament or integrated artwork;
 - i. architectural lighting;
 - j. detailed grilles and railings;
 - k. trim and moulding details; and
 - l. trellises and arbours.
7. Patios are encouraged to be street-facing. Patios must be contained within a defined area and include either hard or soft-surfaced landscaping, or a combination of both.
8. For buildings greater than 4 storeys, key building elements should be distinguished through the use of setbacks, projections, textures, materials and detailing:
 - a. base: within the first 2 storeys, a base should be clearly defined and positively contribute to the quality of the pedestrian environment;
 - b. middle: the body of the building above the base should contribute to, but not dominate, the physical and visual quality of the overall streetscape; and
 - c. top: the roof should be distinguished from the rest of the building and be designed to contribute to the visual quality of the skyline.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.4 Form and Character: (continued)

9. Mitigate the actual and perceived bulk of buildings by utilizing appropriate massing, including:
 - a. architectural elements (balconies, windows, cantilevered floors, etc.);
 - b. visually interesting rooflines;
 - c. stepped back upper floors (establishment of a “podium”);
 - d. wall projections and indentations;
 - e. detailing that creates a rhythm and visual interest along the line of the building;
 - f. building frontages that vary architectural treatment in regular intervals in order to maintain diverse and aesthetically appealing streets.
10. Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

41.3.5 Materials:

1. Exterior building materials shall be durable and of high quality. An overall colour scheme for individual buildings should be used to promote a cohesive, appealing design aesthetic.
2. Building façades shall include a minimum of a 25% mixture of exterior building cladding materials to break up the visual surface of the flat wall face. This mixture must include more than one type of material, such as brick, stone, wood or other durable and esthetically pleasing material. Two different colours of the same material and trim is not included in the 25% mixture of exterior building cladding material.
3. The following exterior building finishes are encouraged:
 - a. Wood:
 - i. traditional siding such as clap board, vertical board and batten siding;
 - ii. rough sawn shingles;
 - iii. wood trim.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.5 Materials: (continued)

b. Masonry:

- i. Stone;
- ii. clay or veneer brick;
- iii. acrylic stucco;
- iv. stamped and finished concrete.

c. Metal and Synthetics:

- i. pre-finished or corrugated metal siding (limited to not more than 50% of exterior);
- ii. cultured stones;
- iii. fibre-cement sidings such as hardi-plank.

4. The following exterior building finishes are not allowed:

a. Wood:

- i. unfinished plywood or OSB

b. Masonry:

- i. plain concrete block
- ii. unfinished poured concrete

c. Metal and Synthetics:

- i. vinyl siding
- ii. asphalt siding
- iii. fibre glass panels

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.5 Materials: (continued)

5. Continue higher quality materials used on the principal façade around any building corner or edge which is visible from the street.
6. Exterior building materials should be selected for their functional and aesthetic quality and should exhibit qualities of workmanship, durability, longevity and ease of maintenance.
7. Wherever feasible, a materials palette should be submitted with the development permit application to provide a direct sample of the products intended to be used on the building(s).

41.3.6 Colours:

1. Colour should not be used as the predominant feature of a building.
2. Accent colours should be used modestly to create subtle areas of focus (i.e.. doorways, window frames and fascia trim).
3. An overall colour scheme shall unify various elements of the building and should fit in with adjacent buildings in the neighbourhood. The colour scheme should be submitted with the development permit application to provide a direct sample of the colours intended to be used on the building(s).
4. Colours found in the region's natural and cultural landscape are preferred.

41.3.7 Pedestrian Connectivity:

1. Where large blocks of development are unavoidable, provide publicly accessible mid-block pedestrian and bicycle pathways.
2. Increase pedestrian connections to adjacent parks, activity nodes and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.
3. Passage ways from the sidewalk to parking areas located behind buildings and accessed from the lane should be provided.
4. Parcels shall be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.7 Pedestrian Connectivity: (continued)

5. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
6. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians. In addition, ensure pedestrian connectivity to existing trails, paths and sidewalks is incorporated.
7. All major pedestrian walkways within open spaces shall be accessible at all hours and to all users, and conform to best practices for barrier-free design.
8. All major pedestrian walkways should provide for some level of pedestrian scale lighting to promote safety and encourage limited nighttime use.
9. A hierarchy of pedestrian pathways should be developed in conjunction with overall pedestrian network system. Paving surface treatment and pathway widths on private land should be used as part of the pedestrian hierarchy and should follow this scheme:
 - a. brick pavers in urban areas where pedestrian and vehicles have equal importance;
 - b. concrete paving for major pathways and sidewalks within public realm;
 - c. combination concrete and brick paving for pathways within the private realm;
 - d. asphalt paving for multi-modal and high traffic pathways in natural areas; and
 - e. compacted crushed granular, native material or wood chip in low traffic natural areas.
10. Pedestrian crosswalks should be treated in a manner that provides paving contrast, in an aesthetically pleasing manner, between pedestrian zones within roadway.
11. Pedestrian crosswalks paving treatment should be limited to:
 - a. stamped and tinted concrete;
 - b. wear-resistant thermal plastic traffic patterns; or
 - c. at a minimum, painted zebra lines.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.8 Parking, Loading and Circulation:

1. Left turns from parking lots are not permitted onto 4-lane roads, in order to enhance site safety, unless approved by the Director.
2. Wherever possible, property access should be consolidated to reduce the number of access points while encouraging the sharing of lanes and on-site circulation infrastructure.
3. Locate parking areas to the rear of buildings, internal to the building or below grade. Wherever possible tuck-under or under-ground parking is preferred.
4. Parking areas should be well-identified from the road.
5. Snow storage areas should be situated in areas that receive long periods of sunlight to quickly melt and drain the snow, minimize impacts to pedestrian and vehicular traffic, and generally be out of site from the road.
6. Large parking areas should be broken up with landscape islands and pedestrian walkways. Landscape islands should contain native and drought-tolerant plant species.
7. Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings).
8. Provide an identifiable and well-lit pathway to the front entrance of every building from all adjoining public sidewalks and all on-site parking areas.
9. Ensure pedestrian circulation is convenient, safe and clearly identifiable to drivers and pedestrians.
10. The site should be designed in a manner that accommodates and encourages alternate modes of transportation with provisions made for pedestrian sidewalks, bicycle and walking paths, bicycle racks and disabled access to create a cohesive, safe and linked network.
11. Design vehicular drop-off/pick-up areas so that pedestrians have priority.
12. Do not terminate public street views with garage doors and vehicle accesses.
13. Ensure parking spaces located adjacent to sidewalks have a buffer that minimizes vehicle interference with sidewalk usage.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.9 Signage:

1. All signage should be designed to be easily read by pedestrians and slow-moving traffic.
2. Signs should complement the architectural character, design and materials of the related building and surrounding development.
3. Where necessary, signs should show the directions to and from a site.
4. Light-emitting diode video screen-type signage and flashing lights on signage are not permitted.
5. Electronic message signage, electronic video signage and electronic static signage types are not permitted.
6. Box signs are strongly discouraged.
7. Incorporate concise messaging and simple graphics into signage. Corporate and store logos are appropriate only if they form part of an overall sign design, and are suitably scaled to the façade composition.
8. Light lettering on a dark background is preferred over dark lettering on a light background and consideration should be given to those with visual impairment.
9. Minimize signage lighting (i.e. incorporate indirect front-lit signs wherever possible)
10. Counter-balance illuminated signs with natural materials and appropriate framing.

41.3.10 Lighting:

1. All exterior lighting should be energy-efficient and designed and built at the pedestrian scale.
2. Light pollution and over-spill illumination on any adjacent residential properties or greenspaces should be minimized.
3. All parking lots, loading bays and other semi-private spaces shall be well light during the nighttime and winter months.
4. Consider the use of colourful and/or warming lights to provide visual interest and vibrancy during the winter months.
5. All exterior lighting should/shall be used to accentuate building facades and features.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.10 Lighting: (continued)

6. Awnings and canopies shall be lit by sconces, valences or gooseneck lights to accentuate building entrances.

41.3.11 Landscaping:

1. All work, including landscaping planning, design, installation and maintenance shall be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national master specification or other applicable trade associations.
2. Landscaping must create an aesthetic and functional landscape that:
 - a. screens parking and loading areas;
 - b. buffers areas requiring privacy;
 - c. provides shade to parking and outdoor areas;
 - d. preserves existing mature trees;
 - e. provides accessibility for pedestrians, cyclists and people of all abilities;
 - f. provides visual interest to parking and outdoor areas; and
 - g. strives to ensure plant suitability, survival and diversity.
3. Site grading of landscape areas should be done in a manner that minimizes the disruption of natural drainage patterns, soil erosion and runoff by keeping irrigation and normal rainfall within property lines and landscape areas.
4. Landscaping designs should maximize the use of vegetation that has low water-use requirements. This can be accomplished through the retention of existing vegetation or new plantings such as native vegetation, rough grasses and hardy and drought-tolerant plant species.
5. Edible landscaping is encouraged to help reduce water consumption and promote local food production.
6. Landscaping should be used to protect the building from direct sunlight during afternoon hours during the summer and permit sunlight penetration in the winter.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.11 Landscaping: (continued)

7. Landscaping should be designed to shield buildings from the strong winds and to not block solar access for south facing walls and windows. Consider planting deciduous trees on the south and east sides of buildings and coniferous trees on the north and west sides of buildings.
8. Landscape planting (including trees) should include species adapted and suitable for the Fort St. John climate and growing conditions and have been grown locally.
9. Plant material should be of various species and genus as to provide a high level of visual and seasonal interest in form, colour and texture.
10. Landscape trees should be large enough at maturity to create a park-like setting, especially along roadside boulevards.
11. Plant material should be specified at sufficient installation sizes as to provide an immediate landscape impact.
12. Planting areas should include a mixture of deciduous and coniferous plants in combinations of perennials, ornamental grasses, shrubs and trees in response a building's specific exterior space programming and buffering requirements.
13. Where trees are required, a combination of coniferous and deciduous trees shall be used at a ratio of 3:1 deciduous to coniferous, with a minimum of one coniferous tree.
14. To maximize tree health and longevity, an alternation of tree species is encouraged to help prevent the spread of diseases and maximize tree coverage for the long term.
15. Soft landscaping such as decorative or edible plants, shrubs and trees should be used to soften building facades, frame doorways and enhance the vibrancy of the building and surrounding areas.
16. Landscaping should use reclaimed or recycled water or rainwater capture from roofs or rain barrels.
17. Site furnishings such as benches, chairs and tables, as well as other decorative elements, such as public art, decorative landscaping or unique surface treatments, are encouraged at the street level to help create welcoming, comfortable and vibrant public spaces.
18. Except on main commercial streets within the village centre wherever possible, sidewalks should be separated by a planted boulevard of minimum 2.0 m width.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.12 Storm Water Management:

1. When feasible, utilize roof top rain water capture for detention and utilize for outdoor irrigation purposes.
2. Storm water should be detained on site with slow release as a means to attenuate storm water run-off, particularly from parking lots and roofs.
3. Use bio-swales as retention basins to move run-off slowly as possible and provide for detention time for biological degradation of pollutants.

41.3.13 Street Tree Planting:

1. Street trees can significantly contribute to the overall beauty and increased property values of the Parkwood Neighbourhood and therefore should be provided wherever possible.
2. Street trees should be of a species that have a non-aggressive root habit and are tolerant of urban and winter conditions (i.e. road salt) with a minimum 7.5 cm (3") caliper size measured at Circumference at Breast Height (CBH).
3. Where street trees are required a combination of coniferous and deciduous trees shall be used at a ratio of 3:1 deciduous to coniferous, with a minimum of one coniferous tree.
4. Street tree species selection should be suitable for the Fort St. John climate and growing conditions and have been grown locally.
5. Street tree species selection should celebrate seasonal variations through changing colour of leaves, winter and summer bark and branching interest, etc.
6. Street tree species selection should provide enough diversity of species as to protect against the spread of disease and pests that can devastate monoculture plantings.
7. Street tree planting (i.e. species and spacing) should be treated in a similar manner on both sides of the road ROW to create a unified appearance.
8. Changes in street tree species should be in logical locations such as roadway intersections, changes in road directions, and termination of key roadway vistas. Avoid random or multiple specie changes along a single stretch of roadway.
9. Soil volumes for street tree planting should be maximized to increase the area available for root growth.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.13 Street Tree Planting: (continued)

10. Consideration should be given to providing continuous soil trenches, root zone break-out areas to adjacent green spaces, structural soil, and use of suspended pavement systems as possible strategies of increasing soil volumes.
11. Wherever possible, all trees should be offset back from sidewalk and major utility services by a minimum of 2.0 m measured from edge of conflict to edge of tree rootball. If not, possible root barriers should be used.
12. Root barriers should be provided at critical root zone areas adjacent to sidewalks, utilities and other vulnerable infrastructure, to direct surface roots downward and away from potential conflicts.

41.3.14 Open Space:

1. Design varied and interesting public open spaces to foster social interaction, ensuring continuity of pedestrian movement through the site and accommodating a range of recreational uses and activities year-round.
2. Orient open spaces to take advantage of sunlight, with the provision to protect from other climatic elements.
3. Provide amenities such as benches, garbage receptacles, bicycle stands and bollards.
4. Provide an appropriate transition between open spaces (e.g. landscaping, gathering places, architectural elements, varied building line) and orient building elements such as entrances, lobbies, windows, and balconies to face public parks, plazas, and open spaces.
5. Spatial separation, combined with landscape planting, should be considered in all locations where there is an interface between a road and a building, or a major pedestrian access route and a building.
6. Open spaces should be highly accessible and primarily promote passive recreational uses such as walking, jogging, cycling, and informal play opportunities.
7. Open spaces should provide for some level of pedestrian scale lighting to promote safety and encourage limited night-time use.
8. The provision of landscape feature elements such as gazebos, trellises, and pergolas should be encouraged as a way to enhance the visual interest and use of open spaces.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.14 Open Space: (continued)

9. Where structural retaining walls are required, exposed faces should be treated in a manner that is complementary with adjacent landscaping and/or architectural details – so as to limit their overall mass, height and visual impact.
10. Where structural retaining walls are required, exposed faces should be treated in a manner that will discourage graffiti (i.e. treated with anti-graffiti coating). Photo image vinyl wraps should be provided on all utility boxes that are susceptible to graffiti (i.e. tagging).
11. Encourage the provision of streetscape elements of greater distinction within the public realm that should incorporate a high level of urban and functional design. The intent is to create a unique and memorable experience through innovative and creative design.

41.3.15 Screening and Buffering:

1. All roof mounted and building services, including garbage and recycling facilities, should be screened from public view with solid wood fencing and/or massed planting and integrated with the building form and character.
2. Landscaping screening should be used to soften the visual impact of parking areas from the street and increase the visual appearance of the building and surrounding area.
3. Landscaping screening should be used to buffer buildings and parking areas from adjacent residential properties and greenspaces.

41.3.16 Universal and Accessible Design:

1. Design to a high standard of accessibility with the goal of accommodating the needs of all individuals, including children, adults, and seniors, as well as those with visual, mobility, or cognitive challenges.
2. Access ramps and related elements should be visually integrated with the overall building design and site plan so as to not be viewed as an after-thought.

41.3.17 Ancillary Services and Utilities:

1. Locate loading, garbage, storage, utilities and other ancillary services away from street view. All such areas shall be screened and designed as an integral part of the building to minimize impact.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.3 General Development Permit Area Requirements: (continued)

41.3.17 Ancillary Services and Utilities: (continued)

2. Integrate service connections, vents, and mechanical rooms and equipment with the architectural treatment of the building and/or locate to minimize visual intrusion and screen from view with materials and finishes compatible with the building.
3. Create attractive rear alley facades with high quality materials on buildings facing residential areas (e.g. rear building entrances, windows, balconies, plazas, and plantings).

41.4 SUB-ZONE A – SPECIFIC DEVELOPMENT PERMIT AREA REQUIREMENTS

41.4.1 Building Siting and Design:

1. Buildings shall be oriented towards to the street. Where a building is located on a corner property, the building should face both streets to create a strong relationship between building form and the public realm.
2. Primary building entrances shall face the street.
 - a. for mixed-use buildings, separate access shall be provided to residential units and commercial units; and
 - b. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated from one another.
3. Residential uses shall be sited such that they overlook public streets, parks and communal spaces.
4. Building setbacks should encourage outdoor space through the development of outdoor seating, retail display space, additional landscaping and pedestrian connectivity, such as trails and pathways.
5. Developments should strive to both complement and enhance the existing streetscape by reflecting similar front yard setbacks and massing.

41.4.2 Street Wall:

1. For commercial and mixed-use buildings, ground floor frontage must support a façade that is generally aligned to the frontage line with entrances at sidewalk grade. The intent of this frontage is retail uses.

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41.4 SUB-ZONE A – SPECIFIC DEVELOPMENT PERMIT AREA REQUIREMENTS:

41.4.2 Street Wall: (continued)

2. A maximum setback of 5.0 m from the build-to-line may be permitted for the ground floor to provide adequate space for the development of sidewalk patio space.
3. Street façade must be up to the build-to-line within 10 m of a street corner, unless to allow for active passive uses on the street corner such as public court yard, sidewalk cafés, etc.
4. For mixed-use developments, residential storeys should be stepped back by a minimum of 1.5 m from the front parcel line.
5. Buildings more than 4 storeys should be stepped back at the 4th storey by 1.5 m from the front the front parcel line.
6. Buildings up to 6 storeys may step back the top two storeys by an additional 1.5 m from the 4th storey.

41.4.3 Form and Character:

1. Awnings and canopies shall be required for all entrances at ground level. Canopies are preferred for use on building frontages over 15 m and along major pedestrian routes.
2. Canopies and awnings should be used to shelter pedestrians from adverse weather. Canopies and awnings may overlap the sidewalk up to 25% of the off-site sidewalk widths to support permeable pedestrian retail and restaurant space. Canopies and awnings are not to be used as signage.
3. All awnings shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.5 m measured from the sidewalk;
 - b. be constructed of durable, colour-fast material such as reinforced plastic-coated fabric, glass, wood, steel or other high-quality materials; and
 - c. for commercial, institutional, and mixed-use developments, extend out over the sidewalk by a minimum of 1.5 m, with greater coverage desirable in areas of high pedestrian traffic or near bus stops.

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41.4 SUB-ZONE A – SPECIFIC DEVELOPMENT PERMIT AREA REQUIREMENTS:

41.4.3 Form and Character: (continued)

4. All canopies shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.8 m, measured from the sidewalk;
 - b. use canopies that allow natural light to penetrate to storefronts and the sidewalk;
 - c. wood, steel and glass are the preferred materials for canopies; and
 - d. for commercial, institutional and mixed-use developments, extend out over the sidewalk by a minimum of 2.2 m, while maintaining a minimum 1.0 m setback from the curb.

41.4.4 Parking, Loading and Circulation:

1. In general, vehicular access should be from the lane. Where there is no lane, and where the introduction of a lane is difficult or not possible, access may be provided from the street, provided that:
 - a. access is from the long face of the block;
 - b. there is minimal interruption of the pedestrian realm and streetscape treatment;
 - c. waiting or pick-up/drop-off areas are located internal to the site, not in the public right-of-way; and
 - d. there is no more than one interruption per block face and only one curb cut out on the street.

41.4.5 Parking Structures:

1. Garages and vehicle access points into buildings should not terminate on axial views (e.g. views down streets within the vicinity of the site). Where axial views are terminated, design consideration should be given to mitigating the visual impact of such views and to otherwise provide a high degree of human scale and visual interest at visual termination points.
2. Doors and entrances into parking garages should not be visually obtrusive and should not be more visually prominent than any principal entrance to the building.

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41.4 SUB-ZONE A – SPECIFIC DEVELOPMENT PERMIT AREA REQUIREMENTS:

41.4.5 Parking Structures: (continued)

3. Garage entrances should be architecturally integrated into the overall building design with street level exterior building finishes wrapping into the garage opening for a minimum of 2 metres in depth.
4. Doors to parking garages should have an architectural treatment that is primarily expressed as an opaque or semi-opaque door rather than an open screen. Open screens are acceptable if highly detailed and rich in visual interest.
5. Provide functional, well-designed and patron friendly parking structures that will become valued infrastructure elements for the Parkwood village centre.
6. Vehicle entrances should be visible and easily identifiable.
7. Architectural features, such as an arch, canopy, or some different treatment of the façade, may be used to highlight the entry area.
8. Parking structures should have level facades on the street sides (no exposed ramps) and pedestrian-active uses on the ground level.
9. When selecting a site for the development of a parking structure, the site that offers the best possibility for ground-floor retail space should be an important consideration.
10. New parking structures should incorporate other land uses (e.g. first level commercial space or commercial/residential space wrapping one or more sides) whenever possible.
11. Parking structure designs should minimize the impact of commercial space on the first level circulation system.
12. Entry/exit locations should be adequately positioned to account for adjacent traffic patterns and roadway conditions. Entry/exits should provide for easy identification and access from adjacent streets.

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41.4 SUB-ZONE A – SPECIFIC DEVELOPMENT PERMIT AREA REQUIREMENTS:

41.4.6 Open Space:

1. The public realm for sub-zone 'A' should be considered as a series of pedestrian zones in which specific site furnishing, planting and streetscape elements will be located. Zones may include any of the following:
 - a. Edge Zone: immediately adjacent to parking and provides a safety buffer for pedestrian against vehicle encroachment;
 - b. Furniture and Planting Zone: accommodate street tree planting, lighting, site furniture and other fixed objects;
 - c. Pedestrian Clearance Zone: must be kept free of obstructions and provide a continuous linear pathway of an appropriate width to serve anticipated pedestrian flow;
 - d. Frontage and Marketing Zone: is the area directly in front of the building and/or property line. It can be used as flow-out space, patios and outdoor display areas for merchants; and
 - e. Enhanced Public Realm Zone: is the flexible parking space that can be utilized for seating areas.
2. Consideration should be given to the use of rolled curbing in association with decorative metal bollards in high pedestrian and vehicle circulation areas to define and separate movement while maintaining continuity of paving treatment.

41.5.1 Building Siting and Design:

Building setbacks should encourage outdoor space through the development of outdoor seating, retail display space, additional landscaping and pedestrian connectivity, such as trails and pathways.

41.5.2 Street Wall:

1. The street facing wall façade should be orientated to be parallel to the property line and placed as close as possible to the required front yard setback line. The street facing wall façade should be highly detailed and address the street with pedestrian friendly architecture.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.5 SUB-ZONE B – SPECIFIC DEVELOPMENT REGULATIONS

41.5.2 Street Wall: (continued)

2. Street façade must be up to the build-to-line within 10 m of a street corner, unless to allow for active passive uses on the street corner such as public court yard, sidewalk cafés, etc.

41.5.3 Form and Character:

1. Awnings and canopies shall be required for all entrances at ground level. Canopies are preferred for use on building frontages over 15 m and along major pedestrian routes.
2. Canopies and awnings should be used to shelter pedestrians from adverse weather. Canopies and awnings may overlap the sidewalk up to 25% of the off-site sidewalk widths to support permeable pedestrian retail and restaurant space. Canopies and awnings are not to be used as signage.
3. All awnings shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.5 m measured from the sidewalk;
 - b. constructed of durable, colour-fast material such as reinforced plastic-coated fabric, glass, wood, steel or other high-quality materials; and
 - c. for commercial, institutional, and mixed-use developments, extend out over the sidewalk by a minimum of 1.5 m, with greater coverage desirable in areas of high pedestrian traffic or near bus stops.
4. All canopies shall conform to the following minimum requirements:
 - a. have a minimum vertical clearance of 2.8 m, measured from the sidewalk;
 - b. use canopies that allow natural light to penetrate to storefronts and the sidewalk;
 - c. wood, steel and glass are the preferred materials for canopies; and
 - d. for commercial, institutional and mixed-use developments, extend out over the sidewalk by a minimum of 2.2 m, while maintaining a minimum 1.0m setback from the curb.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.5 SUB-ZONE B – SPECIFIC DEVELOPMENT REGULATIONS

41.5.3 Form and Character: (continued)

5. Patios must not be adjacent to a parking lot. Patios must be contained within a defined area and include either hard or soft-surfaced landscaping or a combination of both.
6. Buildings more than 4 storeys should be stepped back at the 4th storey by 1.5 m from the front the front parcel line.
7. Buildings up to 6 storeys may step back the top two storeys by an additional 1.5 m from the 4th storey.

41.5.4 Landscaping:

1. Landscaping must create an aesthetic and functional landscape that focuses on enhancing development and require the following:
 - a. A landscape buffer of a minimum of 3 m required along all roadways, except for where the development is pedestrian oriented; other than the fronting street;
 - b. landscape buffer shall include shrubs and trees with a mixture of 3:1 deciduous to coniferous; and
 - c. landscaping shall include unique treatments such as ornamental rocks, decorative or edible plants, native vegetation and small-scale planting.

41.6 SUB-ZONE C – SPECIFIC DEVELOPMENT REGULATIONS

41.6.1 Form and Character:

There should be a gradual transition from low density development to higher density forms.

41.7 SUB-ZONE D – SPECIFIC DEVELOPMENT REGULATIONS

41.7.1 Form and Character:

Buildings should be designed to have a rustic look and feel using primarily natural materials such as wood and stone, to compliment the primarily natural surroundings.

41.0 PARKWOOD SOUTHLANDS DEVELOPMENT PERMIT AREA

41.7 SUB-ZONE D – SPECIFIC DEVELOPMENT REGULATIONS

41.7.2 Landscaping:

1. Existing landscaping within this sub-zone shall be retained as much as possible.
2. Landscaping must create an aesthetic and functional landscape that focuses on enhancing development and require the following:
 - a. a landscape buffer of a minimum of 3 m required along all roadways other than the fronting street;
 - b. landscape buffer shall include shrubs and trees with a mixture of 3:1 deciduous to coniferous; and
 - c. landscaping shall include unique treatments such as ornamental rocks, decorative or edible plants, native vegetation and small-scale planting.
3. Commercial uses and parking areas shall provide a landscape buffer adjacent to all parks and natural areas consisting of trees planted 1 every 10 metres at a ratio of 3:1 deciduous to coniferous.

SCHEDULE B: ZONING OFFENSES AND PENALTIES

COLUMN 1: OFFENCES	COLUMN 2: SECTION	COLUMN 3: FINE
Building/Site Non-Compliance Offences		
Siting infringement	7.3, 8.3, 9.3, 10.3, 11.3, 12.3, 13.3, 14.3, 15.3, 16.3, 17.3, 18.3, 19.3, 20.3, 21.3, 22.3, 23.3, 24.3, 25.3, 26.3, 27.3, 28.3, 29.3, 30.7.3, 30.8.3, 30.9.3, 30.10.3, 31.7, 32.6.3, 32.7.3, 32.8.3	\$100.00/offence/day
Height infringement	7.3, 8.3, 9.3, 10.3, 11.3, 12.3, 13.3, 14.3, 15.3, 16.3, 17.3, 18.3, 19.3, 20.3, 21.3, 22.3, 23.3, 24.3, 25.3, 26.3, 28.3, 29.3, 30.7.3, 30.8.3, 30.9.3, 30.10.3, 31.7, 32.6.3, 32.7.3, 32.8.3	\$100.00/offence/day
Obstructing corner vision	4.11	\$100.00/offence/day
Over height fence	4.13	\$100.00/offence/day
Accessory building infringement	4.18	\$100.00/offence/day
Insufficient parking	5.0, 5.5, 5.8	\$100.00/offence/day
Failure to provide landscaping	4.12	\$100.00/offence/day
Failure to provide accessible parking as required	5.3	\$100.00/offence/day
Front yard open space infringement	8.3, 9.3, 10.3, 12.3, 13.3, 14.3, 16.3, 30.7.3, 30.8.3, 30.9.3, 32.7.3, 32.8.3	\$100.00/offence/day
External storage of products/materials/containers	4.22, 4.25, 5.2	\$100.00/offence/day
Land Use non-compliance offences		
Failure to license home occupation	4.22	\$100.00/offence/day
Exceed maximum home occupation area	4.22	\$100.00/offence/day
Retail of prohibited goods	4.2, 4.22	\$100.00/offence/day
Prohibited commercial vehicle	4.22	\$100.00/offence/day
Home occupation with person other than inhabitant	4.22	\$100.00/offence/day
Home occupation creating traffic congestion/parking problem	4.22	\$100.00/offence/day
Home occupation creating nuisance	4.22	\$100.00/offence/day
Home occupation involving prohibited materials	4.22	\$100.00/offence/day
Exterior indication of home occupation infringement	4.22	\$100.00/offence/day
Unlawful land use	4.2, 7.2, 8.2, 9.2, 10.2, 11.2, 12.2, 13.2, 14.2, 15.2, 16.2, 17.2, 18.2, 19.2, 20.2, 21.2, 22.2, 23.2, 24.2, 25.2, 26.2, 27.2, 28.2, 29.2, 30.7.2, 30.8.2, 30.9.2, 30.10.2, 31.5, 32.6.2, 32.7.2, 32.8.2	\$100.00/offence/day