

DISTRICT OF FORT ST. JAMES
ZONING BYLAW AMENDMENT NO. 23
BYLAW NO. 903, 2011

A bylaw to amend District of Fort St. James Zoning Bylaw No. 738, 2001.

The Council of the District of Fort St. James enacts as follows:

1. This Bylaw may be cited as “Zoning Bylaw Amendment No. 23, Bylaw No. 903, 2011.”
2. The following sections are added to the bylaw:

2.149 TRANSITION HOUSE

“Transition house” means a facility licensed or authorized by the applicable agency that provides food and lodging with or without charge to two or more persons:

- a) who have experienced violence or are at risk of experiencing violence and require temporary housing; or
- b) being treated under the Mental Health Act; or
- c) receiving foster home services under the Child, Family and Community Service Act; or
- d) receiving personal care, supervision, social or educational training or physical or mental rehabilitative therapy under the Community Care and Assisted Living Act;

but does not include any portion of:

- e) a public or private school; or
- f) a facility licensed under the Hospital Act; or
- g) a home designated or approved as a detention home under the Correction Act.

P-4 SOCIAL SERVICES/CONGREGATE CARE

8.11 PERMITTED USES

The intent of the P-4 zoning district is to provide for public or private facilities combining both administrative and residential uses, including for example, group

homes, transition houses, and residential care facilities. Public and private day care facilities and counselling services would also be appropriate uses.

In the P-4 District, the following uses and no other uses are permitted:

- a) Accessory buildings and uses
- b) Administrative offices ancillary to another prescribed use
- c) Counselling service
- d) Day care centre
- e) Preschool centre
- f) Rest home
- g) Transition house

8.12 ACCESSORY USE –LIVING QUARTERS

In the P-4 District the residential use of one dwelling unit as a caretaker's residence in conjunction with a use in x.1 is permitted.

8.13 HEIGHT OF BUILDINGS AND STRUCTURES

The height of principal buildings and structures shall not exceed 15 metres nor three storeys, whichever is the lesser;

The height of accessory buildings and structures shall not exceed 5 metres.

8.14 LOT AREA AND FRONTAGE

Each lot shall have an area of not less than 500 square metres and a frontage of not less than 15 metres.

8.15 LOT COVERAGE

Maximum lot coverage shall be fifty percent (50%) of the lot area.

8.16 FRONT YARD

A front yard shall be provided of no less than 7.5 metres in depth.

8.17 SIDE YARD

A side yard shall be provided of not less than 1.5 metres in width.

8.18 REAR YARD

A rear yard shall be provided of not less than 7.5 metres in depth.

8.19 OFF-STREET PARKING AND LOADING

Divisions Nine and Ten of this bylaw shall apply for off-street parking and off-street loading respectively.

8.20 WASTE DISPOSAL

Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the Health Act and the Waste Management Act.

3. If any part of this bylaw is held to be invalid by a decision of any court of competent jurisdiction, the invalid portion shall be severed, without affecting the remainder of this bylaw.

READ A FIRST AND SECOND TIME THIS 9th DAY OF NOVEMBER 2011.

PUBLIC HEARING HELD THIS 14th DAY OF DECEMBER, 2011.

READ A THIRD TIME THIS 14th DAY OF DECEMBER, 2011.

ADOPTED THIS 14th DAY OF DECEMBER, 2011.

{Original Signed}

Rob MacDougall, Mayor

{Original Signed}

Kevin Crook, CAO