

DISTRICT OF FORT ST. JAMES

OFFICIAL COMMUNITY PLAN AMENDMENT NO. 10

BYLAW NO. 919, 2012

A bylaw to amend “Official Community Plan Bylaw No. 872, 2010.”

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

1. This Bylaw may be cited as Official Community Plan Amendment No. 10, Bylaw No. 919, 2012.”
2. “Official Community Plan Bylaw No. 872, 2010” is amended as follows:

Table 7 is deleted and replaced with Table 7 below:

Table 7 - Housing Densities		
Residential Designation	Maximum Density	Overall Intent
Rural Holdings	1 lot per 20 hectares	Areas to be maintained in resource use such as forestry and agriculture, as well as natural open spaces
Rural A – Large Rural Residential	1 lot per 10 hectares	Rural A is a low density rural residential development, including hobby farms.
Rural B – Small Rural Residential	1 lot per 2 hectares	Rural B is a moderate density rural residential development.
Rural C – Existing Rural Residential	1 lot per 1300m ²	Rural C reflects those areas within the District where areas of smaller rural residential lots already exist.
Urban	Maximum 100 units per hectare	Within Urban Containment Boundary to provide a mix of 75% single-detached homes and 25% Multi-Family Homes

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 19th DAY OF SEPTEMBER 2012.

PUBLIC HEARING HELD THIS 24th DAY OF OCTOBER 2012.

READ A THIRD TIME THIS 24th DAY OF OCTOBER 2012

ADOPTED THIS 24th DAY OF OCTOBER, 2012.

{Original Signed}

{Original Signed}

Rob MacDougall, Mayor

Kevin Crook, CAO