

DISTRICT OF FORT ST. JAMES

ZONING BYLAW AMENDMENT NO. 26

BYLAW NO. 920, 2012

A bylaw to amend “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. 26, Bylaw No. 920, 2012.”
2. “Zoning Bylaw No. 738, 2001” is amended as follows:

Sections 4.84 through 4.94 are inserted following section 4.83:

R-6 RESIDENTIAL – HIGH DENSITY

4.84 PERMITTED USES

The intent of the R-6 zoning district is to accommodate the demand for higher density multiple-family dwelling use for apartment buildings and rest homes. Limited commercial uses are permitted in conjunction with a primary residential use. Full urban services to be provided.

In the R-6 District, the following uses and no other uses are permitted:

- a) residential use - apartment building;
- b) rest home
- c) commercial uses in conjunction with permitted residential uses including:
 - catering establishment
 - commercial office
 - medical or dental clinic
 - personal service establishment
 - restaurant
 - retail store
- d) public assembly uses in conjunction with permitted residential uses including:
 - gymnasium
 - meeting hall

- swimming pool
- e) accessory buildings and uses;

The regulations in Sections 4.84. to 4.94 of this bylaw apply in the R-6 District.

4.85 DWELLING DENSITY

In the R-6 District, the maximum density permitted on any lot shall not exceed 100 dwelling units per hectare.

4.86 HEIGHT OF BUILDINGS AND STRUCTURES

- a) The height of principal buildings and structures shall not exceed the lesser of 12 metres or three storeys.
- b) No accessory building or structure shall exceed 5 metres in height.

4.87 LOT AREA AND FRONTAGE

Each lot shall have an area of not less than 1,000 square metres and a frontage of not less than 30 metres.

4.88 LOT COVERAGE, MINIMUM FLOOR SPACE AND MINIMUM BUILDING WIDTH

Maximum lot coverage shall not exceed forty-five percent (50%) of the lot area, with a minimum floor space of 100 square metres and a minimum building width of 10.0 metres.

4.89 FRONT YARD

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

4.90 SIDE YARD

A side yard shall be provided of not less than 3.0 metres on each side of the building.

4.91 REAR YARD

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

4.92 SIGNS

The following signs and notices are permitted:

- a) one "for rent" or "for sale" sign not exceeding one square metre in area on any lot;

- b) one sign to indicate the name of the building not exceeding one square metre located above or adjacent to the main entrance to the building.
- c) for each business or public assembly use, one sign to indicate the name of the business, not exceeding one square metre located above or adjacent to the main entrance to the building or above or adjacent to each separate business entrance.

4.93 OFF-STREET PARKING

Off-street parking shall be provided in accordance with Division Nine of this bylaw.

4.94 ACCESSORY BUILDINGS

- a) Accessory structures shall not exceed two.
 - b) Accessory structures shall not be located in the required front yard.
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