

DISTRICT OF FORT ST. JAMES

ZONING AMENDMENT

BYLAW NO. 1086, 2025

A Bylaw to create a new RU-1a Zone and to rezone a portion of the lands legally known as Part of District Lot 3185, Range 5, Coast District, Plan 5043, except Plan 6586 from RU-2 to RU-1a and P-1.

The Council of the District of Fort St. James in open meeting assembled, enacts as follows:

CITATION

1. This Bylaw may be cited for all purposes as the “Zoning Amendment Bylaw No. 1086, 2025.”

AMENDMENTS

2. That “District of Fort St. James Bylaw No. 738, 2001”, be amended as follows:
 - (a) That Division Four – Residential Districts is amended by inserting the “RU-1a Rural Residential – Small Holding One Acre” zone.
 - (b) That, following the “RU-1a Rural Residential – Small Holding One Acre” heading, Sections 4.95 to 4.105 are inserted as follows:

4.95 PERMITTED USES

The intent of the RU-1a zoning district is to accommodate the demand for single family dwellings on small rural lots that are connected to municipal water and sewer services.

In the RU-1a district, the following uses and no other uses are permitted:

- a) residential use – single family dwelling;
- b) day care centre;
- c) church;
- d) home occupation;
- e) accessory buildings and uses;

- f) bed and breakfast accommodation; and
- g) the keeping of horses with one horse allowed per 4,046 square metres.

The regulations in Sections 4.96 to 4.105 of this bylaw apply to the RU-1a District.

4.96 DWELLING DENSITY

In the RU-1a District, no more than one single family dwelling is allowed per lot.

4.97 HEIGHT OF BUILDINGS AND STRUCTURES

- a) The height of principal buildings and structures shall not exceed 10 metres;
- b) No other building or structure shall exceed 7 metres in height.

4.98 LOT AREA AND STRUCTURES

Each lot shall have an area of not less than 4,047 square metres and a frontage of not less than 18 metres.

4.99 LOT COVERAGE, MINIMUM FLOOR SPACE AND MINIMUM BUILDING WIDTH

Maximum lot coverage shall be twenty-five percent (25%) of the lot area.

4.100 FRONT YARD

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

4.101 SIDE YARD

A side yard shall be provided of not less than 2 metres on each side of the building and 4.5 metres from any side yard that abuts a Highway.

4.102 REAR YARD

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

4.103 SIGNS

- a) One day care centre signboard not exceeding one square metre in area on any lot;
- b) One “for rent” or “for sale” sign, not exceeding one square metre in area on any lot; and
- c) One professional practice, home craft, or occupation identity sign not exceeding one square metre in area on any lot.

4.104 ACCESSORY BUILDINGS

- a) A maximum of two accessory buildings or structure is permitted;
- b) Accessory buildings or structures shall not be located in the required front yard or within 1 metre of a side or rear lot line; and
- c) Accessory uses shall include the keeping of horses provided that:
 - i. The lot size is a minimum of 4,046 square metres; and
 - ii. Only one horse allowed per 4,046 square metres of each lot.

4.105 OFF-STREET PARKING

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

- (c) That Part of District Lot 3185, Range 5, Coast District, Plan 5043, except Plan 6586, be rezoned from RU-2 to RU-1a and P-1 as shown on Schedule 'A', attached to and forming part of this bylaw.

CONSEQUENTIAL AMENDMENTS

- 3. The Zoning Bylaw is further amended by making any consequential changes required to give effect to the amendments enumerated in this Bylaw, including any necessary corrections to the format, grammar, punctuation, and numbering, and to any Tables of Contents.

READ FOR A FIRST TIME THIS **8** DAY OF **APRIL** , 2025.
CONSIDERED AT PUBLIC HEARING DAY OF , 2025
READ FOR A SECOND TIME THIS DAY OF , 2025.
READ FOR A THIRD TIME THIS DAY OF , 2025.
ADOPTED THIS DAY OF , 2025.

Mayor

Corporate Officer

Schedule 'A'



Zoning Amendment
Bylaw No. 1086, 2025

