



NOTICE OF PUBLIC HEARING

District of Fort St. James will hold Public Hearing 2025-01 at 5:00 PM on Tuesday, June 17, 2025 at District Council Chambers, 477 Stuart Drive West, Fort St. James, BC V0J 1P0

TRADITIONAL LAND ACKNOWLEDGEMENT

We would like to acknowledge that this gathering is being held on the unceded traditional territory of the Nak’azdli Whut’en where we live, work, and play.

AGENDA

<i>No.</i>	<i>Item Name</i>	<i>Page</i>
1.	OPENING STATEMENTS	
2.	STONES BAY RD - That Part of District Lot 3185 Range 5 Coast District Plan 5043 except Plan 6586	
2.1	Opening Statements	
2.2	Staff Report, April 8, 2025	3 - 19
2.3	Official Community Plan Amendment Bylaw No. 1085, 2025	20 - 22
2.4	Zoning Amendment Bylaw No. 1086, 2025	23 - 27
2.5	Correspondence	28 - 29
	• Brenda Gouglas, June 13, 2025	
2.6	Public Comment	
3.	449 STUART DR. W	
3.1	Opening Statements	
3.2	Staff Report, April 22, 2025	30 - 31
3.3	Zoning Amendment Bylaw No. 1090, 2025	32
3.4	Correspondence	
	• No written correspondence received.	

3.5 Public Comment

4. ADJOURNMENT

4.1 Public Hearing Completion

THAT Public Hearing 2025-01 is complete, and Council adjourns the Hearing.



Date: April 8, 2025
Report to: Mayor and Council
From: Alexander Bihori, Corporate Officer
Subject: **OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and Bylaw No. 1086, 2025)**

RECOMMENDATIONS

1. THAT Council gives first reading to “Official Community Plan Amendment Bylaw No. 1085, 2025”.
2. THAT Council gives first reading to “Zoning Amendment Bylaw No. 1086, 2025”.
3. THAT Council refers both “Official Community Plan Amendment Bylaw No. 1085, 2025” and “Zoning Amendment Bylaw No. 1086, 2025” to Public Hearing.
4. THAT Council direct staff to complete the following items prior to Council’s consideration of final adoption, should Council grant second and third readings to “Official Community Plan Amendment Bylaw No. 1085, 2025” and “Zoning Amendment Bylaw No. 1086, 2025”:
 - a. Submission of the first phase subdivision plan to the satisfaction of the Approving Officer;
 - b. Ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, and the physical construction of lot grading, and associated erosion and drainage control measures are addressed to the satisfaction of the Chief Administrative Officer;
 - c. Finalize, execute and deliver the following agreements in Land Title Office registrable form:
 - i. Section 219 ‘No Build’ Covenant to ensure all park lands transferred to the District will be undeveloped; and
 - ii. Such other Land Title Office registrable agreements as may be required by the District.

ALTERNATE RECOMMENDATION

THAT Council direct staff to continue discussions with the applicant and return with a revised proposal for OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 that addresses the following concerns:

- [Council concerns listed here]

District of Fort St. James
OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and
Bylaw No. 1086, 2025)
Regular Council Meeting No. 2025-07
Tuesday, April 8, 2025
Page 2 of 8

OR

THAT Council DENY OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01.

PURPOSE

Canyon Tree Farms Inc. (The Applicant) has applied to the District for an OCP amendment and rezoning to facilitate a two-phase subdivision that will create 29 lots. These newly created lots will have paved roads and will be serviced by District water and sewer. The site is currently designated as 'Rural B – Small Rural Residential' and 'Greenbelt' and zoned 'RU-2 Rural Residential'.

BACKGROUND

Implementation of the proposed development requires Council consideration of both "Official Community Plan Amendment Bylaw No. 1085, 2025" and "Zoning Amendment Bylaw No. 1086, 2025".

The OCP Amendment Bylaw will redesignate a portion the subject site and update select OCP policies to facilitate the proposed development. The Rezoning Bylaw will create and rezone a portion of the subject site to a new 1-acre rural residential zone. The purpose of these amendments is to facilitate the development of a two-phase 29-lot rural residential subdivision with park dedication and trail access across the remnant parcel.

PROPOSAL

The proposal includes:

- **OCP Amendment:**
 - Redesignating a portion of the subject site from 'Rural B - Small Rural Residential' to 'Rural C – Rural Residential' and 'Park' land use designations.
 - Amending Table 7 - Housing Densities in Section 5.1 to rename the 'Rural C – Existing Rural Residential' designation to 'Rural C – Rural Residential'.
 - Amending Table 7 – Housing Densities in Section 5.1 to change the intent of the 'Rural C – Rural Residential' designation to support moderate density rural residential development.
- **Rezoning and Subdivision:**
 - Amending *Zoning Bylaw No. 738, 2001* to create a new 'RU-1a Rural Residential - Small Holding One Acre' Zone.
 - Rezoning and subdividing a portion of the subject site from 'RU-2 Rural Residential' to 'RU-1a Rural Residential - Small Holding One Acre' (29 lots) and 'P-1 Parks and Schools' (two lots). The preliminary concept for the site shows the development occurring in two phases.

District of Fort St. James
 OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and Bylaw No. 1086, 2025)
 Regular Council Meeting No. 2025-07
 Tuesday, April 8, 2025
 Page 3 of 8

- **Servicing:**
 - Constructing infrastructure to service future residential development on a portion of the subject site.

SITE AND CONTEXT

The subject site is:

- Located immediately north of Stones Bay Road and west of Stuart Lake Highway;
- Approximately 34.28 hectares (84.72 acres) in size.

The following table describes the location’s characteristics, land use designations and zoning for the lots adjacent to the subject site:

	Locational Characteristics	OCP Land Use Designations	Zones
North	<ul style="list-style-type: none"> • Three forested lots • Rural Residential lots located in the Regional District of Bulkley Nechako (RDBN) 	<ul style="list-style-type: none"> • Rural Holdings • Greenbelt 	<ul style="list-style-type: none"> • RU-2 Rural Residential • P-2 Institutional • R5 Country Residential Zone in the RDBN
West	<ul style="list-style-type: none"> • Two forested lots 	<ul style="list-style-type: none"> • Rural B – Small Rural Residential • Greenbelt 	<ul style="list-style-type: none"> • RU-2 Rural Residential
East	<ul style="list-style-type: none"> • A cemetery • Highway 27 • One forested lot 	<ul style="list-style-type: none"> • Institutional • Rural B – Small Rural Residential 	<ul style="list-style-type: none"> • P-1 Parks and Schools
South	<ul style="list-style-type: none"> • One forested lot • Parkland 	<ul style="list-style-type: none"> • Rural C – Existing Rural Residential • Park 	<ul style="list-style-type: none"> • RU-1 Rural Residential - Small Holding • P-2 Institutional

POLICY ANALYSIS

Official Community Plan (OCP)

The subject site is currently designated ‘Rural B – Small Rural Residential’ and ‘Greenbelt’.

OCP Policy Compliance

The proposed OCP amendment is supported by the following OCP policies and objectives:

- **Policy 3.4 a):** To recognize the need for a variety of housing choices to meet the needs of area residents.
 - The proposed development will provide additional housing supply and choice in the District of Fort St. James via the creation of a new one-acre lot size.

District of Fort St. James
OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and
Bylaw No. 1086, 2025)
Regular Council Meeting No. 2025-07
Tuesday, April 8, 2025
Page 4 of 8

- **Policy 3.4 b):** To work with First Nations and other governments, and the public to minimize land use conflicts by planning for compatible adjacent uses which respect the use and scale of their surroundings.
 - The proposed development will provide a suitable transition from the District’s urban areas to the south and the Greenbelt lands to the north).

- **Policy 5.3 ii.:** It is the policy of Council that the future residential land uses of the District shall be developed and staged in a manner that most efficiently utilizes existing infrastructure.
 - The proposed development makes use of the existing servicing that runs along Stones Bay Road. Utilizing existing District infrastructure supports sustainable and efficient land development and reduces the pressure and financial impacts associated with extending municipal servicing.

- **Policy 9.2 c):** It is the objective of Council to link parks and greenbelts through pedestrian and trail infrastructure.
 - The proposed development provides access to greenbelt trails via new road dedications. Furthermore, approval of the OCP amendment and rezoning would be subject to the submission of a development concept for the second phase of the proposed development, including trail access locations across the remnant parcel to the north.

- **Policy 9.3 e):** It is the policy of Council to acquire 5% of subdivided land for park or cash-in-lieu of land dedication. The determination of whether land or cash-in-lieu is required by Council is to be based on the following:
 - a. Land dedication will be prioritized according to the provision of the different types of parkland described above.
 - b. Small areas (less than 0.5 hectares) are not acceptable for dedication, except where a significant natural/cultural feature is protected or viewscape secured.
 - c. Land that is environmentally sensitive or of significant slope is not acceptable for dedication.
 - d. Provision of trails and walkways to parks and schools may be required by Council, but land made available for this purpose is not to be included in the 5% park dedication.
 - e. Cash-in-lieu of park land shall be calculated upon the basis of the original parcel area (less the area required for public roads) and a minimum of 5% of this area will be provided as cash-in-lieu
 - f. Funds acquired from cash-in-lieu is to be utilized for acquire future parkland or toward the development of parks or trails.
 - The proposed development currently provides less than 5% park dedication, either further park dedication or cash-in-lieu will be required to be negotiated prior to adoption.

District of Fort St. James
OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and
Bylaw No. 1086, 2025)
Regular Council Meeting No. 2025-07
Tuesday, April 8, 2025
Page 5 of 8

The following policy has been included for the purposes of Council consideration:

- **Policy 5.3 viii:** It is the policy of Council to provide limited utility services to Rural Residential areas within the District, and will not include District water and sewer. New rural residential subdivisions in this designation shall, be serviced with paved roads. The minimum lot size shall be as indicated on Table 7.
 - While the OCP does not generally support providing District water and sewer services to areas designated as Rural Residential, in this instance, the subject site is already served by District water and sewer services which run adjacent to the site. The applicant will provide connections to District water and sewer services at their own cost. This requirement will be included within the works and services agreement to be secured as a condition of subdivision approval. It is considered that Policy 5.3 viii refers to the expansion of new District water and sewer services to support new development where no adjacent District services currently exist.

Official Community Plan Amendment Bylaw No. 1085, 2025

In order to facilitate the proposed development, including the provision of District water and sewer servicing, the following text amendments to the OCP are proposed:

- Amend Table 7 - Housing Densities to rename the 'Rural C – Existing Rural Residential' designation to 'Rural C – Rural Residential'.
 - **Rational for the text amendment:** Removal of the word 'existing' means the land use designation is better able to accommodate future moderate density residential development instead of limiting it to existing lots. This supports the general convention that the OCP is meant to be a future planning document, and limiting a designation to existing does not plan for the future. This supports greater housing diversity to respond to the District's current housing needs. The creation of the RU-1a zone would restrict the proposed development from creating lots smaller than 1-acre.
- Amend the Intent of the Rural C designation to clarify where 1-acre residential lots are appropriate.
 - **Rational for the text amendment:** The Rural C designation limits development to existing lots. The proposed text amendment supports new low density residential development that conforms with the general intent of the designation's maximum density or minimum lot size of one lot per 1,300 square metres. The proposed RU-1a zone will restrict the proposed development from creating new lots that are less than 1-acre in size. The proposed text amendment provides greater flexibility to accommodate 1-acre lots in appropriate locations.
- Amend Section 5.3 subsection i. to remove reference to municipal services.
 - **Reason for the text amendment:** Section 5.3 subsection i. notes that municipal services should be contained to the Urban Containment Boundary (UCB). However, municipal services in this instance already run parallel to the site and are located outside of the UCB. Removal of the reference to municipal services provides the District with greater

District of Fort St. James
OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and
Bylaw No. 1086, 2025)
Regular Council Meeting No. 2025-07
Tuesday, April 8, 2025
Page 6 of 8

development flexibility, while also enabling the proposed development to comply with the OCP policy framework.

- Repeal and delete Section 5.3 Policy ix.
 - **Reason for the text amendment:** Section 5.3 (ix) notes that the Rural C designation will not be expanded. The repeal and deletion of this policy facilitates the development of the proposed 1-acre lots without the need to create a new land use designation. This supports greater housing diversity within Fort St. James, while supporting a streamlined land use framework. The District of Fort St. James is currently in the process of updating the OCP which was last updated in 2010. This process provides Council with an opportunity to consider an updated land use framework that responds to current housing needs. This may include revisions to the Rural Residential designations and associated policies.
 - The Rural B designation has a maximum density of 1 lot per 2 hectares and therefore would not be able to accommodate the proposed development.

ZONING BYLAW

Zoning Amendment Bylaw No. 1086, 2025

The application proposes to:

- Create a new 'RU-1a Rural Residential – Small Holding One Acre' Zone (See Attachment 4).
 - **Reason for the new RU-1a zone:** The 'RU-1 Rural Residential – Small Holding' Zone limits development to one dwelling per 1,300 square metres. The new RU-1a zone would support greater housing diversity in Fort St. James by permitting 1-acre lots. The proposed RU-1a zone would allow for lots with a minimum lot area of 4,047 m² (1 acre) and a minimum frontage of 18 metres. The proposed zone is similar to the RDBN's 'R5 Country Residential' Zone.
- Rezone of a portion of the subject site from 'RU-2 Rural Residential' to 'RU-1a Small Holding One Acre' and 'P-1 Parks and Schools'.

SITE CONCEPT AND DESIGN

- The site concept plan provided, shows 29 lots of approximately 4,047 m² (1-acre) in area, with two park lots, and trails extending across the remnant parcel towards the lands designated as 'Greenbelt' to the north.
- The lots would be accessed by two roads extending north from Stones Bay Road and an east-west connecting road on the subject site.
- Two parks are proposed at the eastern and western extents of the subject site.

District of Fort St. James
OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and
Bylaw No. 1086, 2025)
Regular Council Meeting No. 2025-07
Tuesday, April 8, 2025
Page 7 of 8

SUBDIVISION, SERVICING, AND STREETScape

As part of this subdivision, the applicant will be required to:

- Construct three local roads, two of which will extend north from Stones Bay Road to provide access to the proposed development. The third road provides east-west connection between the two access roads and is located on the subject site;
- Extend sanitary, water, and storm water services through the new access roads and provide service connections to each residential lot;
- Provide two dedicated parks at the eastern and western extents of the subject site; and
- Undertake physical construction of lot grading (clearing and excavation) and associated drainage works.

PUBLIC ACCESS TO TRAILS

There are a number of trails that currently cross the subject site, as show in the District’s Master Trails Plan. The applicant has agreed to protect future trail access through the site, as this is a priority for the community. Therefore, approval of the OCP amendment and rezoning is subject to the applicant preparing a plan that is acceptable to the Chief Administrative Officer, that identifies and secures future trail linkages through the remnant portion of the subject site. This requirement will be secured as a condition of subdivision approval.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS

In accordance with Section 464 of the *Local Government Act*, a Public Hearing is required to be held.

In accordance with Section 464(4) of the *Local Government Act* and “District of Fort St. James Development Procedures Bylaw No. 1029, 2021”, staff will mail or otherwise deliver a notice to adjacent property owners and tenants (within 100m) whose interest in property may be affected by this application.

In accordance with Section 466(3) and Section 466(3.2) of the *Local Government Act* the notice of Public Hearing is required to be published in accordance with section 94 of the *Community Charter*, and the last publication of the notice must be not less than 3 days and not more than 10 days before he public hearing.

EXTERNAL AGENCY/PUBLIC COMMENTS

Council previously passed Resolution No. 2023-19-04 which identified the following referral bodies for consultation (**Appendix B**):

Nak’azdli Whut’en

- Requested archaeological impact assessment, environmental impact assessment, and wildlife assessments before commenting.

District of Fort St. James
 OCP/Zoning Bylaw Amendment Application No. 3360/6482-20-24-01 (Bylaw No. 1085, 2025 and
 Bylaw No. 1086, 2025)
 Regular Council Meeting No. 2025-07
 Tuesday, April 8, 2025
 Page 8 of 8

Regional District of Bulkley-Nechako

- No concerns.

Ministry of Transportation and Infrastructure

- Noted that there should be no direct access to the subdivision from Highway 27, no drainage into MOTI drainage systems, and the proposed development should respect setback as per section 12 of Provincial Undertakings Regulation.
- The proposed development has been modified to provide site access from Stones Bay Road only. The proposed development will not drain into the MOTI drainage system.

School District No.91

- No comments.

Northern Health

- No comments.

BC Assessment

- No concerns.

BC Hydro

- No concerns, reserved comments for following a further review of the final subdivision plan once submitted.

COMMUNICATIONS

Further communication with the applicant will be required following Council’s decision. This will be to finalize the *Land Title Act* Section 219 Covenant to prevent development on the land to be dedicated as Park, the works and service agreement, and to review and finalize the subdivision layout and trails strategy.

ATTACHMENTS

Appendix A: Application Maps

Appendix B: Referral Responses Received

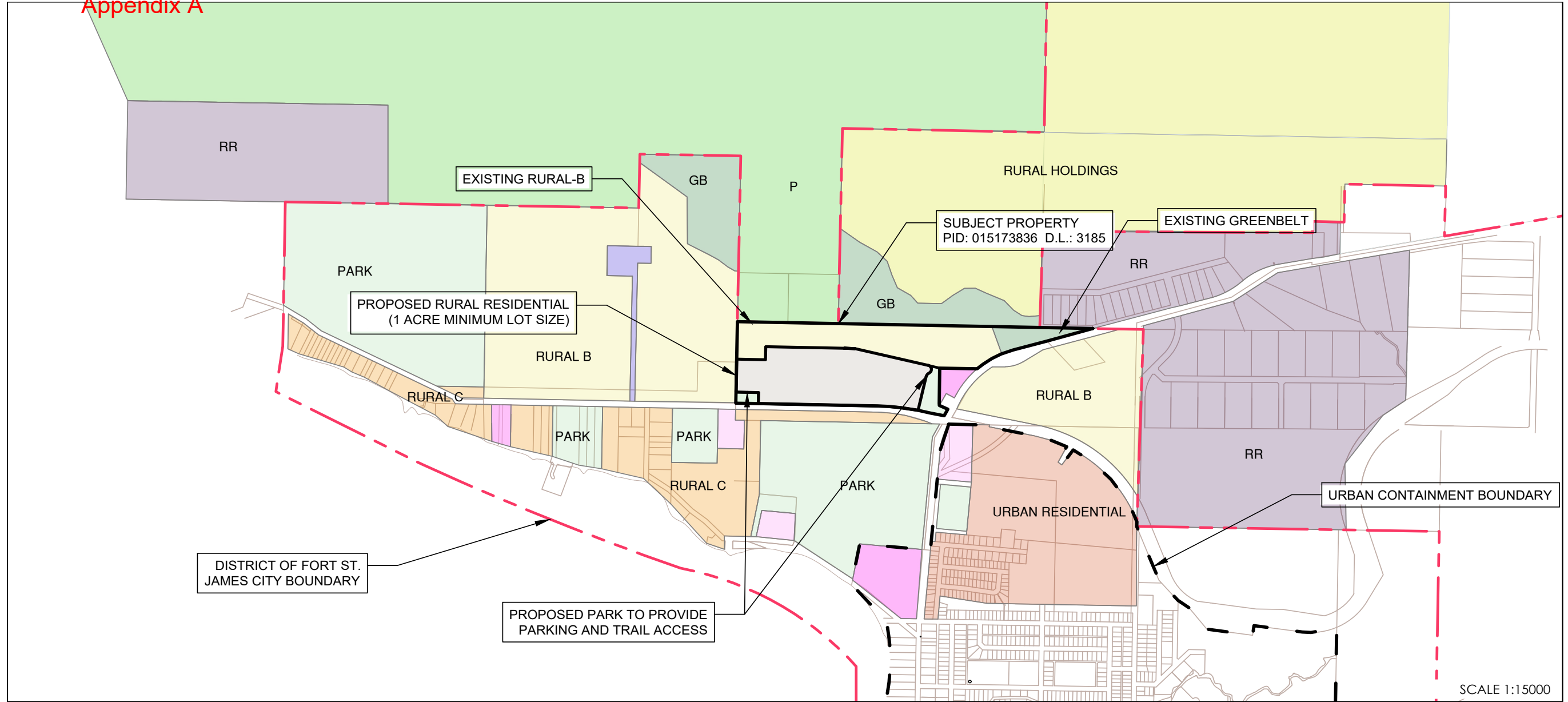
Official Community Plan Amendment Bylaw No 1085, 2025

Zoning Amendment Bylaw No. 1086, 2025

SIGN OFF

Submitted by:	Alexander Bihori, Corporate Officer
Internal Review by:	Susan Clarke, Chief Financial Officer

Appendix A



URBAN RESIDENTIAL	GREEN BELT
RURAL A - LARGE RURAL RESIDENTIAL	PARK
RURAL B - SMALL RURAL RESIDENTIAL	TOURIST / HIGHWAY COMMERCIAL
RURAL C - EXISTING RURAL RESIDENTIAL	INSTITUTIONAL
RURAL HOLDINGS	UTILITY

PARKS AND RECREATION (P)	
RURAL RESIDENTIAL (RR)	
RESOURCE (RE)	

NOTES

OCP DESIGNATIONS

- RURAL B: MODERATE DENSITY RURAL RESIDENTIAL DEVELOPMENTS.
- RURAL C: AREAS WITHIN THE DISTRICT WHERE AREAS OF SMALLER RURAL RESIDENTIAL LOTS ALREADY EXIST

CANYON TREE FARMS | FIG 1

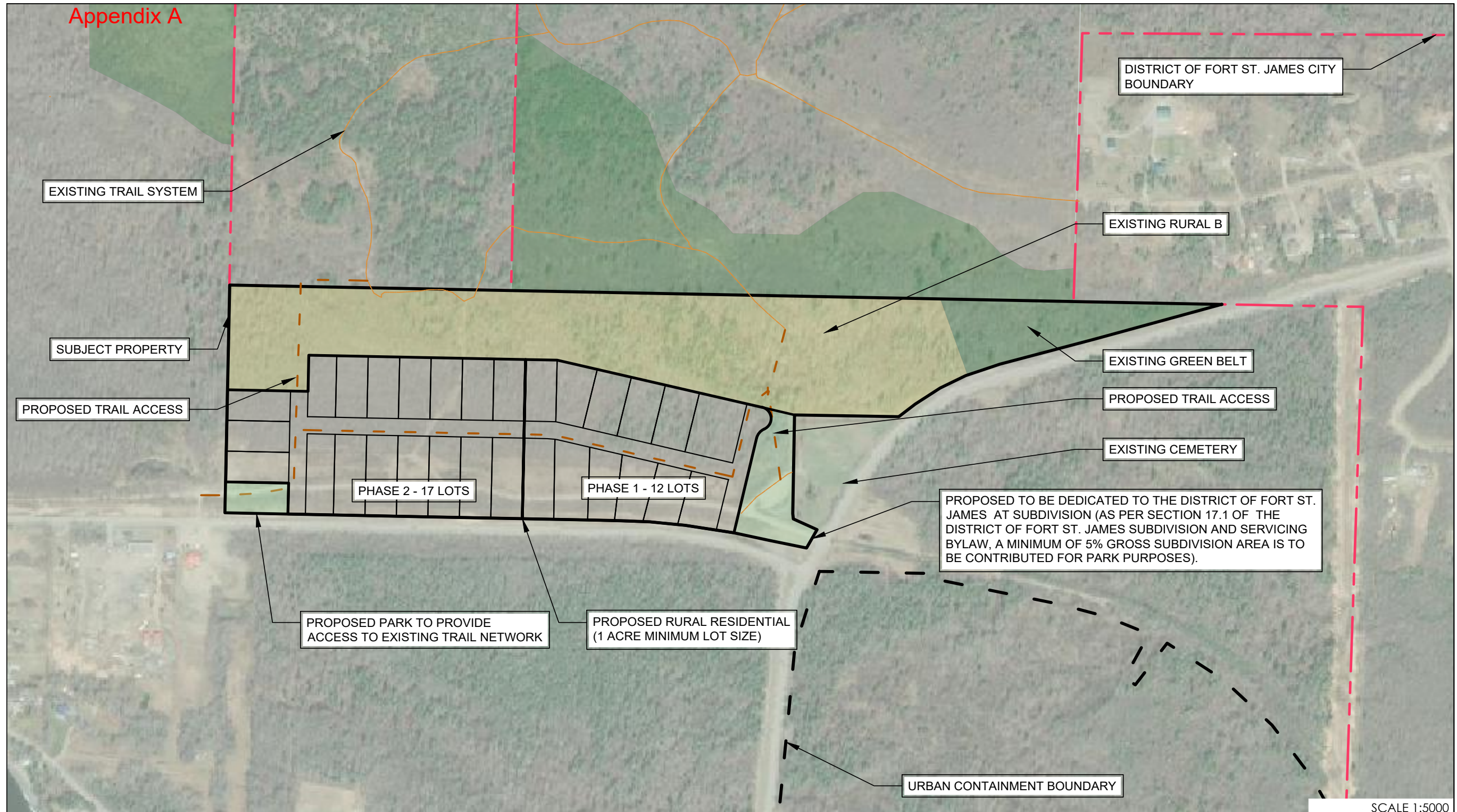
EXISTING/PROPOSED OCP DESIGNATIONS AND ZONING

STONES BAY ROAD OCP AMENDMENT

CONCEPT ONLY: THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.



June 17, 2024



- NOTES:
- TOTAL LOT SIZE = 34.28 HECTARES (84.72 ACRES)
 - TOTAL PROPOSED PARK ALLOCATION = 1.68 HA (4.15 AC)



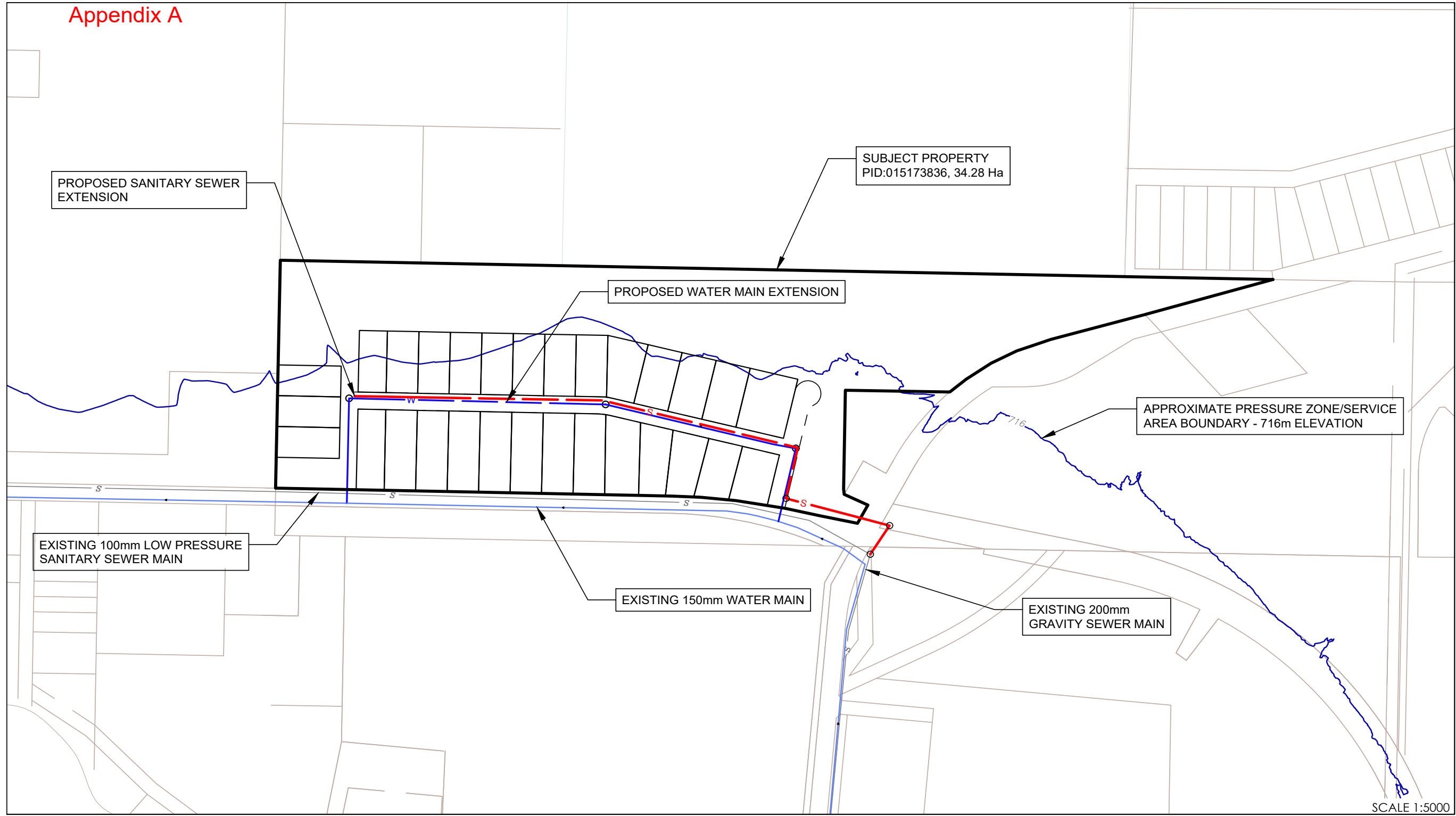
July 18th, 2024

CANYON TREE FARMS | FIG 2

PROPOSED LAND USE PLAN
STONES BAY ROAD OCP AMENDMENT

CONCEPT ONLY: THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.

Appendix A



SCALE 1:5000

CANYON TREE FARMS | FIG 3

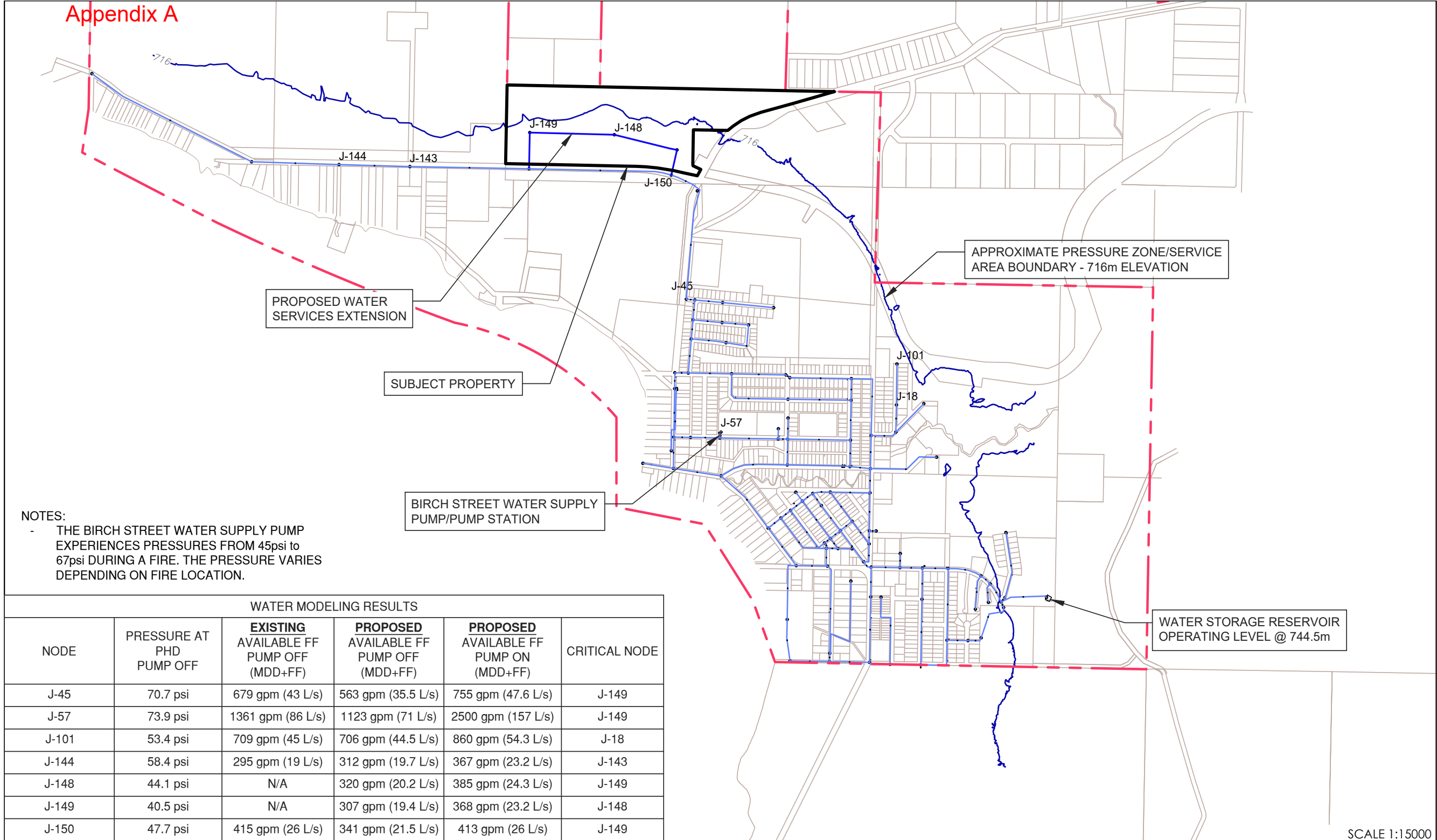
SITE SERVICING
STONES BAY ROAD OCP AMENDMENT



July 17th, 2024

CONCEPT ONLY: THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.

Appendix A



NOTES:
 - THE BIRCH STREET WATER SUPPLY PUMP EXPERIENCES PRESSURES FROM 45psi to 67psi DURING A FIRE. THE PRESSURE VARIES DEPENDING ON FIRE LOCATION.

WATER MODELING RESULTS

NODE	PRESSURE AT PHD PUMP OFF	EXISTING AVAILABLE FF PUMP OFF (MDD+FF)	PROPOSED AVAILABLE FF PUMP OFF (MDD+FF)	PROPOSED AVAILABLE FF PUMP ON (MDD+FF)	CRITICAL NODE
J-45	70.7 psi	679 gpm (43 L/s)	563 gpm (35.5 L/s)	755 gpm (47.6 L/s)	J-149
J-57	73.9 psi	1361 gpm (86 L/s)	1123 gpm (71 L/s)	2500 gpm (157 L/s)	J-149
J-101	53.4 psi	709 gpm (45 L/s)	706 gpm (44.5 L/s)	860 gpm (54.3 L/s)	J-18
J-144	58.4 psi	295 gpm (19 L/s)	312 gpm (19.7 L/s)	367 gpm (23.2 L/s)	J-143
J-148	44.1 psi	N/A	320 gpm (20.2 L/s)	385 gpm (24.3 L/s)	J-149
J-149	40.5 psi	N/A	307 gpm (19.4 L/s)	368 gpm (23.2 L/s)	J-148
J-150	47.7 psi	415 gpm (26 L/s)	341 gpm (21.5 L/s)	413 gpm (26 L/s)	J-149

SCALE 1:15000

CANYON TREE FARMS | FIG 4
WATER MODELLING
 STONES BAY ROAD OCP AMENDMENT



July 17th, 2024

CONCEPT ONLY: THIS DRAWING IS AN ARTISTIC REPRESENTATION OF DESIGNS PREPARED BY STANTEC CONSULTING LTD. IT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. COPYRIGHT RESERVED.

Appendix B

October 3, 2023

Hi Gwendolyn. The Regional District of Bulkley-Nechako has no concerns with Official Community Plan Bylaw No. 872, 2010, and Zoning Bylaw No. 738, 2001. Is this e-mail adequate as a referral response, or would you like a formal letter?

Jason Llewellyn, MSc., RPP
Director of Planning
Regional District of Bulkley-Nechako / www.rdbn.bc.ca
jason.llewellyn@rdbn.bc.ca / Direct Line: 250-692-1225
37 3rd Avenue / PO Box 820, Burns Lake, BC, V0J 1E0
Office Phone: 250-692-3195 / 1-800-320-3339

I respectfully acknowledge that I live and work on the traditional territories of the First Nations in the Bulkley and Nechako watersheds.

This message is intended for the addressee(s) named and is confidential. The message must not be circulated or copied without the prior consent of the sender or the sender's representative Corporation.

Appendix B



Ministry of
Transportation
and Infrastructure

Our File: 2023-03995
Date: September 11, 2023

Response To: District of Fort St. James
Item Referred: **OCP amendment.**
General Location: Stones Bay Road and Highway 27
Application Reviewed By: Solangel Chavez

RESPONSE SUMMARY

The Ministry of Transportation & Infrastructure (MoTI) has received the above noted referral from the District of Fort St. James regarding the proposed OCP amendment. The application has been reviewed and approved. Please note the following:

- The Ministry does not support direct access to Highway 27 for the proposed development.
- No storm drainage shall be directed to MoTI drainage system. This includes but is not limited to collection and run-off of the internal road system.
- MoTI setback requirements to be followed as per Section 12 of the Provincial Undertakings Regulation ([here](#))

Restriction on placement of buildings or other structures

12 *An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:*

(a) if a public lane or alley provides secondary access to the property, 3 m;

(b) in any other case, 4.5 m.

Please contact me at [REDACTED] or email Solangel.Chavez@gov.bc.ca if you have any questions.

Sincerely,



Solangel Chavez
Senior Development Officer
Fort George District

Ministry of
Transportation &
Infrastructure

Fort George District

Mailing Address:
360 – 1011 Fourth Avenue
Prince George, BC V2L 3H9
Telephone: (250) 565-4410
Facsimile: (250) 565-6065

Site Address:
360 – 1011 Fourth Avenue
Prince George, BC V2L 3H9

Web Address:
www.gov.bc.ca/tran

Appendix B

Email sent August 24, 2023

Hi Ellen,

Thank you for your reply. I can answer most of your questions.

Yes, there is water and sewer along Stones Bay Road extending past the proposed subdivision. The developer intends to provide water and sewer connections to all lots.

Our OCP and zoning bylaws do not permit rural lots less than 2 hectares in area, so the first step is to redesignate and rezone the lands to urban residential. This zoning would permit lots as small as 500m². Although the developer is proposing larger lots, the subdivision plan is preliminary and not tied to the rezoning so he would be free to reduce the lot sizes once the property has been rezoned.

We have initiated discussions with the planners at the Regional District of Bulkley Nechako and they will assist with the boundary extension. We will seek their input on the OCP and zoning bylaw amendments too. They are currently working on our OCP review, so they are aware of the application. We have discussed the subdivision site plan and noted some potential issues, but agreed to proceed with the rezoning for now.

The developer has committed to seeking public input on the site plan and expects to make changes before we review the subdivision application.

Let me know if you have any further questions.

Kind regards,

Gwendolyn

From: Lamoureux, Ellen BCA:EX <Ellen.Lamoureux@bcassessment.ca>

Sent: Wednesday, August 23, 2023 1:46 PM

To: Gwendolyn Kennedy <gkennedy@fortstjames.ca>

Subject: RE: Stones Bay Rd Subdivision Proposal (Ft St James)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Hi Gwendolyn,

I have some questions, I noted the plan states water/sewer down Stones Bay road, is this accurate? I hear there is currently a project underway to bring in water and sewer with property owners being able to connect for \$10,000? Any information on this and to what point in the road it will be added to as well as the estimated time of completion for this project would be helpful for BC Assessment in evaluating market changes in the area.

If the water/sewer services are already nearby (being extended down Stones Bay Rd) then this development doesn't seem like that far of a stretch. I suspect water/sewer services will be a must to develop lots 2-26 based on the lot sizes those are unlikely to be able to do individual wells/septic? Will the zoning for those be RU-1 and the larger ones remain RU-2?

Appendix B

In my work at BC Assessment I have dealt with a few boundary extension as they arrive to us. From my understanding the District of Fort St James will need to consult with the District of Bulkley-Nechako about this plan. I had a quick look on their website and they do have 3 planners on staff who may be able to provide the commentary you are looking for. If the plan is approved it will be registered with the Land Titles Office (LTSA). BC Assessment will received the change in legal description and/or a subdivision plan registered with LTSA and update our files for the tax roll.

The big picture from my personal perspective: The 2023 Assessment for 26-519-00563220 (84.63 acres) was \$106,000, once this property is split up onto smaller lots the valuation(s) will change based on the market value of comparable properties. Currently I don't know what the new lot valuations would be, but overall as a group they will hold more value split up than the current single value. This would of course be beneficial to the Districts future collection of annual property taxes but the cost of development would need to be considered and weighed in. Adding in the boundary extension lots will also be new tax revenue for the District. Finally, I also appreciate that the developer has put thought into the park/trails dedication. I'm sure all these points will come up in local consultation for the project prior to council approval.

Ellen Lamoureux BA

Appraiser - Northern BC Region

ellen.lamoureux@bcassessment.ca

T 1-866-valueBC (825-8322) x 26306

200-1488 4th Ave | Prince George BC V2L 4Y2 | www.bcasessment.ca



I respectfully acknowledge that BC Assessment's Prince George office is located on the traditional territories of the Lheidli T'enneh, including the territories of the Dakelh (Carrier) First Nations.



Appendix B

September 15, 2023

Thank you for your email. BC Hydro has no objection in principle to the amendment to Official Community Plan, as there appears to be no road dedication involved affecting BC Hydro's rights.

The following comments are for the property owner's information:

1. As you know, BC Hydro has a registered right of way on the property. Please be guided by the terms of the right of way agreement.
2. If the final version of this plan includes a road dedication, please submit a copy to our office. BC Hydro will reserve comments following a further review of the final subdivision plan when submitted. BC Hydro's signature is required before the plan can be registered. Please be advised that there is a \$315.00 fee (\$300+tax) for signing Applications to Deposits.
3. The owners must complete a BC 1 Call before any digging or excavation takes place on the property.
4. Obtain separate written approval from this office for any intended use or development on the right of way before construction takes place. Submit applications to this office.
5. No building encroachment is permitted within the right of way.
6. Open space/parks must be assigned a lot number so that Hydro's rights are retained.
7. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
8. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).

Let me know if you have any questions or concerns.

Thank you,

Monique Mak | Property Coordinator, Property Rights Services

BC Hydro
8475 128th Street
Surrey, B.C. V3W 0G1

P 604 543 6058
E monique.mak@bchydro.com

bchydro.com

Smart about power in all we do.

**DISTRICT OF FORT ST. JAMES
OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 1085, 2025**

A Bylaw to amend the "Official Community Plan Bylaw No. 872, 2010".

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 "Official Community Plan Amendment Bylaw No. 1085, 2025."

AMENDMENTS

2. That "Official Community Plan Bylaw No. 872, 2010", be amended as follows:
 - (a) That "Table 7 – Housing Densities" of section 5.1 be repealed and replaced as follows:

Table 7 - Housing Densities		
Residential Designation	Maximum Density or Minimum Lot Size	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 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 - Rural Residential	1 lot per 1300 m ²	Rural C is a moderate density rural residential development.
Urban	Max 65 units per hectare	Within Urban Containment Boundary to provide a mix of 75% single-detached homes and 25% Multi-Family Homes.

- (b) That section 5.3 subsection i. be repealed and replaced as follows:
 - i. It is the policy of Council to contain urban development to the Urban Containment Boundary;
- (c) That section 5.3 subsection ix. be repealed.
- (d) That the legends of ‘Schedule “B” – Land Use Map’ and ‘Schedule “C” – Land Use Map, Townsite’ be amended to replace “Rural C – Existing Rural Residential” with “Rural C – Rural Residential”.
- (e) That ‘Schedule “B” – Land Use Map’ and ‘Schedule “C” – Land Use Map, Townsite’ be amended by re-designated lands legally described as Part of District Lot 3185, Range 5, Coast District, Plan 5043, except Plan 6586, from Rural B – Small Rural Residential to Rural C – Rural Residential and Park as shown in Appendix ‘A’ attached to and forming part of this bylaw:

CONSEQUENTIAL AMENDMENTS

- 3. The “Official Community Plan Bylaw No. 872, 2010” 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

Appendix 'A'



Official Community Plan Amendment
Bylaw No. 1085, 2025



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



Zoning Amendment
Bylaw No. 1086, 2025



June 13, 2025

Corporate Officer Bihori
District of Fort St. James

VIA E-MAIL

Dear Corporate Officer Bihori,

Re: June 17, 2025 Public Hearing on Official Community Plan Amendment Bylaw No. 1085, 2025 and Zoning Bylaw No. 738, 2001, Amendment Bylaw No. 1086, 2025

Thank you for the opportunity to provide comments and questions on the above mentioned proposed amendments to the District of Fort St. James Official Community Plan (OCP) and Zoning Bylaw.

At the April 8, 2025 Regular Council meeting where first readings of the amendments were given, the Mayor and Councillors were presented with a staff report, maps and referral letters to be considered pertinent to the bylaws.

UBCM Factsheet No. 18 speaks to requirements of Public Hearings and disclosure reading:

"In addition to the proposed bylaw described in the formal notice, the local government must, prior to and at the hearing, make available to the public for inspection documents pertinent to matters contained in the bylaw, considered by the council or board in its determinations whether to adopt the bylaw, or which materially add to the public understanding of the issues considered by the council or board. There is no obligation to create information about the bylaw that would not otherwise exist."

Question: That April 8th report and other information were not presented for review in this Public Hearing process so that the public has an understanding of and the rationale for the proposed amendments; why weren't they?

Question: The eastern proposed park takes in the area the District uses as the cemetery parking lot and access road coming off Highway 27. Will connection to the highway be deactivated and access established through the subdivision's road to meet the Ministry of Transportation referral statement *"The Ministry does not support direct access to Highway 27 for the proposed development."*?

At the August 22, 2023 Regular Council meeting the proponent appeared before Council as a delegation to speak about the project. The minutes of that meeting captured the following:

"Harry Hooke, Canyon Tree Farms, proponent of the Stones Bay subdivision, distributed copies of the preliminary subdivision site plan. Mr. Hooke proposed that, in exchange for a charitable donation receipt, Canyon Tree Farms transfer to the District the land adjacent to the cemetery, identified as lots 1 through 5 on the site plan. The District currently uses the area identified as lots 4 and 5 as the cemetery parking lot and parts of lots 2 and 3 as the access road to the cemetery. Also, in exchange for a 50%

Page 1 of 2

contribution to the cost of developing a 50 metre section of road, Canyon Tree Farms would permit use of the subdivision Road A to access the cemetery. These changes would allow the District to expand the area used by the cemetery and would provide better access, as the current access road, which connects directly to Hwy 27, poses a risk to motorists and pedestrians.

Mr. Hooke invited questions from Council regarding the proposed cemetery access or other aspects of the subdivision. In response to questions, Mr. Hooke clarified that he would accept an appraisal of the land to be transferred to the District as valuation of the land. A charitable donation receipt would benefit Canyon Tree Farms if a profit is generated. Mr. Hooke noted that the preliminary site plan shows one access point from Stones Bay Road, but that additional access roads might be added in the future."

Question: The District paid Mr. Hooke for half the cost of a December 2023 appraisal in February 2024 and received a copy; have Council and the Approving Officer been provided with the appraisal?


Question: Has the District committed to pay a 50% contribution to the cost of developing a 50 metre section of the subdivision's road to permit access to the cemetery and if so what is the projected cost to the District?

Question: Has the District considered issuing Mr. Hooke a charitable donation receipt, and has a decision been made in that regard?

Question: It has been said the proponent will provide water service to the subdivision; does that include installation of fire hydrants?

Question: Do these amendments affect the District's Subdivision Servicing Bylaw, and if so when will it be amended?

I look forward to your answers to my questions.


Brenda Gouglas
Resident and Taxpayer
819 W 4th Avenue Fort St. James



Date: April 22, 2025
Report to: Rachelle Willick, Chief Administrative Officer
From: Alexander Bihori, Corporate Officer
Subject: **Zoning Amendment Bylaw No. 1090, 2025**

RECOMMENDATIONS

1. THAT Council gives first reading to “Zoning Amendment Bylaw No. 1090, 2025”.
2. THAT Council gives second reading to “Zoning Amendment Bylaw No. 1090, 2025”.
3. THAT Council refers “Zoning Amendment Bylaw No. 1090, 2025” to Public Hearing.

ALTERNATE RECOMMENDATION

THAT Council DENIES Zoning Bylaw Amendment Application No. 25-01.

PURPOSE

The purpose of this report is to bring to Council Zoning Amendment Bylaw No. 1090, 2025, which was applied for by the Farm Town Properties Ltd. for the property commonly referred to as the “old Timberrmans”.

BACKGROUND

The site, legally known as “Strata Lot 2 District Lot 110 Range 5 Coast District Strata Plan 51”, currently is zoned as Commercial District Zone C-1. The applicant has requested to have the Zoning Bylaw amended to include “day care centre” as a Permitted Use for this specific site.

The specified site currently contains a gym in the connected building, and small retail buildings on the same lot. The adjacent properties are zoned P-2, which include the District Office and Spirit Square Park. The properties directly across the street are zoned C-1, which is composed of a shopping centre.

Prior to submitting the application, Farm Town Properties Ltd. discussed their desire to have another restaurant in this location, however, there has been little interest in using the space for a restaurant and was approached recently regarding using the space for a day care. Staff are in support of this site specific Zoning Amendment.

District of Fort St. James
Zoning Amendment Bylaw No. 1090, 2025
Regular Council Meeting No. 2025-08
Tuesday, April 22, 2025
Page 2 of 2

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS

In accordance with S. 464 of the *Local Government Act*, a Public Hearing is required to be held for this Zoning Bylaw Amendment.

In accordance with Section 464(4) of the *Local Government Act* and “District of Fort St. James Development Procedures Bylaw No. 1029, 2021”, staff will mail or otherwise deliver a notice to adjacent property owners and tenants (within 100m) whose interest in property may be affected by this application.

In accordance with Section 466(3) and Section 466(3.2) of the *Local Government Act* the notice of Public Hearing is required to be published in accordance with section 94 of the *Community Charter*, and the last publication of the notice must be not less than 3 days and not more than 10 days before the public hearing.

ATTACHMENTS

Zoning Amendment Bylaw No. 1090, 2025

SIGN OFF

Submitted by:	Alexander Bihori, Corporate Officer
Written by:	Alexander Bihori, Corporate Officer & Adrian Clark, Planner
Approved by:	Rachelle Willick, Chief Administrative Officer

