

**DISTRICT OF FORT ST. JAMES
ZONING AMENDMENT
BYLAW NO. 1093, 2025**

A Bylaw rezone certain lands and to amend "District of Fort St. James Bylaw No. 738, 2001".

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

1. That this Bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 1093, 2025".
2. That "District of Fort St. James Bylaw No. 738, 2001", be amended as follows:
 - a. That Lot 20, Block Q, District Lot 111, Range 5 Coast District, Plan 3304, Lot 21, Block Q, District Lot 111, Range 5 Coast District, Plan 3304, and Lot 22, Block Q, District Lot 111, Range 5 Coast District, Plan 3304, be rezoned from R-1 Residential – Single Family to R-3 Residential – Apartment Building as shown on Appendix "A", attached to and forming part of this bylaw.
 - b. That, following section 4.26, section 4.26.1 be inserted as follows:
 - 4.26.1 Notwithstanding 7.26, for an apartment building located on Lot 20, Block Q, District Lot 111, Range 5 Coast District, Plan 3304, Lot 21, Block Q, District Lot 111, Range 5 Coast District, Plan 3304, or Lot 22, Block Q, District Lot 111, Range 5 Coast District, Plan 3304 the minimum lot size shall be 556 square metres and a frontage of not less than 15.2 metres.
3. That the Zoning Map referred to as Schedule "A-1" and Schedule "A-2" of "District of Fort St. James Bylaw No. 738, 2001", be amended accordingly.

READ FOR A FIRST TIME THIS **9TH** DAY OF **SEPTEMBER**, 2025.

READ FOR A SECOND TIME THIS **9TH** DAY OF **SEPTEMBER**, 2025.

READ FOR A THIRD TIME THIS **9TH** DAY OF **SEPTEMBER**, 2025.

ADOPTED THIS

12TH DAY OF **NOVEMBER** , 2025.

Mayor




Corporate Officer





2nd Ave W

Lot 20, Block Q, DL 111, CD, Plan 3304

Lot 21, Block Q, DL 111, CD, Plan 3304

Lot 22, Block Q, DL 111, CD, Plan 3304

 Subject Parcel

 Parcel

 Road

Rezone Subject Parcels from
R-1 Residential - Single Family to
R-3 Residential - Apartment Building