

**DISTRICT OF FORT ST. JAMES
ZONING AMENDMENT
BYLAW NO. 1099, 2025**

A Bylaw to amend "District of Fort St. James Bylaw No. 738, 2001" to permit a Detached Secondary Dwelling on Parcel A (being a consolidation of Lots 1 & 2, See CB2118803), Block M, District Lot 110, Range 5 Coast District, Plan PRP3304.

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. 1099, 2025".
2. That "District of Fort St. James Bylaw No. 738, 2001", be amended as follows:
 - a. That the following subsection be inserted immediately after 4.1 e):
 - f) One detached secondary dwelling, only on the lands legally described as Parcel A (being a consolidation of Lots 1 & 2, See CB2118803), Block M, District Lot 110, Range 5 Coast District, Plan PRP3304.
 - b. That Section '4.2 Dwelling Density' be amended as follows:

4.2 DWELLING DENSITY

- 4.2.1 In the R-1 District no more than one single family dwelling is allowed per lot.
- 4.2.2 Notwithstanding Section 4.2.1, on the lands legally described as Parcel A (being a consolidation of Lots 1 & 2, See CB2118803), Block M, District Lot 110, Range 5 Coast District, Plan PRP3304, the maximum dwelling density is two dwellings, consisting of one single family dwelling and one detached secondary dwelling.
- 4.2.3 The detached secondary dwelling permitted under Section 4.1 f) shall contain no more than one (1) bedroom.
- 4.2.4 Notwithstanding Section 9.4, the detached secondary dwelling permitted under Section 4.1 f) shall provide a minimum of one (1) additional off-street parking space for the detached secondary dwelling, in addition to the two (2) off-street parking spaces required for the single family dwelling.

c. That Section '4.8 Rear Yard' be amended as follows:

4.8 REAR YARD

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

4.8.2 Notwithstanding Section 4.8.1, the detached secondary dwelling permitted under Section 4.1 f) may be located no closer than 1.7 metres from the rear lot line.

READ FOR A FIRST TIME THIS	14 TH	DAY OF	OCTOBER	, 2025.
READ FOR A SECOND TIME THIS	14 TH	DAY OF	OCTOBER	, 2025.
READ FOR A THIRD TIME THIS	14 TH	DAY OF	OCTOBER	, 2025.
ADOPTED THIS	28 TH	DAY OF	OCTOBER	, 2025.

Mayor

Corporate Officer

