

DISTRICT OF FORT ST. JAMES
ZONING BYLAW
No. 1101, 2025



FORT ST. JAMES
DISTRICT

DIVISION 1	ADMINISTRATION.....	1
1.1	Title.....	1
1.2	Purpose.....	1
1.3	Basic provisions	1
1.4	Metric dimensions.....	1
1.5	Official zoning maps.....	1
1.6	Other regulations.....	2
1.7	Severability.....	2
1.8	Repeal	2
DIVISION 2	DEFINITIONS.....	3
DIVISION 3	REGULATIONS.....	14
3.1	Accessory buildings	14
3.2	Bed and breakfasts	14
3.3	Cannabis production facility.....	15
3.4	Cannabis retail store	15
3.5	Derelict vehicles.....	15
3.6	Fences.....	15
3.7	Garden suites.....	16
3.8	Gasoline service stations.....	16
3.9	Height exceptions	16
3.10	Home occupation	17
3.11	Location and siting of buildings	18
3.12	Lots	18
3.13	Mobile homes and manufactured homes.....	19
3.14	Parking and storage in residential districts.....	19
3.15	Projections into required yards.....	20
3.16	Secondary suites	20
3.17	Utilities	21
DIVISION 4	RESIDENTIAL DISTRICTS	22
4.1	R1 – Residential Urban.....	22
4.2	R2 – Residential Apartment Building	24
4.3	R3 – Residential High Density	26
4.4	R4 – Residential Mobile Home.....	28
4.5	RR1 – Rural Residential Small Holding.....	29
4.6	RR1A – Rural Residential Small Holding One Acre	31
4.7	RR2 – Rural Residential Medium Holding.....	32
4.8	RR3 – Rural Residential Large Holding	34
DIVISION 5	COMMERCIAL DISTRICTS.....	36
5.1	C1 – Commercial Core	36
5.2	C2 – Commercial Highway.....	38



5.3	C3 – Commercial Lakeshore	40
DIVISION 6 INDUSTRIAL DISTRICTS		42
6.1	I1 – Industrial Service.....	42
6.2	I2 – Industrial Heavy	44
6.3	I3 – Industrial Intermediate	46
DIVISION 7 PARKS AND INSTITUTIONAL DISTRICTS		48
7.1	P1 – Parks and Greenbelt	48
7.2	P2 – Institutional.....	50
DIVISION 8 AGRICULTURE		52
8.1	A1 – Agriculture.....	52
DIVISION 9 OFF-STREET PARKING		54
9.1	Purpose.....	54
9.2	Off-site parking	54
9.3	Physical requirements.....	54
9.4	Table of parking requirements.....	56
DIVISION 10 OFF-STREET LOADING		58
10.1	Purpose	58
10.2	Unit of measurement.....	58
10.3	Mixed occupancies.....	58
10.4	Required off-street loading spaces.....	58
10.5	Location and siting of loading facilities	59
10.6	Development and maintenance standards.....	59
DIVISION 11 FLOODPLAIN		60
11.1	Floodplain designation	60
11.2	Flood construction levels	60
11.3	Floodplain setbacks.....	60
11.4	Application of floodplain specifications	60
11.5	General exemptions.....	61
DIVISION 12 ADMINISTRATION, ENFORCEMENT, PENALTIES AND AUTHORIZATION		63
12.1	Inspection.....	63
12.2	Enforcement	63
12.3	Penalties.....	63
SCHEDULE A-1 FORT ST. JAMES ZONING DISTRICTS		72
SCHEDULE A-2 SUMMARY OF ZONING REQUIREMENTS		74



**DISTRICT OF FORT ST. JAMES
ZONING
BYLAW NO. 1101, 2025**

A Bylaw of the District of Fort St. James to establish and provide for zoning and other development regulations in order to implement the Official Community Plan.

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

Division 1 Administration

1.1 Title

- a. This bylaw may be cited as "Zoning Bylaw No. 1101, 2025".

1.2 Purpose

- a. The Zoning Bylaw regulates within the boundaries of the District of Fort St. James the use of land including the surface of water, buildings and structures and the siting, size and shape of buildings and structures erected thereon, thereover, and therein and the requirements and regulations of off-street parking and loading.

1.3 Basic provisions

- a. Subject to the provisions of the Local Government Act no person shall erect, construct, locate, alter, reconstruct or maintain any buildings or locate or carry on any industry, business, trade or calling or other use of any land, building or structure or surface of water contrary to the provisions of this bylaw.
- b. Subject to the provisions of the Local Government Act no land, the surface of water, buildings or structures in any zone shall be used for any purpose except to the extent specifically permitted in the zone in which the land, water, building or structure is located as set out in Division 4 to Division 7 inclusive of this bylaw.

1.4 Metric dimensions

- a. Metric dimensions are used in this bylaw.

1.5 Official zoning maps

- a. The location of the zones established by this bylaw are as shown on the Official Zoning Maps of the District of Fort St. James, which with all explanatory matter

thereon, is hereby made and declared to be an integral part of this bylaw and is annexed hereto as Schedule "A-1".

- b. In the event of any uncertainty regarding the precise boundaries of any zone of the Official Zoning Maps the location shall be determined by the application of the following rules:
 - i. When the zone boundary is designated on the Official Zoning Maps as following a road allowance, creek or railway right-of-way, the centre line of such a road allowance, creek or railway right-of-way shall be the zone boundary.
 - ii. When a zone boundary is designated on the Official Zoning Maps as following the District boundaries of the District, the District boundary shall be the zone boundary.
 - iii. When a zone boundary is designated on the Official Zoning Maps as following the boundary of a lot, the lot boundary shall be the zone boundary.
 - iv. When a zone boundary is designated on the Official Zoning Maps as following the shoreline of a lake, pond or similar standing body of water, the controlled high-water mark of that lake, pond or similar body of water, shall be the zone boundary.
 - v. Where a zone boundary does not follow a legally defined line and where the distances are not specifically indicated, the location of the zone boundary shall be determined by the scale of the Official Zoning Maps.

1.6 Other regulations

- a. Nothing contained in these regulations shall relieve anyone of the responsibility to seek out and comply with any legislation applicable to their undertaking.

1.7 Severability

- a. If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the bylaw.

1.8 Repeal

- a. The "District of Fort St. James Bylaw No. 738, 2001" and all amendments thereto are hereby repealed.

Division 2 Definitions

For the purposes of this bylaw, the definitions below apply. Any term not defined in Division 2 of this bylaw shall be as set out in the current edition of the Webster's New Collegiate Dictionary.

- 2.1 **"Accessory building"** means a separate building, normally ancillary, incidental, subordinate, exclusively devoted to and located on the same lot as the main building but does not include a building used as a residence. Examples of accessory buildings include garages, gazebos, garden sheds, greenhouses, storage sheds, and similar buildings which are incidental and subordinate to the principal use of the site.
- 2.2 **"Accessory use"** means a use which is ancillary to a principal use being made of the lot upon which such accessory use is located, provided that such principal use is permitted under the provisions of this bylaw.
- 2.3 **"Agricultural use"** means a use providing for the growing, rearing, producing and harvesting of agricultural products, including the storing and processing on an individual farm of the primary agricultural products harvested, reared or produced on that farm and the storage of farm machinery and implements used on the farm; and specifically includes game farming and the keeping of dogs, horses, cattle, sheep, foxes, pigs, buffalo, reindeer, poultry, pigeons, ducks, geese or other livestock; and includes dwellings for the accommodation of persons employed in the agricultural enterprise located on or operated from the lot containing the dwellings.
- 2.4 **"Agritourism"** means farm related tourism uses, including direct-to-consumer sales, agricultural education, recreation and activities that involve observation and participation in the farming operations.
- 2.5 **"Aisle"** means the area of a lot which provides space for motor vehicle access and manoeuvring but does not include required parking spaces.
- 2.6 **"Animal hospital"** means any building, structure or premise in which animals are cared for, treated or hospitalized.
- 2.7 **"Apartment building"** means a building designed and constructed to contain three or more separate dwelling units, each of which has independent access directly from a common entrance. Apartment does not include uses such as hotel or motel.
- 2.8 **"Assembly use"** means a building utilized for the gathering of persons for charitable, cultural, educational, philanthropic, recreational, religious and social purposes and includes auditoriums and halls but does not include overnight accommodation or a liquor primary use.
- 2.9 **"Auction house"** means a building in which goods are sold by auction and the use is entirely enclosed within the walls, floor and ceiling of the building.
- 2.10 **"Automobile dealership"** means a place of business engaged in retailing new cars and trucks, trailers, boats, or recreational vehicles, which may have as accessory uses gasoline pumps provided that the gasoline is not sold by retail to the public, body and fender work provided that it is enclosed in the principal building and occupies less than 20% of the gross floor area, and used car and truck sales.

- 2.11 **"Automobile repair shop"** means a building used or intended to be used for repairs to motor vehicles, trailers, boats, or recreational vehicles and parts thereof.
- 2.12 **"Balcony"** means an extension of a floor projecting from a wall of a building enclosed by a parapet or a railing.
- 2.13 **"Basement"** means that portion of a building between two floor levels which is partly underground and which has at least half of its height below the average finished grade level adjoining its exterior walls.
- 2.14 **"Bed and breakfast accommodation"** means the accessory use of a single detached dwelling for the commercial provision of temporary accommodation of visitors.
- 2.15 **"Boarding, lodging, or rooming house"** means a dwelling in which sleeping units are rented individually.
- 2.16 **"Building"** means a structure located on the ground which is designed, erected or intended for the support, enclosure or protection of persons or property. When a structure is supported by party walls located on lot lines, then each portion of such structure shall be deemed a separate building.
- 2.17 **"Building inspector"** means the Building Inspector for the District of Fort St. James, or such other person appointed by resolution or bylaw of Council.
- 2.18 **"Building material supply"** means the supply of materials that are incorporated into the structure of a building including hardware, lumber, wall panelling, and carpet; but excluding furniture, and appliances that are normally removed by the owner upon the sale of a building; and also excluding concrete mix plants and other manufacturing and processing plants.
- 2.19 **"Business or professional office"** means an establishment engaged in transacting business or providing professional services, which do not involve manufacturing or handling of physically tangible goods on the premises.
- 2.20 **"Campground"** means the provision of space for tents, recreational vehicles or camper trailers occupied by the travelling public for temporary accommodation and may include, an office for guest registration, washrooms, convenience store or specialty retail, and laundry facilities. "Campground" does not include, and without limiting the generality of the foregoing, a holiday park, mobile home park, hotel and motel or motor inn.
- 2.21 **"Cannabis"** includes any part of a cannabis plant, its preparations and derivatives, excluding: a non-viable seed of a cannabis plant; a mature stalk of a cannabis plant, without any leaf, flower, seed or branch, and fiber derived from such stalks; and the roots or any part of the root of a cannabis plant.
- 2.22 **"Cannabis production facility"** means the use of land, buildings or structures for the cultivation, processing, testing, destruction, packaging, and shipping of cannabis used for recreational purposes as permitted and licensed by the Government of Canada.
- 2.23 **"Cannabis retail store"** means a retail establishment licensed under provincial authority for the sale of recreational cannabis for consumption off-premises.

- 2.24 **"Car or truck wash"** means a facility providing for the washing of motor vehicles of any size or weight on an automated, semi-automated or manual basis.
- 2.25 **"Carport"** means a detached exterior building or portion of a principal building used solely for the parking or temporary storage of private motor vehicles, open on at least three.
- 2.26 **"Civic use"** means a use providing for public function, including Federal, Provincial, and Municipal offices, schools, colleges, public hospitals, firehalls, community centres, public recreation, arenas, libraries, museums, parks, playgrounds and courts of law.
- 2.27 **"Cluster housing"** means two or more principal residential buildings (single-detached, duplex, or triplex or rowhouse) located on a single lot in the form of rows, clusters of groups, with each dwelling unit having its own exterior access at ground level and having its own separate patio, garden and/or sharing a common courtyard.
- 2.28 **"Club or lodge"** means a building or establishment used by an association or organization for nonprofit fraternal, social or recreational purposes which may include limited private sleeping unit accommodation with cooking facilities and which shall be operated for the use of the club members and their guests only.
- 2.29 **"Commercial parking facility"** means premises which provide on a rental basis, space for the parking of motor vehicles.
- 2.30 **"Commercial recreation"** means a recreational facility operated for gain and without restricting the generality of the foregoing includes golf clubs, driving ranges, stadiums, arenas, rinks, courts, fields, ranges and race tracks.
- 2.31 **"Commercial service"** means the provision of services to persons and property except as otherwise provided herein, and includes barber shops, beauty salons, dry cleaning, small appliance repair, skate and shoe repair, laundromats, photographic studios, pet grooming, and the repair of radio, television, and sound reproducing equipment.
- 2.32 **"Commercial vehicle"** means a vehicle that is used for commercial purposes and is licensed as a commercial vehicle under the applicable Municipal or Provincial enactments.
- 2.33 **"Controlled access highway"** means a highway designated as a controlled access highway under the *Highway Act*.
- 2.34 **"Convenience store"** means a store retailing groceries, meats, fruit and vegetable products, confectioneries and small hardware items for the convenient shopping of persons residing in the adjacent residential area.
- 2.35 **"Council"** means the Municipal Council of the District of Fort St. James.
- 2.36 **"Court"** means an open space unoccupied from the ground upwards or from an intermediate floor upwards located on the same lot as the building which it serves, enclosed on three or more sides by the exterior walls of such buildings.
- 2.37 **"Curbs"** means a raised margin designed for the delineation of parking stalls, lot lines and other traffic control.

- 2.38 **"Day care centre"** means a day care centre licensed as such under Provincial enactments.
- 2.39 **"Designated flood"** means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval, based on a frequency analysis of unregulated historic flood records or by regional analysis where there is inadequate streamflow data available.
- 2.40 **"Designated flood level"** means an observed or calculated water level attained by a designated flood, which is used in the calculation of the flood construction level.
- 2.41 **"Detached secondary dwelling"** means a self-contained secondary dwelling unit that is detached from the principal dwelling.
- 2.42 **"Development permits"** means permits as defined by the *Local Government Act*.
- 2.43 **"Drive-in business"** means an arrangement with facilities for attracting and servicing prospective customers travelling in motor vehicles which are driven onto the site where such business is carried on and where normally the customer remains in the vehicle for service.
- 2.44 **"Duplex"** means a building divided into two principal dwelling units, each of which has a separate entrance and which is occupied or intended to be occupied as a permanent home or residence.
- 2.45 **"Dwelling"** means a building consisting of one or more habitable rooms designed, occupied or intended for residential use where such a room or rooms together contain or provide for the installation of only one set of cooking facilities and one or more bathrooms, but shall not include hotels, motels, auto courts, motor hotels or institutions.
- 2.46 **"Dwelling, single-detached"** means a building consisting of not more than one principal dwelling unit, and may include a secondary unit.
- 2.47 **"Dwelling unit"** means one or more habitable rooms designed, occupied or intended for residential use where such a room or rooms together contain or provide for the installation of only one set of cooking facilities and one or more bathrooms
- 2.48 **"Ecological Reserve"** means an area aimed at preserving biodiversity, protecting endangered species, and maintaining vital ecological processes with minimal human intervention.
- 2.49 **"Entertainment facility"** means a building where fees are charged for the provision of entertainment to the public and includes, without limiting the generality of the foregoing, a bingo hall, dance hall, minigolf course and theatre but which excludes, a liquor primary use or a building where adult motion pictures as defined under the Motion Picture Act are shown.
- 2.50 **"Fence"** means a continuous barrier made of wood, brick, stone, cement or metal and includes a gate.
- 2.51 **"Flood construction level" or "flood level"** means a designated flood level plus freeboard, or where a designated flood level cannot be determined, a specified height

above a natural boundary, natural ground elevation, or any obstruction that could cause ponding.

- 2.52 **"Floodplain"** means an area which is susceptible to flooding from a watercourse, lake, or other body of water and that which is designated in Division 10 of this bylaw;
- 2.53 **"Floodplain setback"** means the required minimum distance from the natural boundary of a watercourse, lake, or other body of water to any landfill or structural support required to elevate a floor system or pad above the flood construction level, so as to maintain a floodway and allow for potential land erosion.
- 2.54 **"Freeboard"** means a vertical distance added to a designated flood level, used to establish a flood construction level.
- 2.55 **"Front yard"** means that portion of the lot extending from one side lot line to the other between the front lot line of the lot and line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front line of the lot and the parallel line. The parallel line shall be drawn through the nearest point of the building erected or to be erected on the site.
- 2.56 **"Garage, private"** means an accessory use to a residential use used solely for the parking or temporary storage of private motor vehicles and in which there are no commercial facilities for repairing or servicing such vehicles.
- 2.57 **"Garden suite"** means a dwelling (or dwelling unit) within an accessory building on the same lot as a single-detached dwelling which is the principal use.
- 2.58 **"Gasoline service station"** means a place of business engaged exclusively in supplying goods, fuels (including diesel, propane and natural gas) and services essential to the operation of automobiles and excluding body and fender work and repair.
- 2.59 **"Golf course"** means a 9- or 18-hole facility for playing golf and may include, without limiting the generality of the foregoing, a clubhouse, driving range and accessory buildings or structures.
- 2.60 **"Grade or grade level"** means the average finished ground level measured in respect of an exposed wall of a building.
- 2.61 **"Greenhouse, nursery"** means the growing, producing, keeping, or harvesting of plants, flowers, tree seedlings, or vegetables for sale.
- 2.62 **"Gross floor area"** means the total area of all the floors, measured to the extreme outer limits of the buildings, including all suites or dwelling units and all areas giving access thereto such as corridors, hallways, landings, foyers, staircases and stairwells and mezzanines, enclosed porches or verandas and elevator shafts.
- 2.63 **"Habitable area"** means any space or room, including a mobile home, that is used for dwelling purposes, business, or the storage of goods.
- 2.64 **"Habitable room"** means a room designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom kitchen and bathroom.
- 2.65 **"Height of buildings or structures"** means the vertical distance from the grade to the highest point of the roof surface if a flat roof, to the deck line of a mansard roof, and

to the mean height level between the eaves and ridge of a gable, hip gambrel roof, or other sloping roof and in the case of a structure without a roof, to the highest point of the structure.

- 2.66 **"Highway"** means a street, road, lane, bridge, viaduct and any other way open to the use of the public but does not mean a private right-of-way on private property.
- 2.67 **"Home occupation use"** means an occupation, trade, profession or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building and which does not change the character thereof or have any exterior evidence of such secondary use.
- 2.68 **"Hotel or motor hotel"** means a building in which there are more than six (6) sleeping units wherein accommodation is provided, occupied or intended to be occupied temporarily, registered under the Innkeepers' Act and which may have a public dining room or café. Each sleeping unit may be self-contained with its own bathroom with a water closet, wash basin and bath or shower.
- 2.69 **"Industry, light"** refers to an industry use which is wholly enclosed within the building except for parking and loading facilities, and outside storage accessory to the permitted uses, and which in its operation does not ordinarily result in emission from the building of odours, fumes, noise, cinder, vibrations, heat, glare, or electrical interference.
- 2.70 **"Kennel"** means any building, structure, compound, group of pens or cages or property, excluding animal hospitals, where four or more dogs or cats are, or are intended to be, cared for, bred, boarded or kept for any purposes whatsoever.
- 2.71 **"Key-lock fuel installation"** means a private facility without an attendant not available to the general public for the dispensing of gasoline or diesel fuel which is accessed by a key or card-key.
- 2.72 **"Landscaping"** means the planting of lawns, shrubs and trees and the addition of fencing, walks, drives or other structures or materials used in landscape architecture.
- 2.73 **"Laundromat"** means a coin operated laundry, drying and dry cleaning facility.
- 2.74 **"Lane"** means a public thoroughfare or way which affords only secondary means of access to a lot at the side or rear.
- 2.75 **"Licence inspector"** means the Licence Inspector as appointed from time to time by the District Council.
- 2.76 **"Light manufacturing"** means a use that manufactures or creates custom products that may be sold to customers or commercial businesses and has minimal impacts on surrounding properties. This use does not include cannabis production and distribution but may include commercial kitchens, makerspaces, microbreweries, small-scale electronic manufacturing or assembly, small-scale manufacturing, and wineries and distilleries.
- 2.77 **"Lot"** means an area of land designated as a separate distinct lot on a legally recorded subdivision plan or description filed in the Land Title Office.
- 2.78 **"Lot area"** means the total area within the boundary lines of a lot.

- 2.79 **"Lot, corner"** means the lot at the intersection or junction of two or more streets; for the purpose of this definition the highway shall not mean a lane.
- 2.80 **"Lot coverage"** means that percentage of the total area of the lot that will be covered by all buildings or structures built thereon.
- 2.81 **"Lot depth"** means the average horizontal distance between the front and rear lot lines.
- 2.82 **"Lot frontage"** means the frontage on a street required for a lot of land to be created by a subdivision.
- 2.83 **"Lot, interior"** means a lot other than a corner lot.
- 2.84 **"Lot line, front"** means the boundary line of a lot abutting a street on which the lot abuts. In the case of a corner lot, the shortest lot line abutting a street shall be deemed to be the front lot line, except that only one front lot line need be provided.
- 2.85 **"Lot line, rear"** means the boundary line of the lot furthest from the front lot line, except that there shall be not more than one rear lot line.
- 2.86 **"Lot line, side"** means a lot line marking the boundary between two lots, or between a lot and a lane, or between a lot and a street in the case of a corner lot, of which one or both ends intersect a front lot line.
- 2.87 **"Lot width"** means the average horizontal distance between the side lot lines measured at right angles to the lot depth.
- 2.88 **"Manufactured home"** means a factory-built, single-detached dwelling unit, suitable for year-round occupancy. The manufactured home shall be transported from the place of manufacture to the site in parts, assembled on site, and placed on a permanent foundation.
- 2.89 **"Marina"** means the moorage of boats and includes the sale of boats, accessories and fuel.
- 2.90 **"Medical or dental clinic"** means a building used for the diagnosis, treatment, or care of persons by a doctor, dentist, dental mechanic, chiropractor, or optometrist in the practitioner's office and includes related diagnostic and pharmaceutical facilities.
- 2.91 **"Mobile home"** (single wide and double wide) means a factory-built single-detached dwelling unit, excluding recreation vehicles, suitable for year-round, long-term occupancy, designated and manufactured as a habitable area and designed to be transported from the factory to its ultimate site on an integral chassis with integral or detachable wheels and arriving at the site ready for occupancy apart from incidental operations such as location on a foundation and connection to services.
- 2.92 **"Mobile home park"** means the residential use of a lot on which there are located two or more mobile homes.
- 2.93 **"Motor vehicle"** means a motor vehicle as defined in the *Motor Vehicle Act* of the Province of British Columbia.
- 2.94 **"Natural boundary"** means the visible high watermark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual

and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself, as defined in Section 1 of the Land Act, and also includes the edge of dormant side channels of any lake, river stream or other body of water.

- 2.95 **"Natural ground elevation"** means the undisturbed ground elevation prior to site preparation.
- 2.96 **"Nursery"** means the use of premises for the propagation, early cultivation and sale of seeds, plants and nursery stock and the retail sale of related materials such as tools, soil and fertilizers. Does not include the sale of heavy agricultural machinery or cannabis production or retail.
- 2.97 **"Off-street parking"** means a use providing for the parking of vehicles on the same lot as the principal building and shall not include a boulevard, street or highway.
- 2.98 **"Outdoor recreation"** means providing for extensive open air recreation facilities and the retail sales and service incidental to such facilities including, without limiting the generality of the foregoing, mini-golf course, municipal parks, playgrounds, fairs and cross-country ski trails. Outdoor recreation does not include, without limiting the generality of the foregoing, general public use by automobiles, motorcycles, all terrain vehicles or snowmobiles, amusement parks, campgrounds, golf courses, or marinas.
- 2.99 **"Pad"** means a paved surface on which blocks, posts, runners or strip footings are placed for the purpose of supporting a mobile home or unit, or a concrete pad for supporting a habitable area.
- 2.100 **"Parking space"** means a space within a building or a parking area for the parking of one vehicle, excluding driveways, ramps, columns, office and work area.
- 2.101 **"Personal service"** includes barber shops, beauty parlours, dry cleaning establishments, florist shops, laundromats, photographic and artists' studios, shoe repair shops, tailor shops and dressmaking shops.
- 2.102 **"Pet grooming"** means the washing and clipping of pets and other incidental care but excludes a kennel.
- 2.103 **"Place of worship"** means a building set apart and used for public worship or the holding of religious services, as well as for community sponsored programs, or both.
- 2.104 **"Principal building"** means an existing or proposed building which contains the principal use on the site. A garage or a carport attached to a principal building is deemed to be a portion of the principal building.
- 2.105 **"Principal use"** means the main purpose for which the lot, building or structure is used.
- 2.106 **"Public government"** means a building accommodating any administrative, business, or public service office provided by an agency or government, and includes a cemetery, police station, fire hall, court facility, library, post office, public health and welfare office, municipal facilities including public works yard.
- 2.107 **"Public assembly"** means a building utilized for the gathering of persons for charitable, cultural, educational, philanthropic, recreational, religious and social purposes and

includes auditoriums and halls but does not include overnight accommodation or a liquor primary use.

- 2.108 **"Public house"** means a Public House as defined in the regulations of the Provincial Act regulating a Public House within the Province of British Columbia.
- 2.109 **"Rear Yard"** means that portion of a lot extending from one side lot line to the other, between the rear line on the lot and line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear line of the lot and the parallel line. The parallel line shall be drawn through the nearest point of the building erected or to be erected on the site.
- 2.110 **"Recreation vehicle"** means any structure, trailer, or vehicle used or designed to be used for living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self-propelled.
- 2.111 **"Residence"** means the occupancy or use of a building or part thereof as a dwelling unit.
- 2.112 **"Rest home"** means a boarding home or other institution, excluding hospitals, where food or lodging, together with care or attention are furnished with or without charge, for two or more persons, who, on account of age, infirmity, physical or mental disability, require attention or care, except in a home maintained by a person to whom the inhabitants are related by blood or marriage.
- 2.113 **"Restaurant"** means a development where the primary purpose is to sell prepared food and drinks to the public for consumption on or off-site. This does not include grocery stores.
- 2.114 **"Retailing"** means the sale of goods to the ultimate consumer.
- 2.115 **"Retail store"** means premises used for the sale of goods to the general public for personal or household consumption.
- 2.116 **"Riding academy"** means a stable for the housing of horses for hire or for a private riding group, and includes riding schools.
- 2.117 **"Row housing"** means a block of at least three and not more than six dwelling units, with each dwelling unit on a separate lot attached to its neighbour at its side, and in which each dwelling unit shall be separated from each other by a party wall.
- 2.118 **"School, public"** means a place of instruction other than a commercial school.
- 2.119 **"Screening"** means a continuous fence, wall, compact evergreen hedge or continuation thereof, supplemented with landscape planting that would screen the property which it encloses and is broken only by access drives and lanes.
- 2.120 **"Secondary suite"** means a self-contained dwelling unit located within a portion of a single-detached dwelling.
- 2.121 **"Setback"** means minimum distance required under this bylaw between a building or structure and the respective lot lines surrounding it, or from the natural boundary.

- 2.122 **"Shelter"** means the provision of temporary accommodation in permanent building as defined in the current version of the BC Building Code, for one or more individuals who are otherwise temporarily or permanently homeless, or lack fixed, regular, or adequate accommodation, or may be in a crisis or emergency.
- 2.123 **"Side Yard"** means that portion of the lot extending from the front yard to the rear yard, between the side line of the lot and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side line of the lot and the parallel line. The parallel line shall be drawn through the nearest point of the building erected or to be erected on the site.
- 2.124 **"Sleeping unit"** means one or more rooms used or intended to be used for sleeping, or sleeping and living purposes, but not including a sink or cooking facilities.
- 2.125 **"Storey"** means habitable space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above.
- 2.126 **"Structure"** means any construction fixed to, supported by or sunk into, land or water but does not include concrete or asphalt paving, or similar surfacing of a lot.
- 2.127 **"Top of bank"** means the point at which the upward ground level becomes less than on (1.0) vertical to four (4.0) horizontal, and refers to the crest of the bank or bluff where the lakeshore slope clearly changes into the natural upland bench; or as designated by the Minister of Environment, Lands and Parks, or his Designated Official.
- 2.128 **"Tourist accommodation"** means the use of land, buildings or structures for the purpose of providing temporary or overnight accommodation and which may include sleeping, cooking, laundry facilities and common or private amenity areas, a commerce, entertainment, recreation, or restaurant uses and premises licensed for onsite consumption of alcoholic beverages. Tourist accommodation includes holiday cabins, a hotel, motel or motor inn, tourist cottages and resorts but excludes a bed and breakfast.
- 2.129 **"Trailer"** means any structure or vehicle used or designed to be used for working, living or sleeping purposes and which is designed or intended to be mobile on land, whether or not self propelled.
- 2.130 **"Transition house"** means a facility licenses or authorized by the applicable agency that provides food and lodging with or without charge for two or more people who:
- a. have experienced violence or are at risk of experiencing violence and require temporary housing;
 - b. are being treated under the *Mental Health Act*;
 - c. are receiving foster home services under the *Child, Family and Community Service Act*; or
 - d. are receiving personal care, supervision, social or educational training or physical or mental rehabilitative therapy under the *Community Care and Assisted Living Act*

but does not include any portion of:

- a. a public or private school;
 - b. a facility licensed under the *Hospital Act*; or
 - c. a home designated or approved as a detention home under the *Correction Act*.
- 2.131 **"Useable open space"** means a compact, unobstructed area or areas available for safe and convenient use by all the building occupants, having no dimensions of less than 6 metres and no slope greater than ten (10) percent, provided for greenery, recreational space and other leisure activities normally carried on outdoors. Usable open space shall exclude areas used for off-street parking, off-street loading and service driveways.
- 2.132 **"Use"** means a purpose for which any lot, tract of land, building or structure or the surface of water or airspace is occupied or maintained.
- 2.133 **"Utility"** means a system, works, buildings, plant, equipment or resource owned by the District of Fort St. James, the Bulkley-Nechako Regional District, the Province of British Columbia, an Improvement District or by a corporation under agreement with or under franchise with the District, Regional District, Improvement District, the Province, or federal government to provide services and facilities at approved rates.
- 2.134 **"Walkway"** means a highway used or intended to be used solely for pedestrian traffic.
- 2.135 **"Warehouse"** means a building used for the receiving and storage of goods and personal property for compensation and includes the storage of goods by a distributor or supplier who markets goods for retail sale at other locations but excludes retail sales from the site.
- 2.136 **"Watercourse"** means any natural or human-made depression with well defined banks and a bed 0.6 metres or more below the surrounding land serving to give direction to a current of water at least six (6) months of the year or having a drainage area of 2 square kilometres or more upstream of the point of consideration, or as designated by the Ministry of Environment, Lands and Parks.
- 2.137 **"Wildlife Management Area"** means an area of land designated under section 4(2) of the Wildlife Act for the benefit of regionally or internationally significant fish and wildlife species or their habitats.
- 2.138 **"Wrecking yard"** means the use of land, buildings and structures for the collection, demolition, dismantling, storage, bailment, recycling, reclamation, reuse, remanufacture and/or the sale of waste materials including scrap metal, inoperable vehicles, vehicle parts, tires, building materials, machinery, appliances and other used, worn out, or discarded materials. The presence on any site of two or more vehicles, which, for a period exceeding 30 days, have not been capable of operating under their own power or from which parts have been or are to be removed for reuse or sale shall be deemed to be a wrecking yard.
- 2.139 **"Zoning district"** means the zone into which the total area of the District is divided under the provisions of this bylaw and the Zoning Map appended hereto as Schedule "A-1".

Division 3 Regulations

3.1 Accessory buildings

- a. Notwithstanding the other provisions of this bylaw, in all residential zones, accessory buildings are permitted provided that they are:
 - i. Except for attached carports or garages, placed no nearer than the front wall of the principal building to the front lot line in the R1 – Residential Urban, R2 – Residential Apartment Building, and R4 – Residential Mobile Home zones.
 - ii. Placed at least 1.2 metres from any rear or side lot line.
 - iii. Placed at least 7.5 metres from any front lot line.
 - iv. In the case of carports or garages opening onto a lane, at least 2 metres from any such lane.
 - v. Located so as to have the same side yard setback from any adjacent street as the principal building, provided that the principal building conforms to the minimum setback requirements as set out in this bylaw.
 - vi. Of such size that they do not exceed 10% of the lot size in the R1 – Residential Urban, R2 – Residential Apartment Building, and R4 – Residential Mobile Home zones.
 - vii. In RR1 – Rural Small Holding zone, limited to the following:
 - (I) Do not exceed 10% of the lot size for lots up to 0.2 hectares;
 - (II) Do not exceed 10% or 230 square metres, whichever is less, for lots greater than 0.2 hectares but less than 2 hectares; and
 - (III) Less than 370 square metres for lots larger than 2 hectares.
 - viii. On a lot that has a finished principal building intended for residential use.

3.2 Bed and breakfasts

- a. Bed and breakfast accommodations are subject to the following requirements:
 - i. The principal use of the dwelling shall be a single detached dwelling.
 - ii. The activity shall be confined to the dwelling.
 - iii. The dwelling shall be occupied by the operator of the bed and breakfast accommodation.
 - iv. No more than three bedrooms to accommodate a maximum of six bed and breakfast guests shall be permitted in a dwelling unit.
 - v. No alterations may be made to the external appearance of the property which indicates a bed and breakfast accommodation is being conducted on the premises, a sign not exceeding 1 square metre may be permitted on the lot.

3.3 Cannabis production facility

- a. Cannabis Production Facilities producing cannabis for recreational purposes are permitted only in I1 – Industrial Services and I2 – Industrial Heavy zones only on lots 7400 through to 7600 of Highway 27 North, Tachie Road and Takla Road.

3.4 Cannabis retail store

- a. Cannabis Retail Stores are only permitted in C1 – Commercial Core zone only on lots 140 through to 550 Stuart Drive West.
- b. There is a maximum of two Cannabis Retail Stores in the District.

3.5 Derelict vehicles

- a. No wrecked, derelict, or abandoned motor vehicles, or part thereof, may be stored, parked or otherwise placed on a lot unless they are completely enclosed within a building.

3.6 Fences

- a. The height of a fence or wall shall be determined by a measurement from grade.
- b. That portion of a retaining wall which projects above the surface of the ground which it supports shall be considered as a fence and subject to the regulation of this bylaw relating to fences.
- c. Notwithstanding clause b), in cases where a retaining wall has been constructed along a property line, the height of a fence, wall or hedge shall be determined by the measurement from the surface of the ground which the retaining wall supports at the average grade level.
- d. Subject to the vision clearance provisions of these regulations, the following height limitations shall apply to fences, walls, or hedges:
 - i. In all zones except industrial and highway commercial zones fences or walls not greater than 2 metres in height may be located in a side or rear yard, while fences not greater than 1 metre may be located in a front yard.
 - ii. In industrial and commercial zones, fences or hedges no greater than 2.4 metres in height may be located on any lot in a side or rear yard.
 - iii. In all residential zones where the rear line of a lot abuts the side line of an adjoining lot, the height of fences or walls on such rear lot lines shall not be greater than the height permitted on the side line of an adjoining lot at the point of abutment.

- e. Clause (d) shall not apply to open mesh or chain-link fences erected on cemetery, public playground, park, playfield, elementary or high school areas, and in industrial and highway commercial zones. In these cases, no such fence shall exceed the height of 4 metres.

3.7 Garden suites

- a. A garden suite is permitted on lots zoned RR1 – Rural Residential Small Holding, RR2 – Rural Residential Medium Holding and RR3 – Rural Residential Large Holding, and which contain a single-detached dwelling as the Principal Use.
- b. A garden suite is not permitted on the same lot as a secondary suite.
- c. No more than one garden suite shall be permitted on a lot.
- d. A garden suite must not be located closer to the front property line than the single-detached dwelling on the same lot.
- e. An accessory building containing a garden suite must not exceed a gross floor area of 37 square metres.

3.8 Gasoline service stations

- a. Gasoline service stations shall be constructed to the following standards in all zones permitting gasoline service stations:
 - i. The height of any building or structure shall not exceed 10 metres.
 - ii. Setbacks:
 - (I) Building setbacks shall be at least 7 metres from any highway and at least 3 metres from any other property line;
 - (II) pump islands shall be set back at least 4.5 metres from any lot line;
 - iii. All repair equipment shall be kept and all repair work shall be done entirely within the building.
 - iv. On all lot lines separating the lot from a residential lot, a screen shall be provided 1.8 metres in height, consisting of a masonry or uniformly coloured tight board fence of preservative treated materials.
 - v. Exterior lighting shall cast no glare on adjacent residential properties.

3.9 Height exceptions

- a. Notwithstanding any other height provision of this bylaw, the following structures shall not be subject to the height requirements of this bylaw:
 - i. cooling units,

- ii. floodlights,
- iii. warning devices,
- iv. water towers,
- v. radio and television antennas,
- vi. masts and aerials,
- vii. place of worship spires,
- viii. flagpoles,
- ix. cranes,
- x. satellite signal receiving dishes, and
- xi. chimneys.

3.10 Home occupation

- a. Home occupation use means an accessory use of a service character which:
 - i. Is carried on by a resident in a dwelling unit;
 - ii. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes; and
 - iii. Conforms to the following conditions:
 - (I) No variation from the residential character and appearance of land or buildings shall be permitted and no external structural change to any principal building or structure for the purpose of accommodating a home occupation use shall be permitted;
 - (II) Any home occupation use must be carried out within the dwelling unit or in an accessory building (where permitted in the particular zone), with no exterior operation of the business or external storage of materials, containers or finished products. All homes or accessory buildings must be finished with appropriate exterior finishings which may include painted siding or stucco products, brick, or vinyl siding;
 - (III) A home occupation is not permitted to have any commercial vehicle, exceeding 1 tonne in vehicle weight, to be located on the residential property;
 - (IV) A home occupation must not generate traffic congestion or parking problems within the zone and must not produce a public offence or nuisance of any kind (e.g. noise, smoke, dust, toxic or noxious matter, odour, electrical or radio interference, vibration, heat or glare). At all times the privacy and enjoyment of adjacent dwellings shall be preserved and the home occupation use shall not adversely affect the amenities of the neighbourhood.

- (V) The home occupation must not use material or products that produce flammable or explosive vapours or gasses;
- b. No more than 55 square metres of the floor area of the principal dwelling and accessory building combined must be used in connection with the home occupation.
- c. Home occupation use includes:
 - i. Licensed or unlicensed daycare;
 - ii. Activity of home crafters, artists and artisans;
 - iii. Barber or beauty shops, not exceeding one operator;
 - iv. Storage of goods within a building for retailing off the premises;
 - v. Small-scale processing of food, the assembly or repair of wood, repair of small engines, electronic devices, electrical components, home craft or hobby and similar products; and small-scale fabrication of home business related products.
- d. Home occupation use excludes:
 - i. Storage of goods outside a building;
 - ii. Operation of a kennel;
 - iii. Operation of a restaurant;
 - iv. Dry cleaning facility or laundromat;
 - v. Auto repair or truck repair of any kind.
- e. Any disputes over home occupation exclusions shall be settled by the Council of the District of Fort St. James.

3.11 Location and siting of buildings

- a. No principal building shall be located in any required front, side or rear yard;
- b. No accessory building shall be located in any required front or side yard, except as otherwise provided in this bylaw.
- c. The interior side lot line requirements of this bylaw shall not apply to strata lots other than bare land strata lots, but shall apply to the lot containing the strata plan.
- d. On corner lots in all zones, a side yard of not less than 5 metres shall be provided adjacent to the street.

3.12 Lots

- a. Notwithstanding the other provisions of this bylaw, irregular or asymmetrical lots shall have a lot frontage of not less than 8 metres in width, provided that the average lot width complies with the required minimum lot width.

- b. Notwithstanding any minimum lot size contained in this bylaw, where a community water system or a community sewer system does not serve a proposed lot, the minimum area of that lot may be increased in order to assure satisfactory sewage disposal on the lot or to protect any well on that lot.
- c. Notwithstanding the other provisions of this bylaw where a lot existing prior to the adoption of this bylaw, that by the enactment of this bylaw, will not conform to the lot area and width regulations of the zone in which it is located, the lot may be used for any of the uses permitted in the zone in which it is located, subject to the regulations dealing with siting, size and shape of buildings or structures.
- d. No residential use building shall be located on the same lot as any other residential use building except as otherwise provided in this bylaw.
- e. No residential use building shall be located on the same lot as any non-residential building or use, except as otherwise provided in this bylaw.
- f. The siting and setback regulations of this bylaw apply to all lots, and without limiting the generality of the foregoing, to all strata lots.
- g. The interior and side lot line requirements of this bylaw shall not apply to strata lots created in accordance with the registered plan pursuant to the Condominium Act where there is a common wall shared by two or more dwellings within a building.

3.13 Mobile homes and manufactured homes

- a. Every mobile home and manufactured home within the District of Fort St. James shall be placed on a permanent foundation.
- b. Skirting shall be installed within 60 days from the date which the mobile home or manufactured home is located on the foundation.
- c. The towing hitch shall be removed within 30 days from the date that the mobile home or manufactured home is placed on the foundation.

3.14 Parking and storage in residential districts

- a. No commercial vehicles, truck, bus, contractor's equipment, dismantled or wrecked automobiles, boat, trailer or any other similar vehicles, craft or equipment shall be parked or stored in the open in any residential zone, except the following:
 - i. one truck or commercial vehicle;
 - ii. trucks, commercial vehicles or equipment required for the construction, repair, servicing or maintenance of the premises when parked during normal working hours;
 - iii. one boat or vessel; and

- iv. one trailer or motor home.
- b. Trucks, commercial vehicles, trailers, motor homes, boats, vessels and equipment permitted in Division 3.14 may only be parked or stored on lots which have a finished principal building intended for residential use. These vehicles must not be used as residences.
- c. Notwithstanding Division 3.14.b one trailer or motor home is permitted to be parked on a residential lot and resided in for up to six months during construction of a principal building intended for residential use. Such trailer or motor home must not be located within the minimum setback for the lot.

3.15 Projections into required yards

- a. Eaves and roof overhangs shall not be allowed to project more than 0.6 metres into any required front, side or rear yard.
- b. Notwithstanding the other provisions of this bylaw, in all residential zones the following features may project into a required front, side or rear yard:
 - i. Steps, chimneys, signs and fences;
 - ii. A balcony or covered porch, provided that such projections do not exceed 2 metres into the front yard and are not closer than 1 metre to any lot line;
 - iii. An uncovered patio, sundeck, or terrace which may be open or enclosed, provided that such projections do not exceed 2 metres into the front yard and are not closer than 1 metre to any lot line, subject to the fence height limitations as specified in this bylaw. The provision of an awning or similar temporary covering for such shall be permitted;
 - iv. An uncovered swimming pool, provided that such pool shall not be constructed, sited or placed within the required front yard, or nearer than 3 metres to any side or rear lot line; and
 - v. A covered swimming pool, provided that such pool shall not be constructed within the required front yard, or nearer than 3 metres to any side or rear lot line, nor nearer than 3 metres to any principal building, and provided that such covered swimming pool shall be constructed so that the roof or ridge of such covered swimming pool shall not be in excess of 4 metres above average grade level.

3.16 Secondary suites

- a. A secondary suite is permitted in a single-detached dwelling.
- b. No more than one secondary suite shall be permitted in a single-detached dwelling.
- c. Both dwelling units constitute a single real estate entity.
- d. A secondary suite is not permitted on the same lot as a Garden Suite.

3.17 Utilities

- a. Navigational aids, radio and television antennas and other utility structures may be located in any zone except in Residential and Rural Residential zones:
 - i. No exterior storage of any kind shall be permitted.
 - ii. No facilities for the repair and maintenance of equipment shall be permitted.
- b. In all zones there shall be no minimum site area for a site to be used solely for the unattended equipment necessary for the operation of a public utility, a community radio or television antennae, an air or marine navigational aid.

Division 4 Residential districts

4.1 R1 – Residential Urban

4.1.1 Purpose

The intent of the R1 zoning district is to accommodate the demand for urban residential development in the form of detached and duplex dwellings, in convenient and attractive neighbourhoods which can be efficiently provided with full urban services.

4.1.2 Permitted uses

In the R1 zone, the following uses and no other uses are permitted:

- a. Bed and breakfast accommodation.
- b. Day care centre.
- c. Home occupation.
- d. Residential use – single-detached dwelling.
- e. Residential use – secondary suite.
- f. Residential use – duplex.
- g. 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.
- h. Accessory buildings and uses.

4.1.3 Development regulations

Table 4.1.3 R1 – Residential Urban	
Dwelling density	<ul style="list-style-type: none"> • Maximum of two dwellings per lot. • In the R-1 District no more than one single-detached dwelling is allowed per lot. • Notwithstanding Section 4.1.2, 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-detached dwelling and one detached secondary dwelling. • The detached secondary dwelling permitted under Section 4.1.2 g) shall contain no more than one (1) bedroom. • Notwithstanding Section 8, the detached secondary dwelling permitted under Section 4.1.2 g) 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-detached dwelling.
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 10 metres or two and one-half storeys, whichever is less. • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Single-detached dwelling: Minimum lot area is 500 square metres and minimum frontage is 18 metres. • Duplex: Minimum lot area is 750 square metres and minimum frontage is 23 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 40%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall not be less than 1.5 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building. • Notwithstanding the rear yard regulations, the detached secondary dwelling permitted under Section 4.1.2 g) may be located no closer than 1.7 metres from the rear lot line.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings	<ul style="list-style-type: none"> • Maximum of two accessory buildings per lot. • Accessory buildings shall not be located in the required front yard;

4.2 R2 – Residential Apartment Building

4.2.1 Purpose

The intent of the R2 zoning district is to accommodate the demand for multiple-unit dwelling use including cluster housing, row housing, and apartment buildings. Full urban services to be provided.

4.2.2 Permitted uses

In the R2 zone, the following uses and no other uses are permitted:

- a. Bed and breakfast accommodation.
- b. Commercial kitchen / catering services (only for the lands legally described as 'Parcel A, consolidation of lots 20 & 21, District Lot 110, Block 1, Range 5 Coast).
- c. Day care centre.
- d. Home occupation.
- e. Residential use – single-detached dwelling.
- f. Residential use – duplex dwelling.
- g. Residential use – cluster housing.
- h. Residential use – row housing.
- i. Residential use – apartment building.
- j. Accessory buildings and uses.

4.2.3 Development regulations

Table 4.2.3 R2 – Residential Apartment Building	
Dwelling density	<ul style="list-style-type: none"> • Maximum of 40 dwelling units per hectare for cluster housing. • Maximum of 40 dwelling units per hectare for row housing. • Maximum of 80 dwelling units per hectare for apartment.
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 12 metres or three storeys, whichever is less. • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Cluster housing: Minimum lot area is 1,000 square metres and minimum frontage is 30 metres. • Row housing: Minimum lot area is 250 square metres and minimum frontage is 30 metres. • Apartment: Minimum lot area is 1,000 square metres and minimum frontage is 30 metres. • Notwithstanding the regulations above, 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 area is 556 square metres and minimum frontage is 15.2 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 40%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall not be less than 3 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings	<ul style="list-style-type: none"> • Maximum of two accessory buildings per lot. • Accessory buildings shall not be located in the required front yard;

4.3 R3 – Residential High Density

4.3.1 Purpose

The intent of the R3 zoning district is to accommodate the demand for mixed-use higher density multiple-unit apartment buildings. Limited commercial uses are permitted in conjunction with a primary residential use. Full urban services to be provided.

4.3.2 Permitted uses

In the R3 zone, the following uses and no other uses are permitted:

- a. Catering establishment.
- b. Commercial office.
- c. Commercial uses in conjunction with permitted residential uses.
- d. Medical or dental clinic.
- e. Personal service.
- f. Public assembly uses in conjunction with permitted residential uses including gymnasium, meeting hall, and swimming pool.
- g. Residential use – apartment building.
- h. Rest home.
- i. Restaurant.
- j. Retail store.
- k. Accessory buildings and uses.

4.3.3 Development regulations

Table 4.3.3 R3 – Residential High Density	
Dwelling density	<ul style="list-style-type: none"> • Maximum of 100 dwelling units per hectare.
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 12 metres or three storeys, whichever is less. • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 1,000 square metres and minimum frontage is 30 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 50%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall not be less than 3 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings	<ul style="list-style-type: none"> • Maximum of two accessory buildings per lot. • Accessory buildings shall not be located in the required front yard;

4.4 R4 – Residential Mobile Home

4.4.1 Purpose

The intent of the R4 zoning district is to accommodate the demand for urban residential development consisting of small lots, specifically designed for the siting of mobile homes. Full urban services to be provided.

4.4.2 Permitted uses

In the R4 zone, the following uses and no other uses are permitted:

- a. Home occupation.
- b. Residential use – single-detached dwelling.
- c. Residential use – mobile home dwelling.
- d. Residential use – secondary suite.
- e. Accessory buildings and uses.

4.4.3 Development regulations

Table 4.4.3 R4 – Residential Mobile Home	
Dwelling density	<ul style="list-style-type: none">• Maximum of two dwelling units (where one is the principal dwelling) per lot.
Height of buildings and structures	<ul style="list-style-type: none">• Maximum height of the principal building is 10 metres or two and one-half storeys, whichever is less.• Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none">• Single-detached dwelling: Minimum lot area is 500 square metres and minimum frontage is 18 metres.• Mobile home dwelling: Minimum lot area is 450 square metres and minimum frontage is 15 metres.
Lot coverage	<ul style="list-style-type: none">• Maximum lot coverage is 40%.
Minimum building size	<ul style="list-style-type: none">• Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 3.5 metres.
Front yard	<ul style="list-style-type: none">• A front yard shall not be less than 5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none">• A side yard shall not be less than 1.5 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none">• A rear yard shall not be less than 3 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none">• Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings	<ul style="list-style-type: none">• Maximum of two accessory buildings per lot.• Accessory buildings shall not be located in the required front yard;

4.5 RR1 – Rural Residential Small Holding

4.5.1 Purpose

The intent of the RR1 zoning district is to accommodate the demand for small-lot rural residential development, provided that an adequate water supply system and an adequate sewage disposal system can be constructed in accordance with Provincial regulations.

4.5.2 Permitted uses

In RR1 zone, the following uses and no other uses are permitted.

- a. Animal hospital and veterinary clinic.
- b. Bed and breakfast accommodations.
- c. Day care centre.
- d. Greenhouse or nursery.
- e. Home occupation.
- f. Place of worship.
- g. Residential use – single-detached dwelling.
- h. Residential use – secondary suite.
- i. Residential use – garden suite (maximum floor area of 37 square metres).
- j. Accessory buildings and uses.

4.5.3 Development regulations

Table 4.5.3 RR1 – Rural Residential Small Holding	
Dwelling density	<ul style="list-style-type: none"> • Maximum of two dwelling units (where one is the principal dwelling) per lot.
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 10 metres or two storeys, whichever is less. • Maximum height for an accessory building or structure is 7 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 1,300 square metres (0.13 hectares) and minimum frontage is 18 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 25%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 3.5 metres.
Front yard	<ul style="list-style-type: none"> • A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall not be less than 1.5 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings and uses	<ul style="list-style-type: none"> • Accessory buildings shall not be located within 1.2 metres of a side or rear lot line. • Accessory uses may include the keeping of horse provided that the lot size is a minimum 4,000 square metres (0.4 hectare); maximum of one horse per 4,000 metres.

4.6 RR1A – Rural Residential Small Holding One Acre

4.6.1 Purpose

The intent of the RR1A zoning district is to accommodate the demand for single-detached dwellings on small rural lots that are connected to municipal water and sewer services.

4.6.2 Permitted uses

In RR1A zone, the following uses and no other uses are permitted.

- a. Residential use – single-detached dwelling.
- b. Residential use – secondary suite.
- c. Bed and breakfast accommodation.
- d. Day care centre.
- e. Home occupation.
- f. Place of worship.
- g. Accessory buildings and uses.

4.6.3 Development regulations

Table 4.6.3 RR1A – Rural Residential Small Holding One Acre	
Dwelling density	<ul style="list-style-type: none">• Maximum of one dwelling unit per lot.
Height of buildings and structures	<ul style="list-style-type: none">• Maximum height of the principal building is 10 metres or two storeys, whichever is less.• Maximum height for an accessory building or structure is 7 metres.
Lot area and frontage	<ul style="list-style-type: none">• Minimum lot area is 4,047 square metres (0.40 hectares) and minimum frontage is 18 metres.
Lot coverage	<ul style="list-style-type: none">• Maximum lot coverage is 25%.
Front yard	<ul style="list-style-type: none">• A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none">• A side yard shall not be less than 2 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none">• A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none">• Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings and uses	<ul style="list-style-type: none">• A maximum of two accessory buildings or structure is permitted.• Accessory buildings or structures shall not be located in the required front yard or within 1 metre of a side or rear lot line.

4.7 RR2 – Rural Residential Medium Holding

4.7.1 Purpose

The intent of the RR2 zoning district is to accommodate the demand for large-lot rural residential development, provided that an adequate water supply system and an adequate sewage disposal system can be constructed in accordance with Provincial regulations.

4.7.2 Permitted uses

In the RR2 zone, the following uses and no other uses are permitted:

- a. Animal hospital or kennel.
- b. Bed and breakfast accommodations.
- c. Day care centre.
- d. Greenhouse, nursery.
- e. Home occupation.
- f. Outdoor recreation.
- g. Residential use – single-detached dwelling.
- h. Residential use – secondary suite.
- i. Residential use – garden suite (maximum floor area of 37 square metres).
- j. Storage of equipment and vehicles used for personal business and accessory shops for repair facilities.
- k. Accessory buildings and uses.

4.7.3 Development Regulations

Table 4.7.3 RR2 – Rural Residential Medium Holding	
Dwelling density	<ul style="list-style-type: none"> Maximum of two dwelling units (where one is the principal dwelling) per lot.
Height of buildings and structures	<ul style="list-style-type: none"> Maximum height of the principal building is 10 metres or two storeys, whichever is less.
Lot area and frontage	<ul style="list-style-type: none"> Minimum lot area is 20,000 square metres (2 hectares) and minimum frontage is 90 metres.
Lot coverage	<ul style="list-style-type: none"> Maximum lot coverage is 10%.
Front yard	<ul style="list-style-type: none"> A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> A side yard shall not be less than 7.5 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none"> A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings and uses	<ul style="list-style-type: none"> Accessory buildings shall not be located in the required front yard or in within 1 metre of a side or rear lot line. Accessory uses include the sale of produce grown on the premises provided the sales area does not exceed 50 square metres.

4.8 RR3 – Rural Residential Large Holding

4.8.1 Purpose

The intent of the RR3 zoning district is to accommodate the demand for large-lot rural residential development including agricultural use. An adequate water supply system and an adequate sewage disposal system must be constructed in accordance with Provincial regulations.

4.8.2 Permitted uses

In the RR3 zone, the following uses and no other uses are permitted:

- a. Agricultural use (excluding feed lots and fur farming).
- b. Animal hospital or kennel.
- c. Bed and breakfast accommodations.
- d. Boarding, lodging or rooming houses.
- e. Campground.
- f. Civic use.
- g. Day care centre.
- h. Extracting of raw material from the land, including the cutting or crushing of material provided that no further processing is permitted on the site, except where the product is regulated by the *Mines Regulation Act* or is to be used solely on the premises.
- i. Forestry, logging, prefabrication of log or timber structures, portable sawmill, portable wood manufacturing plants and lumber kilns with a floor area less than 45 square metres.
- j. Home occupation.
- k. Outdoor recreation.
- l. Residential use – single-detached dwelling.
- m. Residential use – mobile home.
- n. Residential use – secondary suite.
- o. Residential use – duplex.
- p. Residential use – garden suite (maximum floor area of 37 square metres).
- q. Peat extraction.
- r. Riding academy.
- s. Sale of produce grown on the premises provided the sales area does not exceed 50 square metres.
- t. Storage of equipment and vehicles used for personal business and accessory shops for repair facilities.
- u. Accessory buildings and uses.

4.8.3 Development regulations

Table 4.8.3 RR3 – Rural Residential Large Holding	
Dwelling density	<ul style="list-style-type: none"> • Maximum of two dwelling units (where one is the principal dwelling) per lot.
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 15 metres or three storeys, whichever is less.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 100,000 square metres (10 hectares) and minimum frontage is 90 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 10%.
Front yard	<ul style="list-style-type: none"> • A front yard shall not be less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall not be less than 7.5 metres on each side of the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Accessory buildings and uses	<ul style="list-style-type: none"> • Accessory buildings shall not be located: <ul style="list-style-type: none"> • In the required front yard; • Within 1 metre of a side or rear lot line.
Additional Regulations	<ul style="list-style-type: none"> • For agricultural use (excluding feed lots and fur farming), all buildings and structures used for such purposes must be located not less than 25 metres from any property line and not less than 10 metres from any dwelling. • Portable wood manufacturing plants are not allowed within 50 metres of any lot boundary

Division 5 Commercial districts

5.1 C1 – Commercial Core

5.1.1 Purpose

The intent of the C1 zoning district is to identify and delineate the central business district of the municipality, which is intended to accommodate the demand for serviced commercial lots for a full range of commercial activities.

5.1.2 Permitted uses

In the C1 zone, the following uses and no other uses are permitted:

- a. Auction house excluding livestock.
- b. Building material supply.
- c. Business or professional offices.
- d. Bus terminal for the loading and unloading of passengers.
- e. Cannabis retail store.
- f. Civic use.
- g. Commercial recreation.
- h. Commercial service.
- i. Day care centre (only on Strata Lot 2 District Lot 110 Range 5 Coast District Strata Plan 51).
- j. Entertainment facility, including night club.
- k. Funeral home.
- l. Gasoline service station.
- m. Hotel or motor hotel.
- n. Medical or dental clinic.
- o. Public government.
- p. Residential use – in conjunction with permitted core commercial uses.
- q. Restaurants.
- r. Retail store.
- s. Taxi office.
- t. Accessory buildings and uses.

5.1.3 Development regulations

Table 5.1.3 C1 – Commercial Core	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 12 metres or three storeys, whichever is less; • Maximum height of a residential building is 10 metres or two storeys, whichever is less; • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 450 square metres and minimum frontage is 10%.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 100%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • No front yard shall be required, except for gasoline service stations as per Division 3.11
Side yard	<ul style="list-style-type: none"> • No side yard shall be required, except for gasoline service stations as per Division 3.11.
Rear yard	<ul style="list-style-type: none"> • No rear yard shall be required, except for gasoline service stations as per Division 3.11.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw.
Mixed-use commercial and residential buildings	<p>Where a lot is used for combined commercial and residential use, the residential use shall:</p> <ul style="list-style-type: none"> • be contained in the same building as the commercial use; • be accessed from a separate entrance than the entrance to the commercial use; • not exceed the gross floor area of the commercial use; • be contained in a dwelling unit which shall have a minimum building width of 5 metres.

5.2 C2 – Commercial Highway

5.2.1 Purpose

The intent of the C2 zoning district is to accommodate the demand for commercial lots which are suitable for the provision of services to highway travellers and tourists.

5.2.2 Permitted uses

In the C2 zone, the following uses and no other uses are permitted:

- a. Automobile dealership (including boats and recreation vehicles).
- b. Building material supply.
- c. Car or truck wash.
- d. Civic use.
- e. Club or lodge.
- f. Commercial recreation.
- g. Commercial service.
- h. Gasoline service station.
- i. Hotel and motor motel.
- j. Key-lock fuel installation.
- k. Light manufacturing.
- l. Medical or dental clinic.
- m. Motel and auto court.
- n. Public house.
- o. Rental and repair of tools and small equipment.
- p. Residential use – conjunction with permitted highway commercial uses.
- q. Restaurants including fast-food pick-up and drive-ins.
- r. Retail store.
- s. Tourist accommodation.
- t. Accessory buildings and uses.

5.2.3 Development regulations

Table 5.2.3 C2 – Commercial Highway	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 10 metres; • Maximum height of a residential building is 10 metres or two storeys, whichever is less; • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 700 square metres and minimum frontage is 15 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 60%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • No front yard shall be required, except for gasoline service stations as per Division 3.11.
Side yard	<ul style="list-style-type: none"> • Where a lot abuts an R-1 or R-2 zone, or a lot is separated by a lane from a lot in an R-1 or R-2 zone along a side lot boundary, a side yard shall not be less than 3 metres on each side of the principal building. • For a corner lot, a side setback of not less than 1.5 metres in width shall be provided along the abutting street; • Where there is no rear lane, one side setback of not less than 4.5 metres shall be provided.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 6 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw.
Hotel and Motel Units	<ul style="list-style-type: none"> • The minimum floor area of each hotel or motel unit is 24 square metres.
Mixed-use commercial and residential buildings	<p>Where a lot is used for combined commercial and residential use, the residential use shall:</p> <ul style="list-style-type: none"> • be contained in the same building as the commercial use; • be accessed from a separate entrance than the entrance to the commercial use; • not exceed the gross floor area of the commercial use; • be contained in a dwelling unit which shall have a minimum building width of 5 metres.

5.3 C3 – Commercial Lakeshore

5.3.1 Purpose

The intent of the C3 zoning district is to accommodate lakeshore commercial services for users of Stuart Lake.

5.3.2 Permitted uses

In the C3 zone, the following uses and no other uses are permitted:

- a. Campground.
- b. Commercial recreation.
- c. Commercial service.
- d. Hotel or motor Hotel.
- e. Marina.
- f. Restaurants.
- g. Retail store.
- h. Tourist accommodation.
- i. Residential use – in conjunction with permitted lakeshore commercial uses.
- j. Residential use - single-detached dwelling (only for the lands legally described as "Lot 8 Block 4 District Lot 110 Range 5 Coast District Plan 1400").
- k. Residential use – single family dwelling, only for the lands legally described as "Lot 7, Block 4, District Lot 110, Range 5 Coast District, Plan 1400" at the time of the adoption of this bylaw.
- l. Accessory buildings and uses.

5.3.3 Development regulations

Table 5.3.3 C3 – Commercial Lakeshore	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 10 metres; • Maximum height of a residential building is 10 metres or two storeys, whichever is less; • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 1,400 square metres and minimum frontage is 30 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 45%. • Maximum floor area for a retail store is 300 square metres per individual establishment.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • A front yard shall be provided of not less than 5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall be provided of not less than 3 metres in width from the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw.
Hotel and Motel Units	<ul style="list-style-type: none"> • The minimum floor area of each hotel or motel unit is 24 square metres.
Mixed-use commercial and residential buildings	<p>Where a lot is used for combined commercial and residential use, the residential use shall:</p> <ul style="list-style-type: none"> • be contained in the same building as the commercial use; • be accessed from a separate entrance than the entrance to the commercial use; • not exceed the gross floor area of the commercial use; • be contained in a dwelling unit which shall have a minimum building width of 5 metres.

Division 6 Industrial districts

6.1 I1 – Industrial Service

6.1.1 Purpose

The intent of the I1 zoning district is to accommodate the demand for service industrial lots used primarily for one or more of the following activities:

- processing raw materials;
- manufacturing, cleaning, servicing, repairing or testing materials, goods and equipment;
- handling, storing, or shipping equipment, goods, and materials;
- training, research and development laboratories; or
- distributing and selling materials, goods and equipment to institutions and industrial and commercial businesses.

6.1.2 Permitted uses

In the I-1 zone, the following uses and no other uses are permitted:

- a. Animal hospital.
- b. Automobile dealership.
- c. Automobile repair shop.
- d. Cannabis production facility.
- e. Car wash or truck wash.
- f. Commercial nursery and greenhouse including related retail outlet.
- g. Gasoline service station.
- h. Gravel pits, and quarry pits which meet the approval of the authority having jurisdiction.
- i. Industry, light.
- j. Light manufacturing.
- k. Municipal works yard.
- l. Offices, storage buildings, workshops, warehouse, and yards for trade contractors.
- m. Accessory buildings.

6.1.3 Development regulations

Table 6.1.3 I1 – Industrial Service	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of the principal building is 10 metres or two storeys, whichever is less; • Maximum height of a residential building is 10 metres or two storeys, whichever is less; • Maximum height for an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • Minimum lot area is 450 square metres and minimum frontage is 15 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 60%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • On any lot which abuts any portion of a highway, a setback of 7.5 metres shall be provided, except for sidewalks, access and egress, and the prescribed setback shall be landscaped to its full width and depth by the planting of shrubs and lawn or the retention of existing natural growth.
Side yard	<ul style="list-style-type: none"> • A side yard shall be provided of not less than 1.5 metres in width from the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw. • No off-street loading space is required for car, boat, travel trailer, or mobile home sales lots, gasoline service stations or nursery supply uses.
Waste Disposal	<ul style="list-style-type: none"> • Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the <i>Health Act</i> and the <i>Waste Management Act</i>.
Screening	<ul style="list-style-type: none"> • All industrial activity and storage not contained within a building shall be enclosed by a wall or a tight board fence that is minimum of 2 metres high.

6.2 I2 – Industrial Heavy

6.2.1 Purpose

The intent of the I2 zone is to accommodate the demand for large lots suitable for heavy industrial users.

6.2.2 Permitted uses

In the I2 zone, the following uses and no other uses are permitted:

- a. Cannabis production facility.
- b. Car wash or truck wash.
- c. Electricity generation.
- d. Gravel pits, and quarry pits which meet the approval of the authority having jurisdiction.
- e. Heavy equipment dealership and repair.
- f. Key-lock fuel installation.
- g. Light manufacturing.
- h. Machine shop and parts manufacturer.
- i. Manufacturing, including processing and storage of gravel, asphalt and tar products.
- j. Metal processing.
- k. Offices, storage buildings, workshops, warehouse and yards for trade contractors.
- l. Plumbing, sheet metal and welding workshop.
- m. Sawmill.
- n. Sheet metal fabrication.
- o. Wood processing.
- p. Accessory buildings.

6.2.3 Development regulations

Table 6.2.3 I2 – Industrial Heavy	
Height of buildings and structures	<ul style="list-style-type: none"> Maximum height of a principal building or structure is 15 metres.
Lot area and frontage	<ul style="list-style-type: none"> Minimum lot area is 16,000 square metres (1.6 hectares) and minimum frontage is 30 metres.
Lot coverage	<ul style="list-style-type: none"> Maximum lot coverage is 60%.
Minimum building size	<ul style="list-style-type: none"> Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> On any lot which abuts any portion of a highway, a setback of 7.5 metres shall be provided, except for sidewalks, access and egress, and the prescribed setback shall be landscaped to its full width and depth by the planting of shrubs and lawn or the retention of existing natural growth.
Side yard	<ul style="list-style-type: none"> No side yard shall be required except where a lot abuts a lot in a Residential or Rural Residential district such side yard shall be 6 metres. No eaves or overhangs shall be permitted within the side yard.
Rear yard	<ul style="list-style-type: none"> No rear yard shall be required except where a lot abuts a lot in a Residential or Rural Residential district, such rear yard shall be 6 metres.
Off-street parking	<ul style="list-style-type: none"> Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw. No off-street loading space is required for car, boat, travel trailer, or mobile home sales lots, gasoline service stations or nursery supply uses.
Waste Disposal	<ul style="list-style-type: none"> Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the <i>Health Act</i> and the <i>Waste Management Act</i>.
Screening	<ul style="list-style-type: none"> All industrial activity and storage not contained within a building shall be enclosed by a wall or a tight board fence that is minimum of 2 metres high.

6.3 I3 – Industrial Intermediate

6.3.1 Purpose

The intent of the I3 zoning district is to accommodate a mix of service and light industrial uses that are not connected to municipal services.

6.3.2 Permitted uses

In the I3 zone, the following uses and no other uses are permitted:

- a. Animal hospital.
- b. Automobile dealership.
- c. Automobile repair shop.
- d. Building material supply.
- e. Car wash or truck wash.
- f. Commercial nursery and greenhouse including related retail outlet.
- g. Commercial parking facility.
- h. Farm implement dealership.
- i. Gasoline service station.
- j. Gravel pits, and quarry pits which meet the approval of the authority having jurisdiction.
- k. Heavy equipment dealership and repair.
- l. Industry, light.
- m. Key-lock fuel installation.
- n. Light manufacturing.
- o. Municipal works yard.
- p. Offices, storage buildings, workshops, warehouse, and yards for trade contractors.
- q. Septic tank service.
- r. Wood processing.
- s. Wrecking yard.
- t. Accessory buildings.

6.3.3 Development regulations

Table 6.3.3 I3 – Industrial Intermediate	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of a principal building or structure is 10 metres or two storeys, whichever is less. • Maximum height of a residential buildings is 10 metres or two storeys, whichever is less; • Maximum height of an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • The minimum lot area is 16,000 square metres (1.6 hectares) and minimum frontage is 30 metres. • Where a community sewer system with adequate capacity exists, or, if constructed, would solve servicing problems associated with on-site sewage disposal, the parcel size may be reduced to 4,500 square metres (0.45 hectares) with a minimum frontage of 10 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 60%.
Minimum building size	<ul style="list-style-type: none"> • Principal building will have a minimum floor space of 60 square metres, and a minimum building width of 6 metres.
Front yard	<ul style="list-style-type: none"> • On any lot which abuts any portion of a highway, a setback of 7.5 metres shall be provided, except for sidewalks, access and egress, and the prescribed setback shall be landscaped to its full width and depth by the planting of shrubs and lawn or the retention of existing natural growth.
Side yard	<ul style="list-style-type: none"> • No side yard shall be required except where a lot abuts a lot in a Residential or Rural Residential district such side yard shall be 6 metres. No eaves or overhangs shall be permitted within the side yard.
Rear yard	<ul style="list-style-type: none"> • No rear yard shall be required except where a lot abuts a lot in a Residential or Rural Residential district, such rear yard shall be 6 metres.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 9 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw. • No off-street loading space is required for car, boat, travel trailer, or mobile home sales lots, gasoline service stations or nursery supply uses.
Waste Disposal	<ul style="list-style-type: none"> • Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the <u>Health Act</u> and the <u>Waste Management Act</u>.
Screening	<ul style="list-style-type: none"> • All industrial activity and storage not contained within a building shall be enclosed by a wall or a tight board fence that is minimum of 2 metres high.
Setback from Tachie Road and Highway 27	<ul style="list-style-type: none"> • Wrecking Yards are prohibited within 100 metres of Tachie Road and Highway.

Division 7 Parks and institutional districts

7.1 P1 – Parks and Greenbelt

7.1.1 Purpose

The intent of the P1 zoning district is to accommodate the demand for a variety of public and privately owned park sites.

7.1.2 Permitted uses

In the P1 zone, the following uses and no other uses are permitted:

- a. Campground.
- b. Golf course.
- c. Greenbelt.
- d. Historic sites and historic parks.
- e. Public park or playground.
- f. Sports and athletic fields.
- g. Walkways and trails.
- h. Accessory buildings.

7.1.3 Development regulations

Table 7.1.3 P1 – Parks and Greenbelt	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of a principal building or structure is 15 metres or three storeys, whichever is less. • Maximum height of a residential buildings is 10 metres or two storeys, whichever is less. • Maximum height of an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • The minimum lot area is 500 square metres and minimum frontage is 15 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 50%.
Front yard	<ul style="list-style-type: none"> • A front yard shall be provided of no less than 5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall be provided of not less than 3 metres in width from the principal building. No eaves or overhangs shall be permitted within the side yard.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall be provided of not less than 5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw.
Waste Disposal	<ul style="list-style-type: none"> • Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the <i>Health Act</i> and the <i>Waste Management Act</i>.
Accessory use – living quarters	<ul style="list-style-type: none"> • One dwelling unit as a caretaker's residence in conjunction with a permitted use is permitted.

7.2 P2 – Institutional

7.2.1 Purpose

The intent of the P2 zoning district is to provide for a range of public and institutional uses.

7.2.2 Permitted uses

In the P2 zone, the following uses and no other uses are permitted:

- a. Administrative offices ancillary to another prescribed use.
- b. Assembly use.
- c. Civic use.
- d. Counselling service.
- e. Day care centre.
- f. Historic sites and historic parks.
- g. Place of worship.
- h. Public parks and recreation sites.
- i. Public government.
- j. Public schools including colleges, technical and vocational institutes.
- k. Rest home.
- l. Shelter (only on Parcel A being the consolidation of lots 54 and 55 See BB46389, District Lot 1267 Range 5 Cost District Plan 5870).
- m. Thrift store or gift store consistent with other permitted uses.
- n. Transition house.
- o. Residential uses – dwelling units for rental use consistent with other permitted uses.
- p. Accessory buildings.

7.2.3 Development regulations

Table 7.2.3	P2 – Institutional
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of a principal building or structure is 15 metres or three storeys, whichever is less. • Maximum height of a residential buildings is 10 metres or two storeys, whichever is less; • Maximum height of an accessory building or structure is 5 metres.
Lot area and frontage	<ul style="list-style-type: none"> • The minimum lot area is 600 square metres and minimum frontage is 14 metres.
Lot coverage	<ul style="list-style-type: none"> • Maximum lot coverage is 50%.
Front yard	<ul style="list-style-type: none"> • A front yard shall be provided of no less than 7.5 metres in depth from the principal building.
Side yard	<ul style="list-style-type: none"> • A side yard shall be provided of not less than 1.5 metres in width from the principal building.
Rear yard	<ul style="list-style-type: none"> • A rear yard shall be provided of not less than 7.5 metres in depth from the principal building.
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 8 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 9 of this bylaw.
Waste Disposal	<ul style="list-style-type: none"> • Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the <i>Health Act</i> and the <i>Waste Management Act</i>.
Accessory use – living quarters	<ul style="list-style-type: none"> • One dwelling unit as a caretaker's residence in conjunction with a permitted use is permitted.

Division 8 Agriculture

8.1 A1 – Agriculture

8.1.1 Purpose

The intent of the A1 zoning district is to allow agricultural uses and restrict non-farm uses in accordance with the *Agricultural Land Commission Act*.

Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve are subject to the *Agricultural Land Commission Act*, the *Agricultural Land Reserve Use Regulation*, and any resolutions of the Agricultural Land Commission. The *Agricultural Land Commission Act* and its regulations generally restrict non-farm use and subdivision of Agricultural Land Reserve lands, unless otherwise exempted.

8.1.2 Permitted uses

In the A1 zone, the following uses and no other uses are permitted:

- a. Agricultural use.
- b. Structures necessary for an agricultural use.
- c. Agritourism.
- d. Alcohol production, in accordance with the regulations of the Agricultural Land Reserve Use Regulation.
- e. Ecological reserve.
- f. Public Park, in accordance with the regulations of the Agricultural Land Reserve Use Regulation.
- g. Processing of farm products.
- h. Retail sales of farm products.
- i. Wildlife Management Area.

8.1.3 Development regulations

Table 8.1.3 A1 – Agricultural	
Height of buildings and structures	<ul style="list-style-type: none"> • Maximum height of a structure is 15 metres or three storeys, whichever is less.
Subdivision	<ul style="list-style-type: none"> • There shall be no subdivision of land permitted in the A1 zone.
Lot area and frontage	<ul style="list-style-type: none"> • n/a
Lot coverage	<ul style="list-style-type: none"> • Maximum of: <ul style="list-style-type: none"> • 60% of the lot area for greenhouses; and • 35% of the lot area for all other buildings and structures. • Permeable detention ponds and support structures used for shading, frost, and wind protection, netting, or trellising are exempt from lot coverage restrictions.
Front yard	<ul style="list-style-type: none"> • A front yard shall not be less than 7.5 metres in depth from any building.
Side yard	<ul style="list-style-type: none"> • A side yard shall not be less than 7.5 metres in depth from any building

Rear yard	<ul style="list-style-type: none"> • A rear yard shall not be less than 7.5 metres in depth from any building
Off-street parking	<ul style="list-style-type: none"> • Off-street parking shall be provided in accordance with Division 9 of this bylaw.
Off-street loading	<ul style="list-style-type: none"> • Off-street loading facilities shall be provided in accordance with Division 10 of this bylaw.
Waste Disposal	<ul style="list-style-type: none"> • Where the use is not served by a community sewer system, the discharge of human and other wastes shall be in accordance with the Health Act and the Waste Management Act.

Division 9 Off-street parking

9.1 Purpose

- a. No land, water, building or structure shall be used by the owner, occupier or any other person for any use unless the off-street parking requirements for that use have been provided for in accordance with Division 8.4 of this bylaw. Provision shall be made for off-street parking on the same lot as the principal building.

9.2 Off-site parking

- a. Notwithstanding Division 8.1 of this bylaw, off-site parking is permitted on a lot within 150 metres of the use for which it is provided only in the Commercial districts (C1, C2, and C3) and shall conform to all of the requirements of this Division.

9.3 Physical requirements

- a. Notwithstanding any other provision of this bylaw, all spaces provided for off-street parking, whether public or private, shall conform to the following requirements:

9.3.1 Size

- a. All parking spaces shall have a clear length of not less than 6.0 metres and clear width of not less than 2.7 metres and a clear height of not less than 2.5 metres.
- b. Notwithstanding the foregoing sentence, twenty percent (20%) of the total required parking may be used for small car parking, providing that each stall has a clear length of 5.4 metres and a clear width of 2.7 metres and a clear height of not less than 2.5 metres. Where small car areas have been provided, a sign shall be posted indicating small car parking only.

9.3.2 Access

- a. Ingress and egress to and from all parking spaces shall be by means of unobstructed manoeuvring aisles. The manoeuvring aisles shall be not less than 6 metres in width for right angle parking and may be reduced to 5.0 metres in width for angle parking up to forty-five degrees from the manoeuvring aisle.

9.3.3 Layout

- a. Where more than 10 parking spaces are provided, they must be so designed that vehicles are not required to back out or drive directly onto a highway.

9.3.4 Location

- a. If parking is provided on the site, the parking must be on the same lot as the building or use.

9.3.5 Surface

- a. Every off-street parking area shall:
 - i. be graded to provide an even surface that can be drained so that no surface water accumulates thereon; runs off onto any sidewalk; or runs off onto any highway if the area is not paved;
 - ii. be surfaced with gravel, crushed rock, asphalt or concrete, treated to suppress dust, and kept free of weeds; and
 - iii. have access to and from highways other than limited access to highways in accordance with Ministry of Transportation & Transit regulations and having constructed sidewalk crossovers.

9.3.6 Parking setbacks

- a. In Commercial districts where parking is located on the same site as the principal building, no part of the parking lot shall be located closer than 1.5 metres to any adjacent dwelling unit.

9.3.7 Mixed use development

- a. In the case of mixed uses, the total requirements for the off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Notwithstanding, in the C1 – Commercial Core district, proposals that include shared parking will be considered.

9.3.8 Accessible parking

- a. A development must provide accessible parking spaces on the following basis:
 - i. 1 accessible parking space where 10 to 50 standard parking spaces are required; and
 - ii. 2 accessible parking spaces where 51 or more standard parking spaces are required.
- b. Each accessible parking space shall be 4 metres in width, located in proximity to the entrance of the building and shall be properly identified with signage.

9.4 Table of parking requirements

Use	Minimum Spaces Required
Auto sales and repair, dealerships, automobile and trailer sales and rental, sale of new automotive parts and accessories, salesrooms	• 1 per 70 square metres of gross sales floor area plus 2 per service bay
Financial Institution	• 1 per 20 square metres of gross floor area
Bed and Breakfast	• 1 per room available
Bowling alley	• 3 per bowling lane
Boat and recreation vehicles; sales and service	• 1 per 70 square metres of gross display area (covered and inside)
Campground/overnight	• 1 per campsite
Place of Worship	• 1 per 10 seats
Clubs, lodges	• 1 per 6 seats
College	• 5 per classroom
Convenience store	• 1 per 20 square metres of gross floor area
Contractor's workshop and yards	• 1 per 100 square metres of gross floor area
Cultural facility (such as art gallery, museums)	• 1 per 50 square metres of gross floor area
Drive-in business	• 1 per 20 square metres of gross floor area
Fast-food pick-up	• 1 per 20 square metres of gross floor area
Funeral home	• 1 per 6 seats in service area
Gasoline service station	• 3 per service bay
Golf course	• 50 per 9 holes
Golf driving range	• 1 per tee
Health space hospital, public	• 1 per bed
Hospital, private	• 1 per 3 beds
Hotel, motor hotel	• 1 per unit, plus 1 per 6 seats in bar, café, etc.
Laundromat	• 1 per 3 washing machines
Machinery sales	• 1 per 100 square metres of gross sales floor area
Manufacturer, industrial	• 1 per 100 square metres of gross floor area
Marina	• 1 per 2 moorage spaces
Neighbourhood public house	• 1 per 3 seats

Use	Minimum Spaces Required
Nurseries, greenhouses	<ul style="list-style-type: none"> • 1 per 20 square metres of gross floor area retail sales building
Offices, medical	<ul style="list-style-type: none"> • 4 stalls per doctor or dentist
Offices, other	<ul style="list-style-type: none"> • 1 stall per 50 square metres of gross floor area
Pool, swimming	<ul style="list-style-type: none"> • 1 per 12 square metres of water surface
Public bus depot	<ul style="list-style-type: none"> • 1 per 20 square metres of waiting room area
Public Recreation	<ul style="list-style-type: none"> • 1 per 10 square metres of ice area and 1 per 12 square metres of pool surface, and 1 per 40 square metres for other sports
Residential, single-detached and duplex	<ul style="list-style-type: none"> • 2 per dwelling
Residential, senior assisted living	<ul style="list-style-type: none"> • 1 per 3 dwelling units
Residential, other than single detached and duplex	<ul style="list-style-type: none"> • 1.5 per dwelling unit
Restaurant	<ul style="list-style-type: none"> • 1 per 5 seats
School, elementary	<ul style="list-style-type: none"> • 1 space per classroom
School, secondary	<ul style="list-style-type: none"> • 3 spaces per classroom
Store, supermarket, liquor, other retail, personal service except convenience store	<ul style="list-style-type: none"> • 1 per 40 square metres of gross retail floor space
Stadium	<ul style="list-style-type: none"> • 1 per 5 seats
Theatre (not drive-in)	<ul style="list-style-type: none"> • 1 per 10 seats
Taxi stand	<ul style="list-style-type: none"> • 1 per taxi
Tire shops, sales and service	<ul style="list-style-type: none"> • 2 per bay
Warehouse	<ul style="list-style-type: none"> • 1 per 100 square metres of gross warehouse space

Division 10 Off-street loading

10.1 Purpose

- a. No land, water, building or structure shall be used by the owner, occupier or any other person for any use unless the off-street loading requirements for that use have been provided in accordance with this Division of this bylaw; provisions shall be made for off- street loading on the same lot as the principal building.

10.2 Unit of measurement

- a. When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings or basements, except where they are used for parking or heating.

10.3 Mixed occupancies

- a. In the case of mixed uses, the total requirements, for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

10.4 Required off-street loading spaces

- a. On every lot used as a retail store, business, industry, warehouse or other similar use, the minimum number of spaces shall be shown in the table below.

Total Gross Floor Area of Buildings	Spaces Required
Less than 500 square metres	• 1
500 square metres – 2,000 square metres	• 2
2,000 square metres – 5,000 square metres	• 3
Each additional 5,000 square metres or each fraction thereof over 2,000 square metres	• 1 additional

- b. On every lot used as an office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces shall be as shown in the table below.

Total Gross Floor Area of Buildings	Spaces Required
Less than 3,000 square metres	• 1
3,000 square metres – 6,000 square metres	• 2
Each additional 6,000 square metres or each fraction thereof over 3,000 square metres	• 1 additional

10.5 Location and siting of loading facilities

- a. Off-street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front yard nor closer than 15 metres to the nearest point of intersection of the centre lines of any two road allowances.

10.6 Development and maintenance standards

- a. All off-street loading and unloading spaces shall be of adequate size, and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but as a minimum shall be sufficient to accommodate a vehicle 6 metres in length, 3 metres in width and 4 metres in height.
- b. All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- c. Each loading space shall be surfaced with asphalt, concrete, or similar pavement so as to provide a durable dust-free surface, and shall be so graded and drained so as to properly dispose of all surface water.
- d. Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises or highway.

Division 11 Floodplain

11.1 Floodplain designation

- a. The following land within the District of Fort St. James is designated as floodplain:
 - i. Land lower than the flood construction levels specified in Division 10.2; and
 - ii. Land within the floodplain setbacks specified in Division 10.3.

11.2 Flood construction levels

- a. The following elevations are specified as flood construction levels, except that where more than one flood construction level is applicable, the higher elevation shall be the flood construction level:
 - i. Elevation 683.1 metres Geodetic Survey of Canada datum for land adjacent to Stuart Lake.
 - ii. 1.5 metres above the Natural Boundary of Nahounli Creek, or of any other watercourse, lake, pond, or marsh area.
- b. The flood construction levels specified in this Division may be achieved by structural elevation of the habitable area or by adequately compacted landfill on which any building is to be constructed or mobile home or unit located, or by a combination of both structural elevation and landfill.

11.3 Floodplain setbacks

- a. The following distances are specified as floodplain setbacks, except that where more than one floodplain setback is applicable, the greater distance shall be the floodplain setback:
 - i. Within 30 metres of the Natural Boundary of Stuart Lake;
 - ii. Within 30 metres of the top of bank of Stuart Lake for the shoreline south of the mouth of Nahounli Creek;
 - iii. Within 15 metres of the Natural Boundary of any other watercourse; and
 - iv. Within 7.5 metres of the Natural Boundary of any other lake, pond, or marsh area.

11.4 Application of floodplain specifications

- a. After a bylaw has specified flood construction levels and floodplain setbacks:
 - i. the underside of any floor system, or the top of any pad supporting any space or room, including a mobile home, that is used for dwelling purposes, business, or

- the storage of goods which are susceptible to damage by floodwater shall be above that specified level, and
- ii. any landfill required to support a floor system or pad shall not extend within any setback from a watercourse or body of water specified by the bylaw or the Minister of Environment, Lands and Parks.
- b. Structural support or compacted landfill or a combination of both may be used to elevate the underside of the floor system or the top of the pad above the flood construction levels specified in Division 10.2. The structural support and/or landfill shall be protected against scour and erosion from flood flows, wave action, ice and other debris.
 - c. The Building Inspector, or such person appointed by the District of Fort St. James may require that a British Columbia Land Surveyor's certificate be required to verify compliance with the flood construction levels and floodplain setbacks specified in Divisions 10.2 and 10.3. The cost of verification shall be assumed by the landowner.

11.5 General exemptions

- a. The Minister of Environment and Parks may exempt types of developments from the requirements, subject to conditions they may impose.
- b. The following types of development are exempt from the requirements of the Flood Construction Levels specified in Division 10.2.
 - i. A renovation of an existing building or structure that does not involve an addition thereto;
 - ii. An addition to a building or structure, at the original non-conforming floor elevation, that would increase the size of the building or structure by less than 25% of the ground floor area (excluding carports or garages) existing at the date of adoption of first bylaw containing floodplain provisions provided that the degree of non-conformity regarding setback is not increased;
 - iii. That portion of a building or structure to be used as a carport, garage, or entrance foyer;
 - iv. Farm buildings other than dwelling units and closed-sided livestock housing;
 - v. Hot water tanks and furnaces behind Standard Dikes;
 - vi. Closed-sided livestock housing behind Standard Dikes;
 - vii. Heavy industry behind Standard Dikes; and
 - viii. On-loading and off-loading facilities associated with water-oriented industry and portable sawmills.
- c. The following types of development are exempt from the requirements of the Flood Construction Levels specified in Division 10.2 of this bylaw, subject to the following conditions:

- i. **Farm Dwelling Units:**
Farm dwelling units on parcel size 8.0 hectares, or greater, located within the Agricultural Land Reserve, shall be located with the underside of a wooden floor system or the top of the pad of any Habitable Area (or in the case of a Mobile Home or Unit, the top of pad or the ground surface on which it is located) no lower than 1.0 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than the Flood Construction Levels specified in Division 10.2 of this bylaw, whichever is the lesser.
- ii. **Closed-sided Livestock Housing:**
Closed-sided livestock housing not behind Standard Dikes shall be located with the underside of the wooden floor system or the top of the pad (or in the case of a Mobile Unit the top of pad or the ground surface on which it is located) no lower than 1 metre above the Natural Ground Elevation taken at any point on the perimeter of the building, or no lower than Flood Construction Levels specified in Division 10.2 of this bylaw, whichever is the lesser.
- iii. **Industrial Uses:**
Industrial uses, other than main electrical switchgear, shall be located with the underside of a wooden floor system or the top of the pad (or in the case of a Mobile Unit, the top of pad or the ground surface on which it is located) no lower than the Flood Construction Levels specified in Division 10.2 of this bylaw, minus freeboard. Main electrical switchgear shall be no lower than the Flood Construction Level.

Division 12 Administration, Enforcement, Penalties and Authorization

12.1 Inspection

- a. The Building Inspector, the Administrator, the Approving Officer or Bylaw Enforcement Officer of the District is hereby authorized to enter, at any reasonable time, upon any property or premises to ascertain whether the provisions of this bylaw are being obeyed.

12.2 Enforcement

- a. Every person who contravenes any provision of this bylaw or permits any contravention of any provision of this bylaw shall be guilty of an offence thereof, and shall be liable to the penalties herein imposed.
- b. Each day that an offence against this bylaw continues shall be deemed a separate and distinct offence and a separate penalty may be imposed for each day the offence continues.

12.3 Penalties

- a. Any person or persons guilty of an offence under this bylaw (and for the purposes hereof, every offence shall be deemed to be a continuing, new and separate offence for each day during which the same shall continue) shall, upon conviction of such offence by a Court of competent jurisdiction, pay a fine not exceeding the sum of \$2,000.00 for each day or part thereof for which any offence has taken place, together with the cost of prosecution for each such offence.
- b. Nothing herein contained shall prevent the District of Fort St. James from taking such other lawful action as is necessary to prevent or remedy any violation.

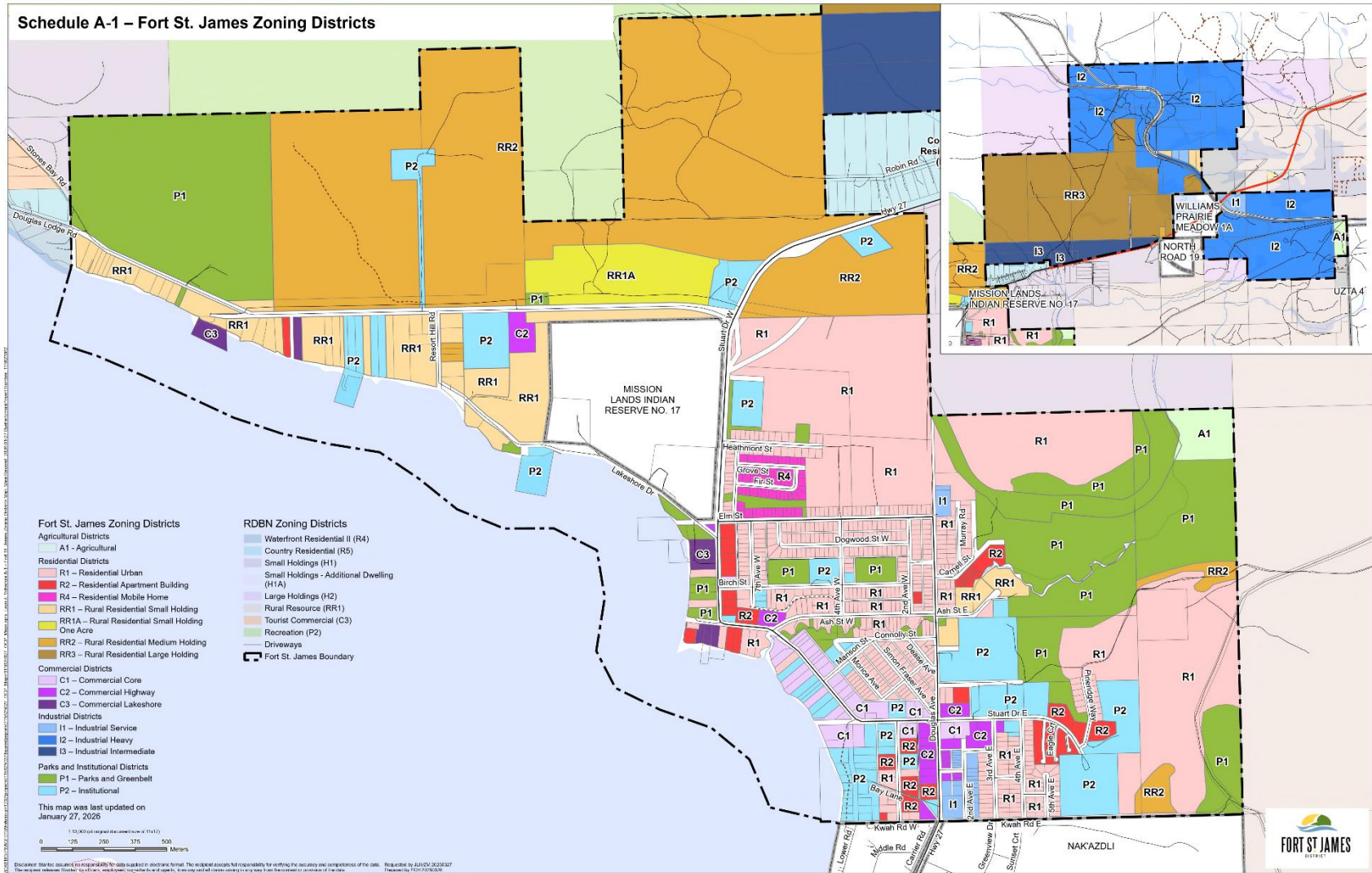
READ FOR A FIRST TIME THIS	09	DAY OF	DECEMBER , 2025.
READ FOR A SECOND TIME THIS	10	DAY OF	FEBRUARY , 2026.
PUBLIC HEARING HELD THIS		DAY OF	, 2026.
READ FOR A THIRD TIME THIS		DAY OF	, 2026.
ADOPTED THIS		DAY OF	, 2026.

Mayor

Corporate Officer



Schedule A-1 Fort St. James Zoning Districts



Schedule A-2 Summary of Zoning Requirements

Zoning Designation	Dwelling Density (max)	Lot			Yards (min)		
		Area (min)	Frontage (min)	Coverage (max)	Front	Side	Rear
R1 – Residential Urban	2 du/ lot (single-detached) 2 du/ lot (duplex)	500m ² (single-detached) 750m ² (duplex)	18m (single-detached) 23m (duplex)	40%	7.5m	1.5m	7.5m
R2 – Residential Apartment Building	40 du/ ha (cluster) 40 du/ ha (row) 80 du/ ha (apartment)	1,000m ² (cluster) 250m ² (row) 1,000 m ² (apartment)	30m (cluster) 30m (row) 30m (apartment)	40%	7.5m	3m	7.5m
R3 – Residential High Density	100 du/ ha	1,000m ²	30m	50%	7.5m	3m	7.5m
R4 – Residential Mobile Home	2 du/ lot	500m ² (single-detached) 450 m ² (mobile home)	18m (single-detached) 15m (mobile home)	40%	5m	1.5m	3m
RR1 – Rural Residential Small Holding	2 du/ lot	1,300m ²	18m	25%	7.5m	1.5m	7.5m
RR1A – Rural Residential Small Holding One Acrea	1 du/ lot	4,047m ²	18m	25%	7.5m	2m	7.5m
RR2 – Rural Residential Medium Holding	2 du/ lot	20,000m ²	90m	10%	7.5m	7.5m	7.5m
RR3 – Rural Residential Large Holding	2 du/ lot	100,000m ²	90m	10%	7.5m	7.5m	7.5m
C1 – Commercial Core	-	450m ²	10%	100%	-	-	-
C2 – Commercial Highway	-	700m ²	15m	60%	-	1.5m / 3m / 4.5m (see C-2 zone)	6m
C3 – Commercial Lakeshore	-	1,400m ²	30m	45% 300m ² per individual retail establishment.	5m	3m	7.5m
I1 – Industrial Service	-	450m ²	15m	60%	7.5m	1.5m	7.5m
I2 – Industrial Heavy	-	16,000m ²	30m	60%	7.5m	(see I-2 zone)	(see I-2 zone)
I3 – Intermediate Industrial	-	16,000m ²	30m	60%	7.5m	(see I-3 zone)	(see I-3 zone)
P1 – Parks and Greenbelt	-	500m ²	15m	50%	5m	3m	5m
P2 – Institutional	-	600m ²	14m	50%	7.5m	1.5m	7.5m
A1 – Agricultural	-	No subdivisions permitted.		60% for greenhouse	7.5m	7.5m	7.5m

