

PUBLIC HEARING

ZONING AMENDMENT BYLAW NO. 2544, 2021

DATE and TIME: Tuesday, May 25, 2021 at 6 pm

LOCATION: City Hall, 10631 100 Street

City Council, at their Committee of the Whole Meeting on March 22, 2021, received an administration report from staff outlining a number of changes required to Zoning Amendment Bylaw No. 2470, 2019.

The City is proposing to amend Zoning Bylaw No. 2470, 2019 by Zoning Amendment Bylaw No. 2544, 2021 which is described as a housekeeping amendment bylaw.

Schedule A of the Zoning Bylaw is proposed for amendment to correct mapping errors for the following properties:

The following property to be rezoned from I-1 – Integration Zone Two to M-1 – Light Industrial:

- 7323 Northern Lights Drive, legally described as: LOT 2 SECTION 28 TOWNSHIP 83 RANGE 18 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 17386



The following properties to be rezoned from C-4 – Highway Commercial to RM-2 – Multiple Dwelling Housing (High Density):

- 9523 102 Street, legally described as: LOT 10 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10121 96 Avenue, legally described as: LOT 11 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10117 96 Avenue, legally described as: LOT 12 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277

The following properties to be rezoned from C-4 – Highway Commercial to C-3 – General Commercial:

- 10111 96 Avenue, legally described as: LOT 13 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10107 96 Avenue, legally described as: LOT 14 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10103 96 Avenue, legally described as: LOT 15 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10023 96 Avenue, legally described as: LOT 16 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- The property legally described as: LOT 17 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10015 96 Avenue, legally described as: LOT 18 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10128 95 Avenue, legally described as: LOT 9 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10124 95 Avenue, legally described as: LOT 8 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277

- 10120 95 Avenue, legally described as: PARCEL A (PB30128) OF BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10108 95 Avenue, legally described as: LOT 5 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10016 95 Avenue, legally described as: LOT 4 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10012 95 Avenue, legally described as: LOT 3 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10008 95 Avenue, legally described as: LOT 2 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277
- 10004 95 Avenue, legally described as: LOT 1 BLOCK 2 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 7277

The bylaw text has proposed additions or revisions to the following sections:



- Definition section
- Secondary and detached suites
- Fencing and screening
- Landscaping
- Parking

A copy of the proposed bylaw and related documents may be inspected at City Hall – 10631 – 100 Street, Fort St. John, BC between the hours of 8:30 am to 4:30 pm from May 11 to 21, 2021.

Due to COVID-19, the public is prohibited from physically attending the Council meeting at this time to provide verbal comments to Council. Your comments are important and residents who wish to make comments on this proposed application, can submit them in one of the following ways, by 4:30 pm on Friday, May 21, 2021:

- Mailing or hand delivering a letter to City Hall:
10631 – 100 Street, Fort St. John, BC V1J 3Z5
Attention: Janet Prestley, Director of Legislative and Administrative Services
- by email to legislativeservices@fortstjohn.ca

Written comments received will be distributed to Council for their consideration at the meeting.

Residents can watch the Public Hearing live or as a recording on the City's website (www.fortstjohn.ca), Facebook Page (www.facebook.com/fortstjohn) or Youtube channel (www.youtube.com/cityfsj).

For more information about this bylaw amendment, please contact the Planner I at amurphey@fortstjohn.ca or by telephone at (250) 787-8165.

www.fortstjohn.ca



FORT ST. JOHN
The Energetic City

