



***DISTRICT OF FORT ST. JAMES***  
***OFFICIAL COMMUNITY PLAN***  
***BYLAW NO. 737, 2001***

*Prepared by:*

***L&M ENGINEERING LIMITED***

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ENGINEERING LIMITED

*DISTRICT OF FORT ST. JAMES*

*OFFICIAL COMMUNITY PLAN*

*BYLAW NO. 737, 2001*

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**A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN**

**WHEREAS** the Council of the District of Fort St. James wishes to adopt an Official Community Plan pursuant to the Local Government Act of British Columbia;

**AND WHEREAS** a community plan is a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan;

**AND WHEREAS** a community plan shall be in writing and may include plans, maps, tables or other graphic material and shall include statements and map designations for the area covered by the plan respecting;

- (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years,
- (b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses,
- (c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction,

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- (d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development,
- (e) the approximate location and phasing of any major road, sewer and water systems,
- (f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites, and
- (g) other matters that may, in respect of any plan, be required or authorized by the Minister;

**AND WHEREAS** a community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing;

**AND WHEREAS** a community plan may, in accordance with Section 921 of the Local Government Act, designate areas where temporary commercial and temporary industrial uses may be allowed, and may specify general conditions regarding the issue of temporary commercial and temporary industrial use permits in those areas.

A temporary commercial or industrial use permit may, notwithstanding a zoning bylaw,

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- (a) allow any commercial or industrial use, including
  - i) in the case of a commercial use, the provision of temporary tourist accommodation, and
  - ii) in the case of an industrial use, the processing of natural materials, as specified in the permit,
- (b) permit the construction or use of buildings or structures to accommodate persons who work at the commercial or industrial enterprise in respect of which the permit is issued, and
- (c) specify conditions under which the temporary commercial or industrial use may be carried on;

**AND WHEREAS** a community plan may, for the purposes of section 878, of the Local Government Act, designate areas for the

- (a) protection of the natural environment, its ecosystems and biological diversity,
- (b) protection of development from hazardous conditions,
- (c) protection of farming,
- (d) revitalization of an area in which a commercial use is permitted, or

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- (e) establishment of objectives and the provision of guidelines for the form and character of commercial, industrial, or multi-family residential development,

and the plan shall, with respect to those areas,

- (f) describe the special conditions or objectives that justify the designation, and
- (g) specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

**AND WHEREAS** a community plan may, in accordance with Section 923 of the *Local Government Act*, designate areas of land that it considers may be subject to flooding, erosion, land slip or avalanche as tree cutting permit areas.

- (a) A tree cutting permit bylaw may, in respect of an area designated, regulate or prohibit the cutting down of trees and require the owner to obtain, on payment of a fee fixed by the bylaw, a permit before cutting down a tree,
- (b) A tree cutting permit bylaw may allow the local government, at its discretion, to require an applicant to provide at their expense, a report certified by a qualified person, agreed upon by both parties, that the proposed cutting of trees will not create a danger from flooding or erosion;

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**AND WHEREAS** this Plan has been referred to the Board of the Bulkley-Nechako Regional District for comment;

**AND WHEREAS** a public hearing has been held pursuant to the requirements of Section 890, 891, 892 and 893 of the *Local Government Act*;

**NOW THEREFORE** the Municipal Council of the District of Fort St. James in open meeting hereby enacts as follows:

1. This bylaw may be cited as the District of Fort St. James Official Community Plan Bylaw No. 737, 2001.
2. This bylaw consists of
  - (a) Schedule "A" - Official Community Plan Objectives and Policies;
  - (b) Schedule "B-1" - Land Use Map - Central Area - Illustrating the Transportation Network and Temporary Commercial Permit Areas;
  - (c) Schedule "B-2" - Land Use Map - Northern and Western Areas - Illustrating the Transportation Network and Temporary Industrial Permit Areas;

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- (d) Schedule "C" - Trunk Water and Trunk Sanitary Sewer Services.
3. If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
  4. The District of Fort St. James Official Community Plan Bylaw No. 597, 1995 as amended is hereby repealed.

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READ A FIRST TIME THE 28th DAY OF March, 2001.

READ A SECOND TIME THE 28th DAY OF March, 2001.

PUBLIC HEARING HELD ON THE 25<sup>th</sup> DAY OF April, 2001.

READ A THIRD TIME THE 25th DAY OF April, 2001.

ADOPTED THIS 10th DAY OF October, 2001.

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Mayor

I hereby certify this to be a true  
copy of the District of Fort St.  
James Official Community Plan No.  
737, 2001 as adopted by the  
District Council

\_\_\_\_\_  
Administrator

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**SCHEDULE "A"**

**OFFICIAL COMMUNITY PLAN OBJECTIVES AND POLICIES**

This is Schedule "A" - Official Community Plan Objectives and Policies, as referred to in the District of Fort St. James Official Community Plan Bylaw No. 737, 2001.

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Administrator

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Mayor

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**SCHEDULE “A”**

**OFFICIAL COMMUNITY PLAN OBJECTIVES AND POLICIES**

**DIVISION ONE - PREAMBLE**

**1.0 INTRODUCTION AND INTERPRETATION**

The District of Fort St. James Official Community Plan has been prepared pursuant to part 26 of the *Local Government Act*, and consists of:

- (a) a narrative statement of Council's broad objectives and policies respecting the form and character of existing and proposed land use and servicing requirements contained in this Schedule “A” - Official Community Plan Objectives and Policies;
- (b) a coloured map indicating the various land use designations of the central, densely populated area set out in the Schedule “B-1” Plan Map. Schedule “B-1” also illustrates the Transportation Network, and the land use phasing designated as follows:

Phase I        -    Short Term        -    Within 5 Years

Phase II      -    Medium Term    -    Within 5 to 10 Years

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Phase III - Long Term - Extending over 10 Years

- (c) a coloured map indicating the various land use designations within the northern and western areas of the District of Fort St. James set out in the Schedule “B-2” Plan Map. Schedule “B-2” also illustrates the Transportation Network, and the land use phasing designated as follows:

Phase I - Short Term - Within 5 Years

Phase II - Medium Term - Within 5 to 10 Years

Phase III - Long Term - Extending over 10 Years

- (d) a coloured municipal services map indicating the approximate location of the trunk water and trunk sanitary sewer services set out in the Schedule "C" Plan Map.

All designations illustrated on Schedules "B-1", "B-2" and "C" are to be interpreted as the policy of the District.

The District of Fort St. James Official Community Plan provides for the formal establishment of a land use planning process and policy framework which shall serve as a basis for decisions and actions related to the use of all lands within the District. It is based on the criteria and mandatory considerations set out in the Local Government Act and has due regard for the District's previous Official Community Plan.

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**DIVISION TWO - DEFINITIONS**

**2.0 DEFINITIONS**

The District of Fort St. James Official Community Plan makes reference to terms which require explanation or definition within the context of the objectives and policies set out in the plan.

For the purposes of this bylaw, the following definitions apply:

**2.1 COMMERCIAL CORE**

"**Commercial Core**" means the central commercial area where most of the commercial uses of the land within the District of Fort St. James are concentrated.

**2.2 COUNCIL**

"**Council**" means the Municipal Council of the District of Fort St. James.

**2.3 DISTRICT**

"**District**" means the District of Fort St. James or the geographic area within its corporate boundaries, as the context requires.

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**2.4 GENERAL AND HEAVY INDUSTRIAL**

"**General and Heavy Industrial**" means industrial land which includes buildings, or areas for processing, fabricating, assembly, storage, transshipment, recycling, or salvaging of goods and materials, and may include incidental retail sales.

**2.5 GREENBELT**

"**Greenbelt**" means areas of park, open space and other public use lands which may not ordinarily be used for any building or development.

**2.6 HAZARDOUS LAND**

"**Hazardous Land**" includes those lands which, on the basis of slope, soil conditions, or flood hazard potential may not ordinarily be used for any building or development.

**2.7 HOME OCCUPATION USE**

"**Home Occupation Use**" means an occupation or profession which may include accessory retail sales, carried out in a single family dwelling or two family dwelling or accessory building, by the residents of the dwelling, where such occupation or profession is clearly incidental or secondary to the residential use of the subject property.

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**2.8 PLAN MAPS**

**"Plan Maps"** means Schedule "B-1" - Land Use Map  
Schedule "B-2" - Land Use Map  
Schedule "C" - Trunk Water and Trunk Sanitary Sewer  
Services Map

**2.9 RESIDENTIAL DENSITY**

**"Residential Density"** means the ratio of dwellings per unit of land area, usually expressed as dwellings per net hectare. Net land area is land used for residential purposes only, excluding roads, walkways, rights-of-way, parks, greenbelts, schools, and other non-residential uses.

**2.10 RURAL RESIDENTIAL DEVELOPMENT**

**"Rural Residential Development"** means rural residential development at a density of not more than seven dwellings per net hectare, with a minimum parcel size of 1,300 square metres. The minimum parcel size of 1,300 square metres shall be subject to Provincial regulations with respect to the provision of an adequate water supply and the provision of an adequate sewage disposal system.

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**2.11 RURAL DEVELOPMENT**

**"Rural Development"** means rural development at a density of not more than one dwelling per four net hectares as well as limited agricultural, forestry and recreational uses, with a minimum parcel size of four hectares.

**2.12 SERVICE AND LIGHT INDUSTRIAL DEVELOPMENT**

**"Service and Light Industrial"** includes land uses, buildings, or areas for the warehousing, wholesaling, distribution, testing, servicing, or repairing of goods and materials, and may include accessory retail stores.

**2.13 SUBURBAN RESIDENTIAL DEVELOPMENT**

**"Suburban Residential Development"** means residential development at densities which are between one and seven dwellings per net hectare, and may be served either by an extension of an existing municipal water system, or by a separate water supply and distribution system, or by an individual well. Suburban residential development shall also be serviced by an extension of an existing municipal sewage collection system or by an adequate onsite sewage disposal system.

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**2.14 TOURIST/HIGHWAY COMMERCIAL**

**"Tourist/Highway Commercial"** means those highway, tourist, service and waterfront commercial uses including marinas, motels, restaurants, automotive sales and service, building supply, and retail uses which are intended to serve the traveling public and which generally require direct visual exposure from main roads.

**2.15 URBAN RESIDENTIAL DEVELOPMENT**

**"Urban Residential Development"** means low and medium density residential development at densities which are greater than five dwellings per net hectare, and must be served by an extension of existing municipal services.

**2.16 URBAN RESIDENTIAL MULTIPLE FAMILY DEVELOPMENT**

**"Urban Residential Multiple Family Development"** means medium density residential development at densities less than eighty dwelling units per hectare. Multiple family structures can include triplex, quadruplex, rowhousing, garden apartments, townhousing, apartments (walk-up), and must be serviced by a water and sewer system connected to an existing municipal facility.

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**DIVISION THREE - LAND USE PARAMETERS**

**3.0 EXISTING LAND USE**

The District of Fort St. James has a very large land base consisting of large tracts of rural and industrial land located to the northwest and northeast of the downtown commercial core, where most of the commercial land uses are concentrated. The heart of the municipality consists of a well defined commercial core surrounded by an appropriate mix of low density, medium density and suburban residential land uses.

Residential development surrounds the downtown commercial core of the municipality and the entire municipality is very well serviced with a variety of parks and other recreational facilities such as playgrounds, golf course, arena, curling rink, tennis courts. The municipality is also well served with public institutional facilities such as the library, municipal hall, post office, museum, churches, schools, R.C.M.P. office, medical clinic, hospital and the tourist information office. The entire community is dominated by Stuart Lake which offers a wide variety of recreational and commercial opportunities.

**3.1 OBJECTIVES AND POLICIES**

The objectives and policies of the District of Fort St. James are contained in this Official Community Plan bylaw and consist of sections concerning community development, economic development, residential land use, commercial land use, industrial land use, public schools and institutions, park land use, recreation and tourism, transportation,

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municipal services, land subject to hazardous conditions, and other objectives and policies. The objectives and policies of the District of Fort St. James are listed in Sections Four to Fifteen of this Schedule “A”. The Official Community Plan shall be considered as a policy framework for all decisions and actions related to the management and development of land, in order to ensure that an adequate ongoing database exists for rational and intelligent decisions concerning land use within the District.

Zoning, Subdivision Servicing and Procedures bylaws shall be revised and updated in order to effect the policies of the Official Community Plan.

**3.2 IMPLEMENTATION OF THE COMMUNITY PLAN**

The objectives and policies contained within the Official Community Plan may be implemented by two primary legislative tools; the Zoning Bylaw, and the Subdivision Servicing Bylaw. District policy in this respect is as follows:

- (a) the District of Fort St. James Zoning Bylaw shall be reviewed and amended as required, upon adoption of this Official Community Plan;
- (b) the District of Fort St. James Subdivision Servicing Bylaw shall be reviewed and amended as required, upon adoption of this Official Community Plan.

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- c) a Development Cost Charge Bylaw for the District of Fort St. James may be drafted only after sufficient infill development has occurred to warrant new land development;
- d) this Official Community Plan may be amended from time to time to reflect ongoing District policy. An in-depth review and update of this Official Community Plan may be undertaken within five years of adoption;

**3.3 NON-CONFORMING USES**

Regardless of the designation on the Plan Maps or of written policy, it is the policy of Council that a legal use at the time of enactment of this Bylaw may be zoned to render the use conforming to the provisions of the Zoning Bylaw.

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**DIVISION FOUR - COMMUNITY DEVELOPMENT**

**4.0 INTRODUCTION AND HISTORY**

The District of Fort St. James is recognized as one of the oldest settlements in British Columbia. The original settlement was established in 1806 when a fur trading post was established by Simon Fraser and the North West Company on the shores of Stuart Lake, at the mouth of the Stuart River. Initially the community was referred to as the "Stuart Lake Post," until 1822 when it became known as Fort St. James.

The District of Fort St. James was officially incorporated in 1952. The 1996 census established the population of the District of Fort St. James as 2,046. Including rural areas, the District of Fort St. James services a total population of approximately 5,000 people.

**4.1 COMMUNITY DEVELOPMENT**

The District of Fort St. James has large areas of prime, undeveloped land. Municipal taxes are very reasonable, and municipal services including water, sewer and roads are constantly being improved on an annual basis in accordance with the Capital Expenditure Program.

The District of Fort St. James is located on the eastern shores of Stuart Lake, and is the gateway to vast northern areas which offer limitless recreational, commercial and

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industrial opportunities. To further develop the community, the municipality shall strive to achieve steady growth by attracting industries which can benefit from the natural and human resources in the Fort St. James area. In addition, the proximity of Stuart Lake, and the wilderness areas surrounding the municipality, offer the development of improved tourist and recreational opportunities. Accordingly, the municipality should encourage tourist activities, and should strive to establish Fort St. James as a primary tourist destination. The District of Fort St. James should develop a "theme" to recognize the fact that the municipality is British Columbia's oldest established community. The adoption of such a "theme", will assist the promotional opportunities for the National Historic Park.

Community development in Fort St. James is directly related to the development of additional forestry related activities, and to the expansion of tourism and recreational facilities. There is strong public support to improve the image of the community by beautifying the downtown core, and by upgrading principal streets with road widening, and the construction of storm sewers and concrete sidewalks.

Satisfactory and affordable shelter is a fundamental element of a healthy community. To meet this need, the District of Fort St. James requires a variety of housing types at different price levels in order for housing to be affordable at all income levels. Housing varieties must include an adequate supply of rental accommodation and special needs housing such as temporary shelters and long-term group homes.

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**4.2 COMMUNITY DEVELOPMENT OBJECTIVES**

1. It is the objective of Council to develop and promote the District of Fort St. James as the "BC's First Capital."
2. It is the objective of Council to promote a community "beautification" theme for downtown revitalization.
3. It is the objective of Council to promote the development of the vacant properties, adjacent to Highway 27 at the southerly entrance to the community. In view of the image that these developments will create, it is important that they be designed, constructed and maintained to a high standard.
4. It is the objective of Council to encourage the existing commercial establishments located along Highway 27 to maintain the improved appearance of their respective premises.
5. It is the objective of Council to ensure that its planning activities are coordinated with those of other agencies, including the Bulkley-Nechako Regional District, the Government of British Columbia, the Government of Canada, School District No. 91, the Nak'azdli Band and all local utility companies including BC Rail.

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6. It is the objective of Council to adopt a policy of economic expansion through the enhancement of the natural potential of the area, including an expansion of recreational and tourism facilities.
7. It is the objective of Council to continue to monitor health care needs in the community and to encourage the expansion of necessary treatment facilities. Council shall continue to support the existing hospital and clinic, and shall encourage the expansion and upgrade of these facilities and services.
8. It is the objective of Council to provide strong support for the continuing operation and expansion of the Royal Canadian Mounted Police, the Fire Department, the Ambulance Service, the Search and Rescue Society, the Extrication Society, and the Provincial Emergency Program with respect to all matters of public safety.
9. It is the objective of Council to make a commitment to enact, integrate or change policies or procedures in order to improve the health or quality of life of the citizens of Fort St. James.
10. It is the objective of Council to encourage and assist in the conservation of habitat within the municipality and the surrounding areas, for the enhancement and protection of wildlife.

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11. It is the objective of Council to influence the provision of an adequate supply of safe, suitable and affordable housing.
12. It is the objective of Council to encourage seniors housing, and special needs housing such as group homes and shelters on a scattered basis throughout the community, providing that the character of the facility blends with surrounding residential neighbourhoods.
13. It is the objective of Council to ensure that a mix of housing types occur in most residential neighbourhoods, to encourage social mixing and to provide a variety of accommodation choices.
14. It is the objective of Council to promote Fort St. James as a pleasant, prosperous and safe place to live.
15. It is the objective of Council to support community-based social service agencies and organizations, and to liaise with the Ministry of Children and Families to ensure adequate level of services within the community.

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**4.3 COMMUNITY DEVELOPMENT POLICIES**

1. It is the policy of Council to plan, in conjunction with the Ministry of Transportation and Highways, a landscaping program along Highway 27 to beautify the southern entrance to the community.
2. It is the policy of Council to encourage development of a positive living environment and to work toward a healthy, rich social environment within the Community, with opportunities in recreational, cultural and social activities for all age groups and abilities.
3. It is the policy of Council to ensure that municipal, senior government, utility company and private sector development plans and actions related to land use be coordinated with the Official Community Plan.
4. It is the policy of Council to review and update the Official Community Plan from time to time to reflect changing government policies and local needs or conditions. Adequate opportunities shall be provided for review and comment by local citizens and other agencies having an interest in the plan.
5. It is the policy of Council to recognize the social diversity of the area population as a positive element which will contribute to the future development of the area. Accordingly, the District shall be sensitive to the needs and views of both urban and rural residents in pursuing economic growth objectives.
6. It is the policy of Council to coordinate its planning activities with those of the Bulkley-Nechako Regional District, the Government of British Columbia, the Government of

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Canada, the Nak'azdli Band, School District No. 91, other agencies and utility companies, and shall consult with and seek the support of these agencies in complying with the objectives and policies of this Official Community Plan.

7. It is the policy of Council to encourage innovative subdivision design and innovative housing forms.
  
8. It is the policy of Council that in the event of increased development around the present boundary of the District due to major industrial development in the region, Council will initiate discussions with the Ministry of Municipal Affairs and the Regional District of Bulkley-Nechako in order to review the need for expansion of the municipal boundaries of the District to manage growth and development in fringe areas.
  
9. It is the policy of Council to prevent the degradation of any area by any or all means open to it including:
  - (a) the enforcement of the unsightly premises bylaw;
  
  - (b) the enactment of a bylaw providing for the removal, cutting down or trimming of any trees, shrubs, hedges or bushes growing or standing on land adjacent to a highway which the Council believes are dangerous, are required for the safety or convenience of the public, or have become injurious to the road bed, sidewalks or works pursuant to Section 923 of the Local Government Act; and
  
  - (c) the declaration that a building, structure or erection of any kind, or a drain, ditch, watercourse, pond, surface water is a nuisance and the issuance of an order that it

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be removed, pulled down or filled up as directed by the Council pursuant to Section 727 of the Local Government Act.

10. It is the policy of Council that the development of townhouses and apartments shall be subject to the issuance of Development Permits pursuant to the provisions of Section 879 of the Local Government Act, as presented in Division Fifteen of this bylaw for the purpose of regulating the character of such development including the siting and form of buildings and structures.
  
11. It is the policy of Council that the Commercial Core, the Stuart Drive commercial area, and the Douglas Avenue access to the Commercial Core be designated as a Development Permit area as presented in Division Fifteen of this bylaw for the purpose of regulating the general character of commercial development including the siting and form of buildings and structures.
  
12. It is the policy of Council that all work in the vicinity of Nahounli Creek and Stuart Lake shall be referred by Council to the Department of Fisheries and Oceans and the Provincial Ministry of Environment, Lands and Parks due to the fact these water courses are recognized as valuable fish rearing areas.

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**DIVISION FIVE - ECONOMIC DEVELOPMENT**

**5.0 ECONOMIC DEVELOPMENT**

The Council of the District of Fort St. James has an obligation to stimulate economic development within the community. Future economic opportunities include the expansion and development of forestry and mining industries, to include secondary manufacturing and other renewable resource activities. Growth of the tourism industry should also be encouraged, and support should be given to the development of additional recreational opportunities.

**5.1 ECONOMIC DEVELOPMENT OBJECTIVES**

1. It is the objective of Council to diversify and stabilize the economy of the District of Fort St. James.
2. It is the objective of Council to create an environment which stimulates investment opportunities, and to attract new industries and businesses, including home based businesses.
3. It is the objective of Council to achieve a consistent rate and pattern of economic growth.

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4. It is the objective of Council to broaden the employment base within the community.
5. It is the objective of Council to strengthen the District of Fort St. James as a major tourism and recreational destination.
6. It is the objective of Council to achieve strong economic growth consistent with the desires of residents to maintain the natural aesthetic values of the area.
7. It is the objective of Council to cooperate with the Regional District and affiliated senior levels of government to encourage the following:
  - (a) the creation of a diversified and stable employment base;
  - (b) the strengthening of the District as a potential centre of industry including tourism, and forestry related industries, and
  - (c) support for services provided by the municipality.
8. It is the objective of Council to ensure that any economic development plans and programmes initiated at the Municipal level are consistent with the provisions of the Official Community Plan.

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9. It is the objective of Council to adopt a policy of economic renewal through the enhancement of the natural resources of the area, including an expansion of recreational and tourism facilities.
10. It is the objective of Council to sustain a municipal tax base which is sufficient to enable the district to provide an improved level of municipal servicing including roads, sidewalks, water and sanitary sewer.
11. It is the objective of Council to preserve, protect and enhance the regional forestry resource base upon which a significant proportion of the District's residents are dependant for employment.
12. It is the objective of Council to cooperate with the Ministry of Forests to develop a community forest.

**5.2 ECONOMIC DEVELOPMENT POLICIES**

1. It is the policy of Council to provide municipal services in a cost-effective manner in order to eliminate excessive costs.
2. It is the policy of Council to maintain reasonable tax rates for residential, commercial and industrial land uses.

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3. It is the policy of Council to promote the District of Fort St. James as a regional tourism and recreational area.
  
4. It is the policy of Council to negotiate with all levels of government for the creation of a diversified and stable economic base, and to strengthen the existing industrial forestry base.

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**DIVISION SIX - RESIDENTIAL LAND USE**

**6.0 RESIDENTIAL LAND USE**

The existing residential land use pattern is centred around the central commercial core of the community. Generally, the higher density residential development is located on the immediate perimeter of the commercial development and these areas in turn are surrounded by a mix of low density residential development consisting of urban and suburban residential land uses. Outside of the central area of the municipality, residential development consists of a mix of rural land uses at lower development densities.

**6.0.1 Rural and Rural Residential Land Use**

Rural residential land use shall be suited to the area proposed for development and shall be carefully controlled in any hazardous areas such as floodplain or other areas which may experience severe drainage problems. No proposed rural residential development shall require the extension of costly municipal services and other facilities normally associated with urban areas.

Any proposed rural or rural residential subdivision shall meet the approval of all agencies having jurisdiction and no subdivision of lands in any rural area shall be permitted without the provision of services commensurate with the location, nature and scale of the proposed development. Minimum lot sizes and development densities shall be subject to

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Provincial regulations with respect to the provision of an adequate water supply and adequate sewage disposal.

Generally, any demand for rural or rural residential development should continue to be satisfied by subdivisions located outside the core area of the municipality.

**6.0.2 Urban and Suburban Residential Land Use**

Urban residential development shall be created to provide convenient and attractive residential neighbourhoods which can be efficiently serviced by roads, utilities, schools, parks and commercial establishments. All urban residential development shall be serviced with municipal water supply and with municipal sewage collection systems. All types of housing stock shall be provided to allow a satisfactory choice to prospective residents in respect of design, price and location. All urban residential developments shall be designed with respect to northern climatic and environmental conditions such as snow removal and the protection of services from freezing.

**6.1 RESIDENTIAL LAND USE OBJECTIVES**

1. It is the objective of Council to direct future residential development in such a manner as to fully utilize existing municipal services prior to initiating service extensions.

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2. It is the objective of Council to encourage the development of new urban and suburban residential neighbourhoods, when needed, which are convenient and attractive, can be economically serviced with roads, utilities, and parks, take advantage of views and other amenities, and give existing and new residents a reasonable choice of housing type, lot size and location.
  
3. It is the objective of Council to encourage the development of rural and rural residential lands in a manner that reflects their economic, aesthetic, habitat, watershed, and recreational values.
  
4. It is the objective of Council to encourage the infilling of vacant lots within existing residential subdivisions.
  
5. It is the objective of Council to encourage a variety of available housing that meets the needs of all income groups and provides a choice of housing types.
  
6. It is the objective of Council to support neighbourhood planning and to provide guidance and direction to assist with the development of well planned and safe residential neighbourhoods with good and suitable housing, convenient to municipal services and recreation areas.

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**6.2 RESIDENTIAL LAND USE POLICIES**

1. It is the policy of Council that future urban and suburban residential development shall take place to the extent and in the locations set out on the Plan Maps and shall take place in accordance with the phasing scheme identified on the Plan Maps.
  
2. It is the policy of Council that the future residential land uses of the District shall be developed and staged in a manner portrayed on the Plan Maps with development occurring initially on land identified as Phase I and followed by development on lands denoted as Phase II, and then Phase III.
  
3. It is the policy of Council that in cooperation with the Ministry of Forests and with the Ministry of Environment, Lands, and Parks, to continue to acquire Crown land and encourage the development of serviced residential lots with an objective of providing reasonably priced building lots.
  
4. It is the policy of Council to require the preparation of neighbourhood outline plans for any major new residential development, which will identify on-site and off-site servicing requirements, delineation of all major land uses, delineation of generalized lotting pattern, road, and pedestrian path layout, and a program of phased development consistent with the provisions of the Official Community Plan.

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5. It is the policy of Council that new urban residential development areas will be planned on the neighbourhood unit concept, based as much as possible on the efficient formation of elementary school catchment areas, with the school forming the focus of neighbourhood activities.
  
6. It is the policy of Council that mobile home parks and mobile home subdivisions be designed to accommodate mobile homes and manufactured homes, and will be located only in areas:
  - (a) where existing precedent for this form of development has been established, or
  
  - (b) near schools, parks, and recreation areas.
  
7. It is the policy of Council that in order to provide District residents with access to a wide range of housing opportunities, the Official Community Plan has designated land within the District boundaries for all residential housing requirements sufficient to meet the anticipated housing needs of at least five years.
  
8. It is the policy of Council that in all areas designated as "Urban Residential" and "Suburban Residential" on the Plan Maps, the development of single family dwellings, public parks and playgrounds are allowed.

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9. It is the policy of Council that all areas designated on Schedule "B-1" of the Plan Map as "Urban Residential Multiple" be used for the development and redevelopment of apartments and townhouses.
10. It is the policy of Council that "Urban Residential" areas in addition to those designated on the Plan Maps as "Urban Residential Multiple" will be considered for apartments and townhouses only where municipal water and sewer services necessary to meet the needs of such development are available and provided that they are:
- (a) within or immediately adjacent to the commercial core,
  - (b) immediately adjacent to major parks or recreation areas,  
or
  - (c) immediately adjacent to a paved main road or roads.
11. It is the policy of Council on the land designated "Urban Residential", "Urban Residential Multiple" and "Suburban Residential" on Schedules "B-1" and "B-2" that the main use of land is to be residential with a maximum density as follows:
- |                            |   |
|----------------------------|---|
| Urban Residential          | - Greater than 8 dwellings per net hectare  |
| Suburban Residential       | - Between 1 and 7 dwellings per net hectare |
| Urban Residential Multiple | - Less than 80 dwellings per net hectare    |

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and that all lands be served with full urban services, installed at the cost of the developer. "Suburban Residential" developments may also be served by private water and sewer services, installed at the cost of the developer, and meeting all municipal and provincial regulations and guidelines. Where the District of Fort St. James considers its costs to extend the existing municipal services to be excessive, the cost of providing the excess or extended services shall be paid for by the developer.

12. It is the policy of Council on land designated "Rural" and "Rural Residential" on Schedules "B-1" and "B-2" that the main use of land is to be residential with a maximum density as follows:

Rural -	One dwelling per parcel with a minimum parcel size of 4 hectares.
Rural Residential -	One dwelling per parcel with a minimum size of 1,300 square metres.

and that all lands be served with adequate water and sewer services, installed at the cost of the developer, and meeting all municipal and provincial regulations and guidelines.

13. It is the policy of Council that the District of Fort St. James shall assess all residential development proposals on the basis of the following guidelines:

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- (a) need for housing, employment and improvement of environmental and living conditions in Fort St. James;
  - (b) the supply and demand of land to meet the needs of commerce, industry, residential development and public uses;
  - (c) the need for parks, and recreational land or open space recognizing the value of land for natural and historical reasons;
  - (d) the need for orderly and economic provision of access, sewage disposal, public facilities, including roads, water, sanitary sewer, storm drainage, schools, recreation facilities, and solid waste disposal;
  - (e) the protection and enhancement of watersheds, fish and wildlife habitat and the protection of land areas subject to hazardous conditions;
  - (f) conformity with the Zoning, Subdivision Servicing and all other regulatory bylaws of the District.
14. It is the policy of Council that the District of Fort St. James shall support the development of senior housing facilities within the community.

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15. It is the policy of Council that the District explore partnership opportunities with the private sector for the development of future residential developments, and the provision of future infrastructure and recreational development.
  
16. It is the policy of Council that the District shall encourage the development of rental housing, affordable housing and special needs housing.

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**DIVISION SEVEN - COMMERCIAL LAND USE**

**7.0 COMMERCIAL LAND USE**

The District of Fort St. James is well serviced with a healthy mix of retail commercial development and highway/tourist commercial development. In general terms, the commercial developments are located in the central commercial core, with some additional commercial areas located along Highway 27, and on Stuart Drive East. The centralized shopping facilities can be improved with landscaping, better street lighting, and improvements to the store front facades. The noted improvements will enhance the overall shopping experience for District residents, and will provide a centralized focal point for the community and surrounding areas.

**7.1 COMMERCIAL LAND USE OBJECTIVES**

1. It is the objective of Council to create an environment for commercial development which will preserve and enhance the vitality of the downtown commercial core as a major centre for business, retail trade and other services.
  
2. It is the objective of Council to encourage the provision of a range and distribution of shopping facilities and office space accommodation to meet the needs of the community.

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3. It is the objective of Council to encourage the development of Fort St. James as a major tourist destination and to support tourist commercial and highway commercial developments.
4. It is the objective of Council to encourage the infilling of vacant commercial lots adjacent to Highway 27 and in the commercial core areas.
5. It is the objective of Council to issue Temporary Commercial Permits to allow any commercial use such as fruit stands or the provision of temporary tourist facilities or accommodation. These facilities will be permitted on any lot within the municipality which abuts Highway 27.
6. It is the objective of Council to encourage downtown beautification of the commercial core.

**7.2 COMMERCIAL LAND USE POLICIES**

1. It is the policy of Council to provide for the development of a strengthened commercial core area which contains central commercial, service commercial, tourist commercial and highway commercial uses and will become the District's focus of economic and service activities.
2. It is the policy of Council to develop a policy for home occupation uses which shall be given effect by the Zoning Bylaw. These home occupation uses shall not

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generate traffic, parking or noise and shall not involve the alteration of the exterior appearance of the dwelling.

3. It is the policy of Council to ensure that commercial core, service commercial and highway commercial land uses are permitted only in those areas so designated on the Plan Maps.
  
4. It is the policy of Council to issue Temporary Commercial Permits in accordance with Section 921 of the Local Government Act in the areas designated in Section 7.1 (5) of Schedule "A" of this bylaw. A Temporary Commercial Permit will not be issued unless the Ministry of Transportation and Highways concurs with the terms of the permit with respect to parking and highway access.
  
5. It is the policy of Council to develop a tourism and recreation strategy plan which may include:
  - (a) a recognition of the existing tourist attractions and recreation facilities within the District of Fort St. James and surrounding region serviced by the District of Fort St. James including the Fort St. James National Historic Park, the Russ Baker Memorial, Our Lady of Good Hope Church, the Stuart-Trembleur lakes, the Nation River watershed, Cottonwood Park and Omineca Mountains;

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- (b) the construction and maintenance of a lakefront pedestrian walkway from the Fort St. James National Historic Park to Cottonwood Park; and
  - (c) the development of a heritage theme tour with a clearly marked driving tour route;
  - (d) the promotion of local recreational opportunities including the Murray Ridge ski area, the Stuart Lake golf club, Cottonwood Park, Cottonwood Marina, Paarens Beach Provincial Park and the Sowchea Bay Recreation Area.
6. It is the policy of Council to improve the centralized shopping areas and to create a community focal point by utilizing all appropriate grant programs.

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**DIVISION EIGHT - INDUSTRIAL LAND USE**

**8.0 INDUSTRIAL LAND USE**

Industrial land uses within the municipality are generally located in the northeastern areas of the townsite straddling North Road and in the vicinity of the BC Railway facilities. The industrial area is relatively compact and is isolated from the remainder of the townsite. It is considered important that on any industrial lot which abuts any portion of a highway, the prescribed setbacks shall be appropriately landscaped to the full width and depth, by the planting of shrubs and lawn or by the retention of existing natural growth.

**8.1 INDUSTRIAL LAND USE OBJECTIVES**

1. It is the objective of Council to concentrate industries of similar types, service needs and performance characteristics within the designated industrial area.
2. It is the objective of Council to reserve suitable land for long range industrial development, as shown on the Schedule "B-2" Plan Map.
3. It is the objective of Council to encourage industrial expansion in order to provide increased job opportunities, economic diversification and the stabilization of the economic base of the District.

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4. It is the objective of Council to provide opportunities for industrial expansion at locations that do not conflict with adjacent land uses.
  
5. It is the objective of Council to issue Temporary Industrial Permits to allow any industrial use such as the extraction or processing of natural materials. These facilities will be permitted on any accessible lot within the municipality located outside of the central townsite area as illustrated on the 1:10,000 scale Schedule "B-2" Plan Map.

**8.2 INDUSTRIAL LAND USE POLICIES**

1. It is the policy of Council that forest industry trends in the region will be monitored and the Ministry of Forests will be encouraged to ensure that mills located in the District continue to process timber cut in the region. Council will work with the Ministry of Forests to ensure that the District is the beneficiary of value-added diversification and additional processing facilities.
  
2. It is the policy of Council to designate sufficient industrial land to accommodate the long range requirements of the District of Fort St. James.
  
3. It is the policy of Council to ensure that industrial uses are permitted only in those areas so designated on the Plan Maps.

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4. It is the policy of Council to ensure that all industrial lots abutting a Highway are adequately screened or landscaped in accordance with the Zoning Bylaw.
  
5. It is the policy of Council to issue Temporary Industrial Permits in accordance with Section 921 of the Local Government Act for the processing of natural resources in the areas designated in Section 8.1 (5) of Schedule "A" of this Bylaw. A Temporary Industrial Permit shall not be issued unless the Ministry of Transportation and Highways concurs with the terms of the permit with respect to parking and highway access.
  
6. It is the policy of Council that general and heavy industrial uses which require large sites without full urban services shall be encouraged to locate or relocate in the vicinity of the Germansen/Tachie Road intersection in the B.C.R. Industrial area as set out on the Schedule "B-2" Plan Map.
  
7. It is the policy of Council that new service and light industrial areas may be designated on the Plan Maps in the future, provided that development and market trends warrant such designation and necessary urban services can be economically extended into the area.
  
8. It is the policy of Council that notwithstanding their tourist/highway commercial designation, service and light industrial uses on Douglas Avenue and Second Avenue East shall be allowed to retain their current zoning but shall be encouraged to relocate to less visible sites.

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9. It is the policy of Council that B.C. Rail be requested to indicate its future intentions for developing District Lots 4753 and 4756, and other property under its jurisdiction within municipal boundaries, with such a statement to include an evaluation of the need, timing, servicing and tenure requirements of prospective industrial uses.
  
10. It is the policy of Council that the S.W. 1/4 of District Lot 4759 be designated general and heavy industrial in recognition of the existing gravel reserves and current uses which include the removal, stockpiling, screening and crushing of gravel as well as paving plants and machine storage related to road maintenance and construction.

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**DIVISION NINE - PUBLIC SCHOOLS AND INSTITUTIONS**

**9.0 PUBLIC SCHOOLS AND INSTITUTIONS**

School facilities within the District of Fort St. James includes the David Hoy Elementary School (kindergarten to Grade 7), and Fort St. James Senior Secondary School (Grade 8 to Grade 12) which are operated by School District No. 91. Together, these schools offer a full curriculum for all students from kindergarten through to Grade 12. As well, additional schools include the Nak'al Bun Native School (kindergarten to Grade 7). Fort St. James is also the location of a satellite campus of the College of New Caledonia.

Other major institutional facilities within the District of Fort St. James include the 24 bed Stuart Lake Hospital, the Provincial Court House, the Government Wharf, the Government Agent's Office, the R.C.M.P. station, the 12 unit Senior Citizen's Home, a dental clinic, an ambulance station and the medical clinic. Municipal facilities include the District Office in the downtown core, the fire hall, the public works yard, the ice arena and the public library located immediately adjacent to the District Office. In addition, the District leases property for a curling rink, seniors centre, music makers hall, Chamber of Commerce, and the Fire Training facility.

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**9.1 INSTITUTIONAL OBJECTIVES**

It is the objective of Council to facilitate the development of an orderly and efficient arrangement of public services and facilities, responsive to the needs of the public including schools, public buildings, and government facilities.

**9.2 INSTITUTIONAL POLICIES**

1. It is the policy of Council to cooperate with School District No. 91 in selecting, acquiring, planning, and servicing school sites as required.
2. It is the policy of Council to encourage school District No. 91, to upgrade existing schools, in order to minimize walking distances to schools and to avoid the crossing of main roads.
3. It is the policy of Council to encourage the orderly consolidation and relocation to the commercial core of Provincial and Federal offices as opportunities permit in order to provide convenient, accessible government services in attractive buildings.
4. It is the policy of Council to investigate the need for and timing of a community cultural-recreation complex, to include meeting rooms, offices for community clubs and organizations, racquet facilities and other facilities that may be identified.

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5. It is the policy of Council to encourage community groups and service organizations to initiate and develop cultural and entertainment facilities and programs. Council shall assist such groups whenever feasible by making available municipally owned facilities for their use.
  
6. It is the policy of Council to develop a comprehensive plan and solicit funding for the construction of a new District Office and library complex, to be located in the commercial core.

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**DIVISION TEN - PARK AND GREENBELT LAND USE**

**10.0 PARK AND GREENBELT LAND USE**

The development of parks within the municipality serves two purposes. Firstly, the parks can be enjoyed by local residents for a wide variety of recreational activities. Secondly, the development of additional parks will assist with the promotion of Fort St. James as a major tourist destination. Additional parks, campsites, marinas, ski trails, walking trails, mountain bike trails, and recreational facilities will attract tourists and may encourage them to stay for longer periods in the municipality.

**10.1 PARK AND GREENBELT LAND USE OBJECTIVES**

1. It is the objective of Council to protect unique natural areas and preserve natural wildlife habitat.
2. It is the objective of Council to identify and enhance areas of unique historical, archaeological and paleontological significance.
3. It is the objective of Council to develop a park and greenbelt system and to provide community recreation facilities and programs, in the locations required, to meet the recreation needs of all residents of the community, as well as tourists.

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**10.2 PARK AND GREENBELT LAND USE POLICIES**

1. It is the policy of Council to identify and protect greenbelt and future park areas and designate these areas on the Official Community Plan maps.
  
2. It is the policy of Council to designate and reserve neighbourhood parks, greenbelt areas and special recreation areas in future residential development areas. These greenbelt areas and neighbourhood parks shall be linked in a linear fashion by trail systems which shall be suitable as walking, jogging, biking, riding and cross country ski trails.
  
3. It is the policy of Council subject to the availability of funds, to establish parks, recreation areas and a greenbelt system based upon the following hierarchy and guidelines:
  - (a) play lots or tot lots will be provided primarily for preschool children at locations central to residences served, and shall be minimum of 550m<sup>2</sup> in area;
  
  - (b) neighbourhood parks will be provided primarily for community residents and shall be centrally located;
  
  - (c) community parks will be provided for the general population for active uses such as field sports and tennis.

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4. It is the policy of Council to exercise its authority under the Heritage Conservation Act to designate buildings where appropriate.
5. It is the policy of Council to seek assistance from Federal and Provincial sources, including receipt of Crown land grants, to help defray the cost of park, recreation area, and greenbelt acquisition and development.
6. It is the policy of Council to ensure that park designations as shown on the Plan Maps include land in existing park use or proposed for future park development. Land designated Park shall be for recreation or park use and facilities or structures shall be incidental to the open space use.
7. It is the policy of Council to require the dedication of 5% of any land being subdivided, or the cash equivalent pursuant to Section 941 of the Local Government Act.
8. It is the policy of Council to acquire park land through the subdivision process pursuant to Section 941 of the Local Government Act and also by other means open to the District.
9. It is the policy of Council to support the establishment of parks in all areas of the municipality, to better serve the citizens of the community.

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**DIVISION ELEVEN - RECREATION AND TOURISM**

**11.0 RECREATION AND TOURISM**

Recreation and tourism is an intrinsic and growing part of the municipality of Fort St. James. Existing recreational facilities in the area include Stuart Lake, the Murray Ridge ski area, the Stuart Lake golf course, community parks, tennis courts, beach facilities, playgrounds, baseball diamonds, a National Historic Park and other ancillary recreational facilities. Generally, these facilities are within easy walking distance from hotel and motel accommodations. The District is also well served by nearby community parks.

Stuart Lake and the undeveloped natural areas surrounding the municipality, offer a wide variety of recreational activities including boating, fishing, hunting, trapping, camping, sailing, swimming and sight seeing. The natural setting of Fort St. James on Stuart Lake provides outstanding scenery and boundless opportunities to sight wildlife. Good local fishing is available both on Stuart Lake and its surrounding tributaries. For the hiker, there are hiking maps and guidelines available from the local Tourist Information Office. Many campgrounds and picnic areas, all within a few kilometers from the District, provide a natural setting for campers, whether they are in a motorhome or tent.

The rich history of Fort St. James, dating back as far as 1793, when Alexander Mackenzie travelled through, searching for a route to the Pacific Ocean, is explained in great detail at the National Historic Park.

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Recreational activities continue all year round and winter is no exception. Snowmobiling, down hill skiing and cross country skiing are popular outdoor sports, while figure skating, speed skating, and ice hockey are available at the Fort Forum. Curling takes place at the curling rink, and a full range of other indoor activities take place throughout the winter months, primarily in school gymnasiums.

The development of a Tourism Industry in Fort St. James would provide for a diversification of the local economy in a clean and environmentally sound manner. Fort St. James is a natural setting for tourists, with many lakes, rolling hills, beaches and outdoor activities. The numerous parks offer visitors a variety of interests including boating, fishing, sailing, and other lakeshore activities.

**11.1 RECREATION AND TOURISM OBJECTIVES**

1. It is the objective of Council to ensure the provision of park and recreation facilities to meet the needs of the community.
2. It is the objective of Council to encourage the development of park and recreation facilities which will enhance the District's reputation as a major tourist destination.
3. It is the objective of Council to protect and enhance Stuart Lake and surrounding wildlife habitat areas, in order to enhance the quality of life for residents of the municipality.

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**11.2 RECREATION AND TOURISM POLICIES**

1. It is the policy of Council to develop and promote the District of Fort St. James as a major tourist destination.
  
2. It is the policy of Council to actively cooperate with the School District, senior levels of government, and local voluntary organizations to identify the District's recreation and social needs:
  - (a) by recognizing the importance of open space, leisure programmes and recreation facilities;
  
  - (b) by providing opportunities which are consistent with the numbers and characteristics of the population to be served and its ability to pay.
  
3. It is the policy of Council to cooperate with private enterprise in selecting and establishing suitable locations for recreational developments.
  
4. It is the policy of Council to encourage the development of commercial recreation facilities such as campsites, marinas and ski areas.
  
5. It is the policy of Council to continue the policy of joint community-school facility use.

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6. It is the policy of Council to continue to encourage the development of a variety of beneficial cultural activities by responsible groups, service clubs and individuals.

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**DIVISION TWELVE - TRANSPORTATION**

**12.0 TRANSPORTATION**

In cooperation with the Ministry of Transportation and Highways, the District of Fort St. James has developed a Major Street Network Plan. This plan reflects the location of existing and future major roads within the District of Fort St. James and surrounding areas. The purpose of the Major Street Network Plan is to identify a framework of major municipal streets and highways which will provide mobility through several cycles of land use, and permit the effective merging of existing urban development with areas of future development, into a liveable environment where travel can serve, rather than hinder, the community. The transportation network is illustrated on the land use maps (Schedules "B-1" and "B-2"), and the identification of the proposed future major roads is considered to be an important element of the Official Community Plan.

It is recognized that transportation considerations form an important part of the overall urban planning process, since transportation planning errors can seriously jeopardize future mobility, and can escalate the costs for all levels of government, and may result in community and future environmental problems. Thus, an effective balance must be established within the planning process, between land use and transportation concerns, in an effort to minimize community and social disruption.

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**12.1 TRANSPORTATION OBJECTIVES**

1. It is the objective of Council to provide or to encourage the development of an efficient network of safe roads to serve the ongoing needs of the residents of District of Fort St. James.
2. It is the objective of Council to protect Highway 27 from the construction of unnecessary accesses and also from inappropriate development which will detract from the highway as a safe, convenient transportation route.
3. It is the objective of Council to cooperate with the Ministry of Transportation and Highways to ensure that Highway 27 is maintained in good condition and remains an attractive scenic route that will provide a pleasant travelling experience for both residents and tourists.
4. It is the objective of Council to support the upgrading of the municipal airport facilities when warranted by an increase in air traffic volumes.

**12.2 TRANSPORTATION POLICIES**

1. It is the policy of Council to coordinate the future location of major road right-of-ways with the Ministry of Transportation and Highways Major Street Network Plan, as illustrated on Schedules "B-1" and "B-2" of the Official Community Plan. All future road systems shall be based upon this plan and arterial roads shall be

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separated from residential areas by appropriate buffer strips in order to prevent direct access to individual residential properties.

2. It is the policy of Council to encourage the paving of all existing streets in the urban area, on a priority basis, in accordance with the District of Fort St. James Comprehensive Development Plan.
3. It is the policy of Council to recognize the significance of bicycle and pedestrian traffic and to plan for the future development of bicycle and pedestrian paths.
4. It is the policy of Council to ensure that all appropriate measures are taken to protect public safety at all intersections within the municipality.
5. It is the policy of Council to support any regional air carriers which will enhance the service potential of the municipal airstrip.
6. It is the policy of Council to seek to establish, in cooperation with the Ministry of Transportation and Highways, an ongoing list of required highway improvements within the District, including improvements in turning movements, signage, road widening and paving.
7. It is the policy of Council to ensure that future subdivision designs discourage the movement of through traffic on local roads.

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8. It is the policy of Council to have designated under the *Highways & Scenic Improvement Act* all of Highway 27 within the District and take whatever action is deemed necessary to remedy any untidy or unsightly premises abutting the highway in accordance with the Act and Regulations thereunder.
  
9. It is the policy of Council to ensure that sites and corridors for transmission lines and pipelines:
  - (a) create minimal conflict with present and planned land uses;
  
  - (b) blend well with the natural landscape; and
  
  - (c) are maintained to minimize the scarring of the landscape and the siltation of creeks.

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**DIVISION THIRTEEN - MUNICIPAL SERVICES**

**13.0 MUNICIPAL SERVICES**

The District of Fort St. James is well serviced by existing municipal services which include a community water supply system, a community sanitary sewer system, an underground, closed conduit storm sewer system, ditches, paved roads, gravel roads and a sidewalk network system. These municipal services are constantly undergoing expansion and improvement in accordance with the District of Fort St. James Capital Expenditure Program.

The community water supply system and the community sanitary sewer system are illustrated in Schedule "C" - Trunk Water and Trunk Sanitary Sewer Services. The trunk water and sewer services are available to all residents living within the central area of the community. In addition, fire protection is provided to all urban residential and commercial users within the central area of the community.

In recent years, the District of Fort St. James, has improved and upgraded a number of major streets in the commercial core including Douglas Avenue (Highway 27) and Stuart Drive East. These roads have been widened, repaved and have been provided with an underground storm sewer system, complete with catchbasins and concrete curb and gutter. In addition, the upgrading of Stuart Drive East has included the construction of a concrete sidewalk to provide pedestrian access to the hospital and to "urban residential multiple" land uses adjacent to Stuart Drive East.

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**13.1 MUNICIPAL SERVICING OBJECTIVES**

1. It is the objective of Council to ensure that all residents and businesses located in the central area shall be supplied with safe and efficient municipal services without incurring unreasonable costs.
2. It is the objective of Council to ensure that no proposed rural area development shall require or influence in any way the extension of costly municipal services normally associated with the main urban areas of the District.
3. It is the objective of Council to continue to improve and upgrade municipal services throughout the District, and to apply for infrastructure grants for upgrading 7<sup>th</sup> Avenue.
4. It is the objective of Council to install, when required, additional capacity in the community water supply system, and the community sanitary sewer system, and to make adequate provision for the safe disposal of solid wastes.

**13.2 MUNICIPAL SERVICING POLICIES**

1. It is the policy of Council to support the establishment of properly designed and constructed municipal water and sanitary sewer systems to service all existing and future residents and businesses, located in the central area of the community.

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2. It is the policy of Council to develop and implement a policy of offering to construct storm sewers, curb and gutter, and sidewalks in existing urban residential areas, to be funded in part on a specified area or local improvement basis.
  
3. It is the policy of Council to assess new development proposals, reasonable costs related to the extension or oversizing of municipal services, and the District shall consider the implementation of Development Cost Charge Bylaw to implement this policy.
  
4. It is the policy of Council to work with the Regional District to ensure that solid waste disposal facilities are adequate for residential, industrial & commercial users.
  
5. It is the policy of Council to ensure that an adequate level of street lighting is provided in all urban areas to maintain public safety and convenience.
  
6. It is the policy of Council to assess all rural and rural residential proposals in order to protect ground water quality in areas serviced by wells, and also assess the adequacy of solid waste and sewage disposal.

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7. It is the policy of Council to ensure that all development plans of senior government, utility companies and private sector are coordinated with the Official Community Plan.
8. It is the policy of Council to show the approximate location of trunk water and trunk sewer systems on Schedule "C" of the Official Community Plan.
9. It is policy of Council to coordinate its Solid Waste Management Plan with that of the Bulkley-Nechako Regional District.
10. It is the policy of Council to ensure that an adequate level of fire protection be provided by the community water supply system and by the Volunteer Fire Department.
11. It is the policy of Council that all future urban residential, urban residential multiple, commercial and tourist/highway commercial developments be serviced by the full range of municipal services including municipal water supply, municipal sewage collection and treatment, a storm drainage system, paved roads and street lighting.
12. It is the policy of Council to upgrade and replace sanitary sewers and water lines consistent with its financial capability and to prioritize the required replacements on the basis of age, condition, size of lines, and anticipated future demand for service.

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13. It is the policy of Council to initiate and extend trunk sanitary sewer, storm sewer and water lines, and main roads, consistent with the need to service lands identified as Phase I on the Plan Maps prior to the servicing of those lands identified as Phase II and Phase III.

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**DIVISION FOURTEEN - HAZARDOUS LAND**

**14.0 HAZARDOUS LAND**

In the interest of public safety and in order to protect both public and private investment within the community, it is important that potentially hazardous areas be identified and that policies be established to avoid hazardous situations.

**14.1 HAZARDOUS LAND OBJECTIVES**

1. It is the objective of Council to discourage any kind of development in hazardous areas, and to protect life and property from natural disasters and hazards.
2. It is the objective of Council to designate areas of land that it considers may be subject to flooding, erosion, land slip or avalanche as tree cutting permit areas.
3. It is the objective of Council to investigate the feasibility of a lakeshore walking trail from the Historic Park to Cottonwood Park in order to minimize land slippage or erosion and provide a recreational opportunity for tourists and residents.

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**14.2 HAZARDOUS LAND POLICIES**

1. It is the policy of Council to permit land development within the municipality only in accordance with the advice of a Professional Engineer with experience in geotechnical engineering pursuant to Section 910 of the Local Government Act.
  
2. It is the policy of Council to not permit land use development within any of the following hazardous areas:
  - (a) within fifteen metres of any natural gas pipeline or B.C. Hydro transmission line right-of-way;
  
  - (b) within a designated floodplain, including the Nahounli Creek and Stuart Lake floodplains.

Where there is no alternative to development within the floodplain, and where mobile homes or buildings to be used for habitation, business, or the storage of goods damageable by floodwaters are to be located or constructed in any area liable to flooding, such buildings or mobile homes shall be adequately floodproofed in accordance with the floodproofing requirements of the Ministry of Environment, Lands and Parks, and these requirements shall be contained in the appropriate implementing bylaws.

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3. It is the policy of Council to not permit any building development on lands having slopes in excess of 20 per cent, unless stability, safe soil bearing conditions, proper drainage, and the prevention of erosion of such land can be demonstrated in a report by a professional engineer with experience in geotechnical engineering.
  
4. It is the policy of Council, in cooperation with the Minister of Environment, to designate by bylaw, and specify minimum setbacks and elevations for any floor system, including a mobile home, that is used for dwelling purposes, business or the storage of goods which are susceptible to damage by floodwater pursuant to Section 910 of the Local Government Act.
  
5. It is the policy of Council to not permit building or development of any kind in areas known to be subject to flooding, erosion, land slip or subsidence unless appropriate safeguards are taken in accordance with the recommendation of a professional engineer with experience in geotechnical engineering pursuant to Section 910 of the Local Government Act. For land subject to flooding, all construction shall be floodproofed according to the standards established by the current District of Fort St. James Zoning Bylaw.

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6. It is the policy of Council to protect against the loss of life and to minimize property damage associated with flooding events and to encourage agricultural, park and open-space recreational uses of flood susceptible lands. Where floodable lands are required for development, the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed to those standards specified by the Ministry of Environment, Lands and Parks.

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**DIVISION FIFTEEN - DEVELOPMENT PERMIT AREAS**

**15.0 DEVELOPMENT PERMIT AREA "A"**

In accordance with Section 879 of the *Local Government Act*, the Council hereby designates the Commercial Core, Stuart Drive Commercial areas, and Douglas Avenue access to the Commercial Core as Development Permit Area "A" as indicated on the Schedule "B-1" Plan Map.

Jurisdiction: The Commercial Core, Stuart Drive Commercial areas and the Douglas Avenue access to the Commercial Core contain the largest concentration of restaurants, tourist accommodation facilities, commercial retail, office and service uses in the District. The Development Permit area provides access to the District's most important tourist attraction and historic landmark, the Fort St. James National Historic Park. The Douglas Avenue access to the Commercial Core provides a crucial first impression to all visitors to the District. A number of properties within the Development Permit Area are vacant or under-utilized. All of the foregoing justify this Development Permit designation.

Objective: It is the objective of Council to recognize the critical importance of the Commercial Core to the economic well-being of the District, to

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enhance the Stuart Drive Commercial areas and the Douglas Avenue access to the Commercial Core.

Guidelines: All new buildings or the expansion of existing buildings within the designated Development Permit Area shall be required to apply for a Development Permit. Development permits issued in this area shall be in accordance with the following guidelines:

1. The development of new buildings shall be complementary to existing buildings. Construction materials such as stained wood, logs, brick, stone, and shingles and shakes will be preferred. Gabled roofs will be encouraged.
2. Signs should be scaled to the size and shape of the building. In general, signs should be applied to the facade of the building and integrated with it. Flashing, rotating, portable and rooftop signs should be avoided.
3. Vehicular accesses should be created at right angles to connecting roads and away from intersections.
4. Parking lots including accesses, maneuvering aisles and loading areas should be surfaced with asphaltic or cement pavement.

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The layout, surfacing and drainage of all parking areas should facilitate quick drainage and easy snow removal.

5. Areas not required for buildings and parking should be landscaped using a combination of trees, shrubs and low ground cover.

**15.1 DEVELOPMENT PERMIT AREA "B"**

In accordance with Section 879 the *Local Government Act*, Council hereby designates the West Residential Apartment area as Development Permit Area "B" as indicated on the Schedule "B-1" Plan Map.

**Jurisdiction:** The Stuart Drive West Residential Apartment area represents the largest concentration of underdeveloped or under-utilized apartment sites in the District. The area's location along the major road through the District and adjacent to the Commercial Core is of critical importance to visitors and residents alike. All of the foregoing justify this designation.

**Objective:** It is the objective of Council to ensure that the development of the area is visually attractive from Stuart Drive West, and compatible with adjacent residential and commercial developments as well as Our Lady of Good Hope Church.

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Guidelines: All new buildings or expansion of existing buildings within the designated Development Permit Area shall be required to apply for a Development Permit. Development permits issued in this area shall be in accordance with the following guidelines:

1. The size and shape of apartments and townhouses should relate well to surrounding buildings and provide a transition between the single family dwellings to the north and east and the park and tourist/highway commercial uses to the west. Gabled roofs are preferred.
2. Buildings should be oriented toward Stuart Drive West and Stuart Lake in order to take advantage of these amenities and sunlight exposure.
3. The shape and siting of buildings, roof line and shape, and exterior finish of buildings should be sufficiently varied to avoid a monotonous appearance.
4. Parking should be provided predominantly to the side and rear of buildings in order to make these areas less obtrusive.

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5. Buildings with large parking requirements should provide several parking areas instead of a single large parking lot.
6. Areas not required for buildings and, parking and access should be landscaped using a combination of trees, shrubs and grass.
7. Parking lots including accesses, maneuvering aisles and loading areas should be surfaced with asphaltic or cement pavement. The layout, surfacing and drainage of all parking areas should facilitate quick drainage and easy snow removal.