

DISTRICT OF FORT ST. JAMES

BYLAW NO. 758, 2002

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

A bylaw to amend the "Zoning Bylaw No. 738, 2002".

1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 1, Bylaw No. 758, 2001".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2002, is hereby amended pursuant to Schedule A-1.1 attached to and forming part of this bylaw, viz, to change Parcel A, (Plan 6304), Block C, District Lots 110 & 111, Range 5, Coast District Plan 1461 From "C-2" Commercial/Highway to "R-3" Residential Apartment Building.

INTRODUCED AND READ FIRST TIME THIS 24<sup>th</sup> DAY

OF April, 2002.

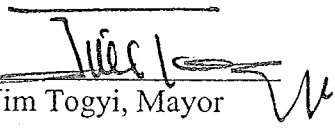
REFERRED TO PUBLIC HEARING THIS 22<sup>nd</sup> DAY

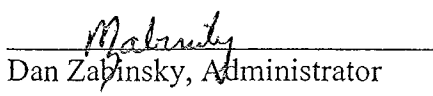
OF May, 2002.

SECOND AND THIRD READINGS THIS 22<sup>nd</sup> DAY

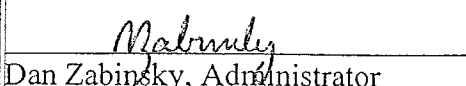
OF May, 2002.

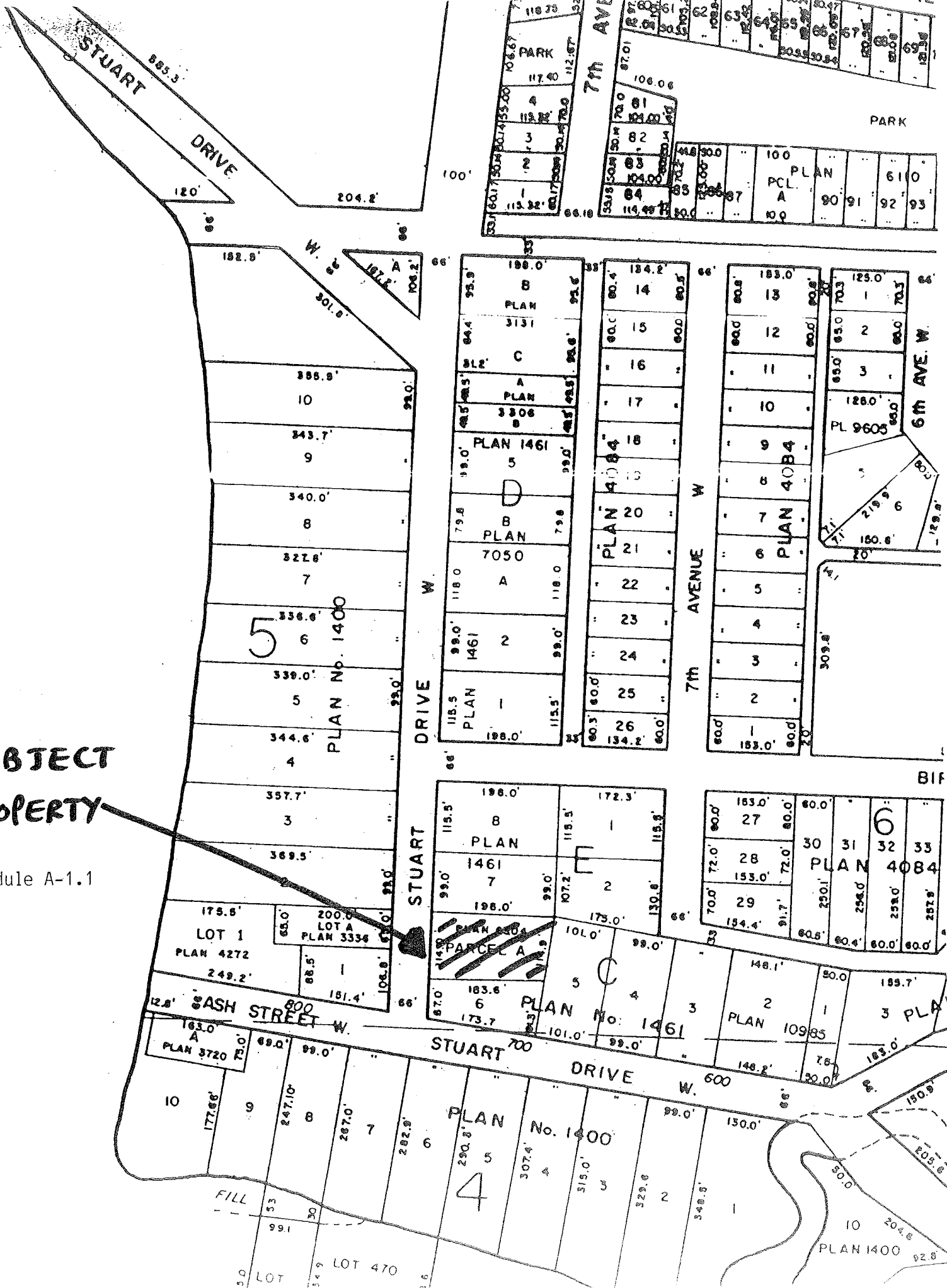
ADOPTED THIS 12<sup>th</sup> DAY OF June, 2002.

  
Jim Togyi, Mayor

  
Dan Zabinsky, Administrator

Certified to be a true copy of Bylaw No. 758, "Zoning Bylaw Amendment No. 1, Bylaw No. 758, 2002".

  
Dan Zabinsky, Administrator



**SUBJECT  
PROPERTY**

Schedule A-1.1

**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 761, 2001**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2001".

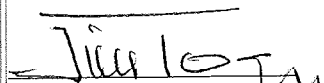
1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 2, Bylaw No. 761, 2001".
2. Schedule A-2 of the Zoning Bylaw No. 738, 2001, is hereby amended pursuant to Schedule A-2.2 attached to and forming part of this bylaw, viz, to change that portion of Lot B, Plan PRP14467, District Lot 1266, P.I.D. 023-193-166 as outlined in dark black, from RU2, Rural Residential to RU1, Rural Residential Small Holding.

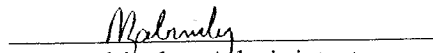
INTRODUCED AND READ FIRST TIME THIS 12 TH DAY OF DECEMBER, 2001.

REFERRED TO PUBLIC HEARING THIS 2 ND DAY OF JANUARY, 2002

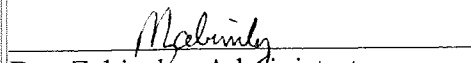
SECOND AND THIRD READINGS THIS 9 TH DAY OF JANUARY, 2002

ADOPTED THIS 23<sup>rd</sup> DAY OF JANUARY, 2002.

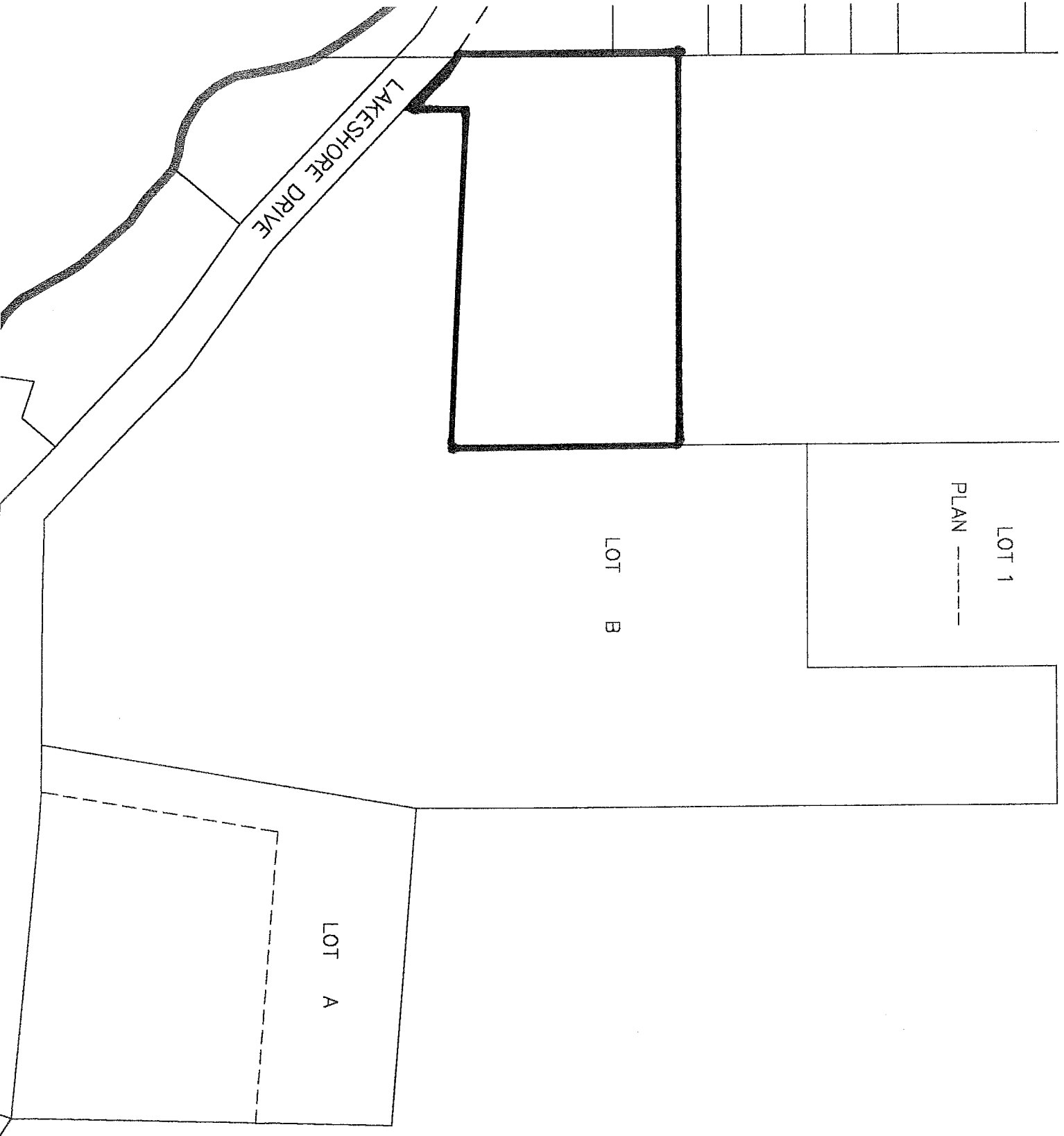
  
\_\_\_\_\_  
Jim Togyi, Mayor

  
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Dan Zabinsky, Administrator

Certified to be a true copy of Bylaw No. 761, "Zoning Bylaw Amendment No. 2, Bylaw No. 761, 2001".

  
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Dan Zabinsky, Administrator

SCHEDULE A-2.2



DISTRICT OF FORT ST. JAMES

BYLAW NO. 775, 2002

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

A bylaw to amend the "Zoning Bylaw No. 738, 2002".

1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 3, Bylaw No. 775, 2002".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2002, is hereby amended pursuant to Schedule A-1.3 attached to and forming part of this bylaw, viz, to change Lot 5, Block D, District Lot 110, Range 5, Coast District Plan 1461, PID 012 708 852 from "C-2" Commercial/Highway to "R-3" Residential Apartment Building.

INTRODUCED AND READ FIRST TIME THIS 13th DAY

OF November, 2002.

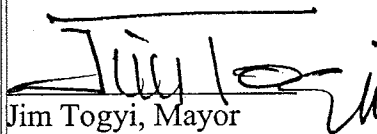
REFERRED TO PUBLIC HEARING THIS 11th DAY

OF December, 2002.

SECOND AND THIRD READINGS THIS 11<sup>th</sup> DAY

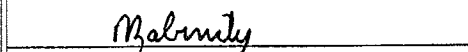
OF December, 2002.

ADOPTED THIS 8th DAY OF January, 2003.

  
Jim Togyi, Mayor

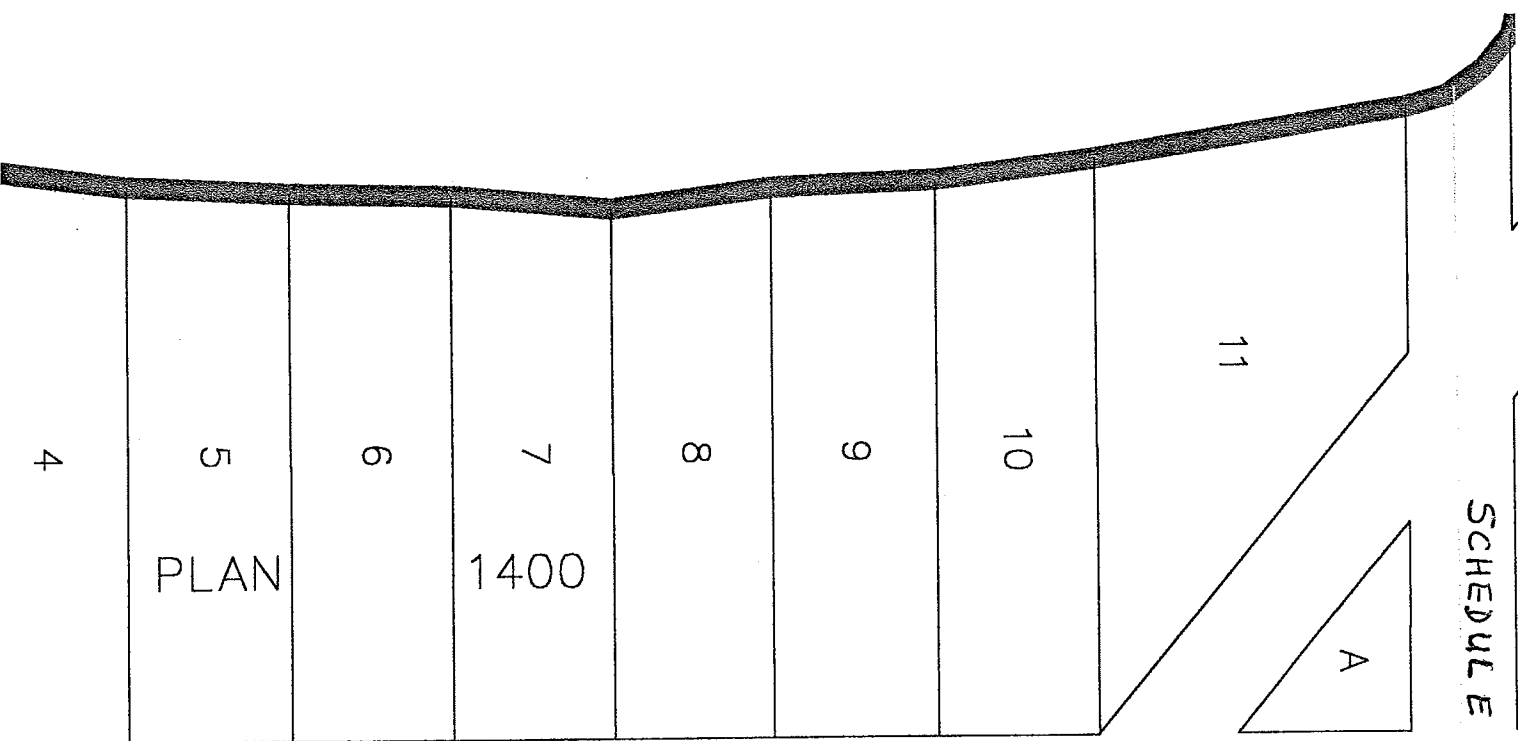
  
Dan Zabinsky, Administrator

Certified to be a true copy of Bylaw No. 775, "Zoning Bylaw Amendment No. 3, Bylaw No. 775, 2002".

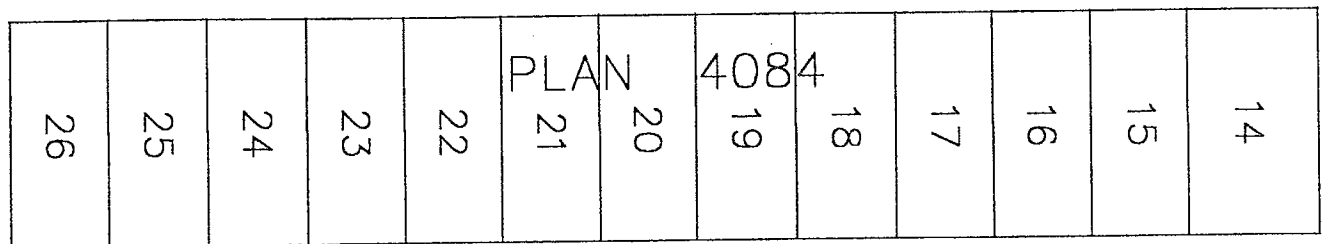
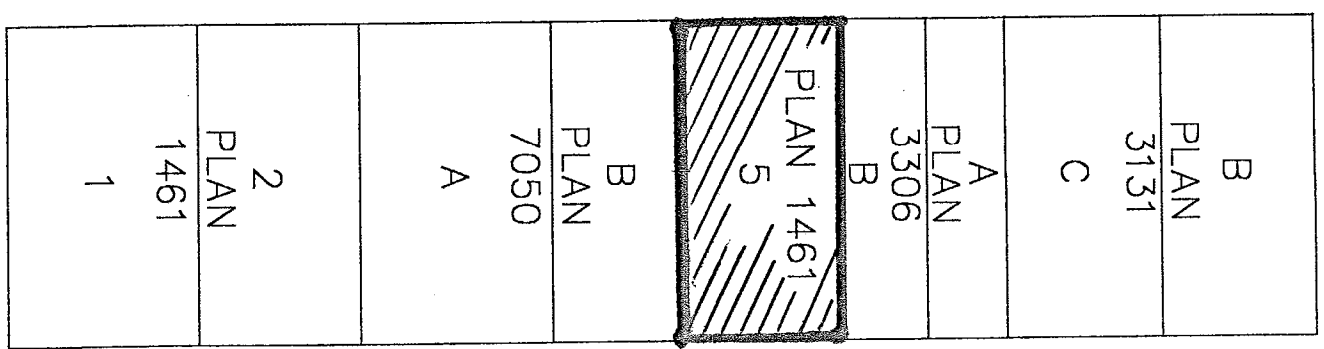
  
Dan Zabinsky, Administrator

SCHEDULE A-1.3

ELM STRE



STUART DRIVE WEST



7th AVENUE WEST

**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 779, 2003**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2002".

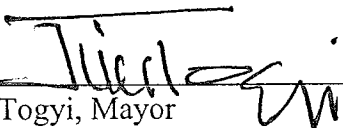
1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 4, Bylaw No. 779, 2003".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2002, is hereby amended pursuant to Schedule A-1.4 attached to and forming part of this bylaw, viz, to change Lot 8, Block 3, District Lot 110, Plan 1400, Range 05, Coast Range 5 Land District, PID 012-759-147 from "R-1" Residential to "P" Institutional.

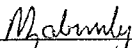
INTRODUCED AND READ FIRST TIME THIS 12th DAY OF MARCH, 2003.

REFERRED TO PUBLIC HEARING THIS 9th DAY OF APRIL, 2003.

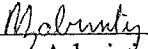
SECOND AND THIRD READINGS THIS 9th DAY OF APRIL, 2003.

ADOPTED THIS 23rd DAY OF APRIL, 2003.

  
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Jim Togyi, Mayor

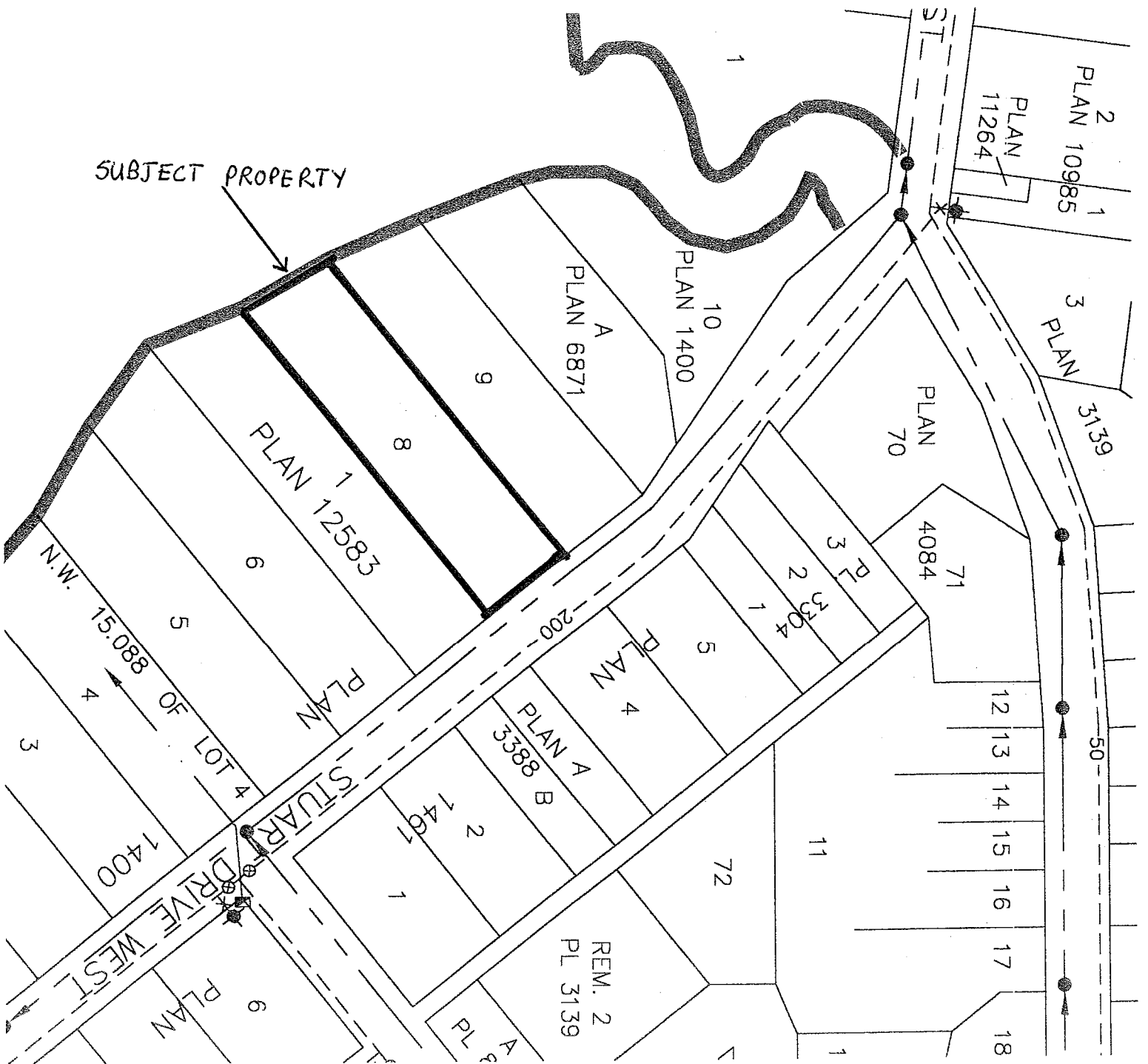
  
\_\_\_\_\_  
Dan Zabinsky, Administrator

Certified to be a true copy of Bylaw No. 779, "Zoning Bylaw Amendment No. 4, Bylaw No. 779, 2003".

  
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Dan Zabinsky, Administrator

DISTRICT OF FORT ST. JAMES

BYLAW 779 SCHEDULE A - 1.4



**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 789, 2003**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2002".


1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 5, Bylaw No. 789, 2003".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2002, is hereby amended pursuant to Schedule A-1.5 attached to and forming part of this bylaw, viz, to change Lot 3, Block F , District Lot 110, Plan 3139, Range 05, Coast Range 5 Land District, PID 012-344-222 from "R3" Residential Apartment to "C2" Commercial Highway.

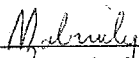
INTRODUCED AND READ FIRST TIME THIS 12<sup>TH</sup> DAY OF NOVEMBER, 2003.

REFERRED TO PUBLIC HEARING THIS 10<sup>TH</sup> DAY OF DECEMBER, 2003.

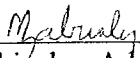
SECOND AND THIRD READINGS THIS 10<sup>TH</sup> DAY OF DECEMBER, 2003.

ADOPTED THIS 10th DAY OF December, 2003.

  
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Jim Togyi, Mayor

  
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Dan Zabinsky, Administrator

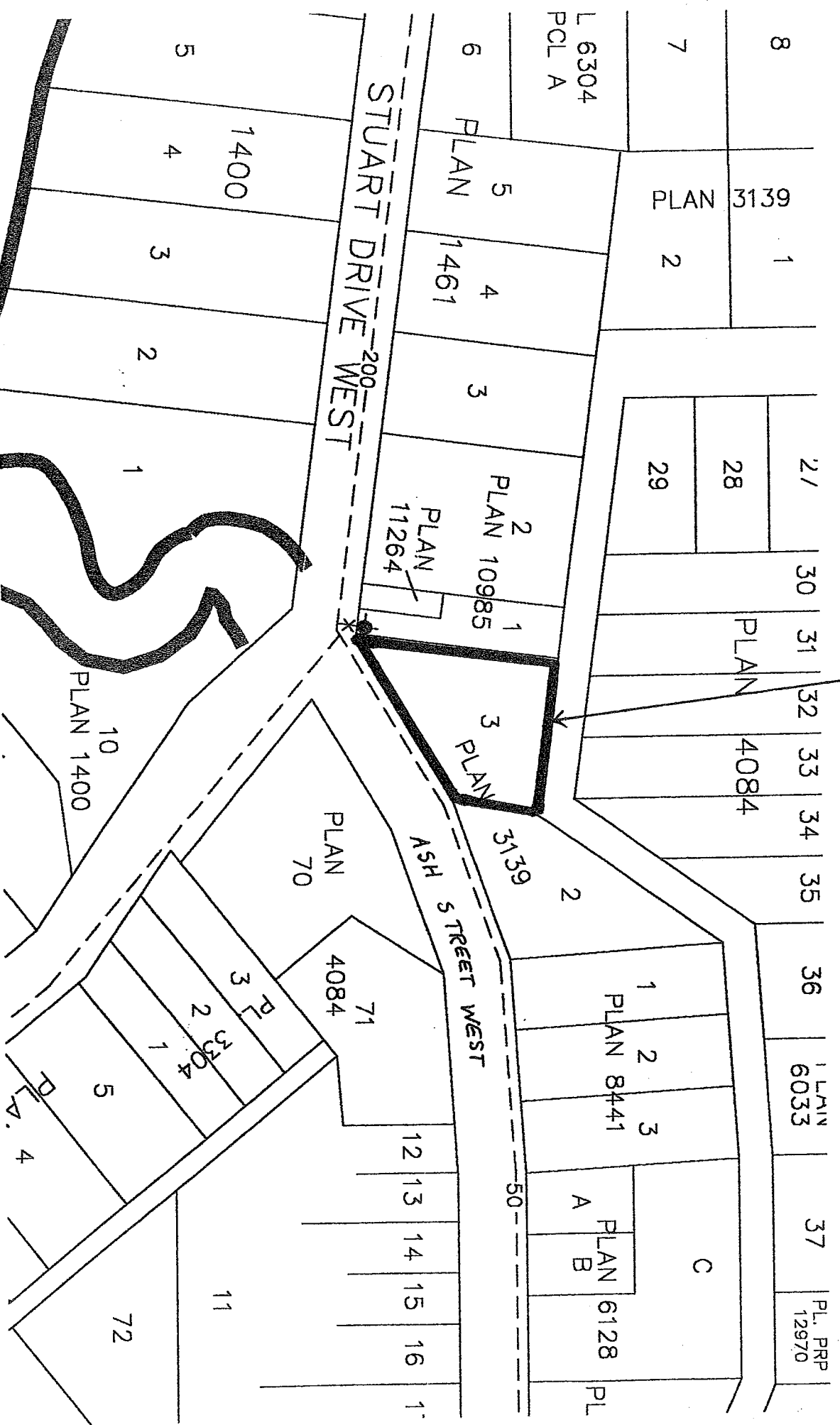
Certified to be a true copy of Bylaw No. 789, "Zoning Bylaw Amendment No. 5, Bylaw No. 789, 2003".

  
\_\_\_\_\_  
Dan Zabinsky, Administrator

DISTRICT OF FORT ST. JAMES  
 SCHEDULE A-1.5

BYLAW NO. 789, "ZONING BYLAW AMENDMENT NO. 5, BYLAW NO. 789, 2003"

SUBJECT PROPERTY



**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 794, 2004**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2002".

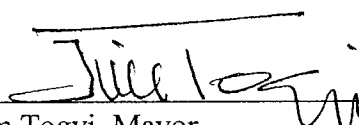
1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 6, Bylaw No. 794, 2003".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2002, is hereby amended pursuant to Schedule A-1.6 attached to and forming part of this bylaw, viz, to change Lots 4 and 5, Block 4, District Lot 110, Range 05, Coast Range 5 Land District Plan 1400, PID 012-755-184 and 012-755-214 from "R1" Residential Single Family to "R3" Residential Apartment.

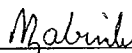
INTRODUCED AND READ FIRST TIME THIS 14<sup>TH</sup> DAY OF JANUARY, 2004.

REFERRED TO PUBLIC HEARING THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2004.

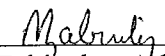
SECOND AND THIRD READINGS THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2004.

ADOPTED THIS 23<sup>RD</sup> DAY OF JUNE, 2004.

  
\_\_\_\_\_  
Jim Togyi, Mayor

  
\_\_\_\_\_  
Dan Zabinsky, Administrator

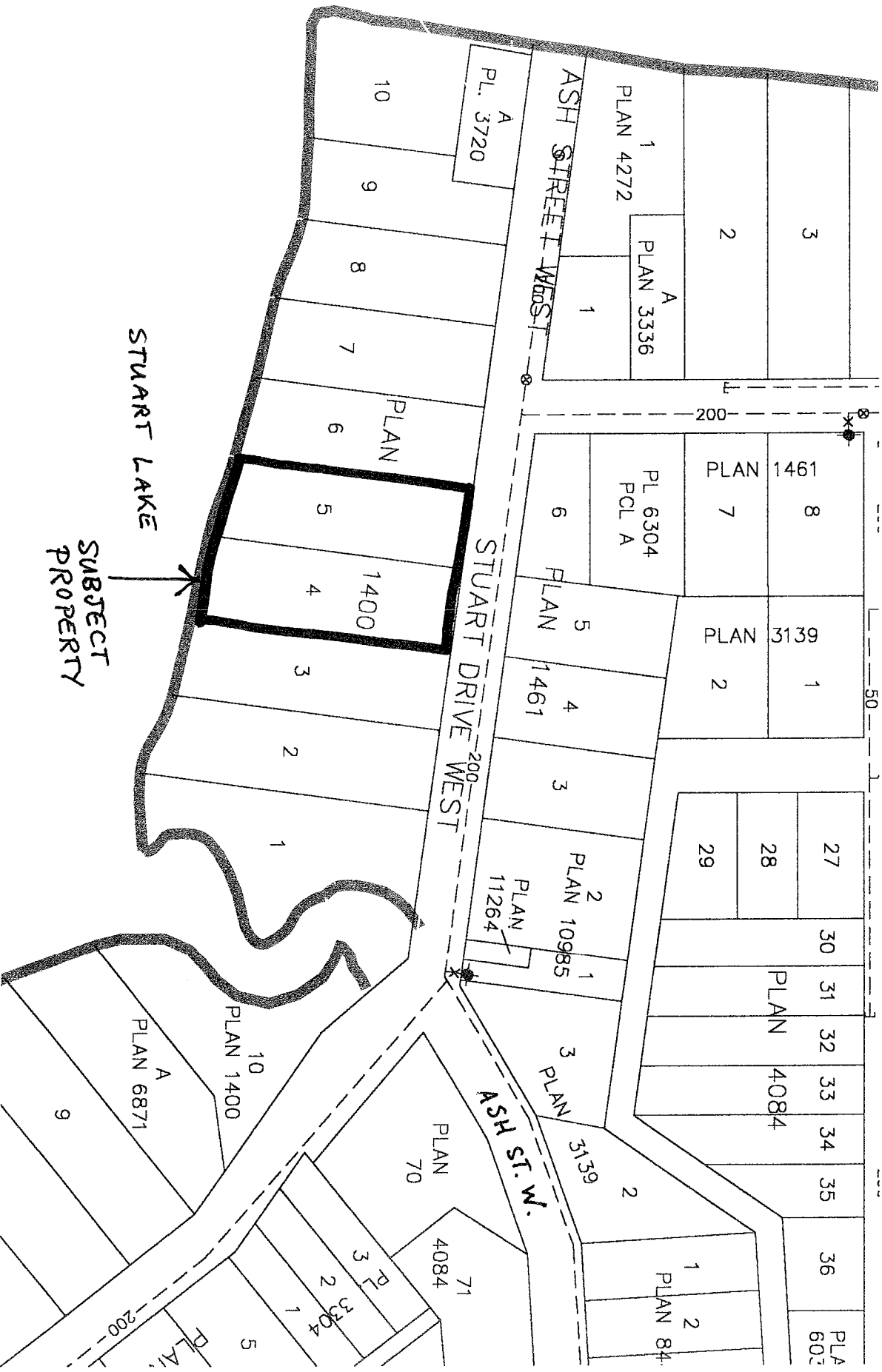
Certified to be a true copy of Bylaw No. 794, "Zoning Bylaw Amendment No. 6, Bylaw No. 794, 2004".

  
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Dan Zabinsky, Administrator

DISTRICT OF FORT ST. JAMES

SCHEDULE A-1.6

BYLAW NO. 794 "ZONING BYLAW AMENDMENT NO. 6, 2004"



# DISTRICT OF FORT ST. JAMES

## BYLAW NO. 807, 2004

WHEREAS it has been deemed necessary to amend the District of Fort St. James Zoning Bylaw No. 738, 2001;

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

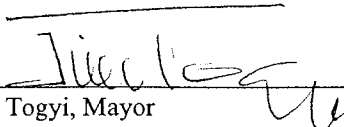
1. That the District of Fort St. James Zoning Bylaw No. 738, 2001 be amended by adding the following subsections:
  - 3.6.1 Trucks, commercial vehicles, trailers, motor homes, boats, vessels and equipment permitted in section 3.6 may only be parked or stored on lots which have a finished principal building intended for residential use. These vehicles must not be used as residences.
  - 3.6.2 Notwithstanding section 3.6.1, 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.
  - 3.7(h) on a lot that has a finished principal building intended for residential use.
  - 3.19(d) Mobile homes are permitted only in R-4 (Residential – Mobile Homes) R-5 (Residential – Mobile Home Park) and RU-3 (Rural Residential) zones.
3. That this Bylaw shall be cited for all purposes as the "District of Fort St. James Zoning Bylaw Amendment, Bylaw No. 807, 2004".

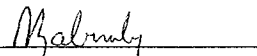
READ A FIRST AND SECOND TIME THIS 13<sup>TH</sup> DAY OF OCTOBER, 2004.

REFERRED TO PUBLIC HEARING THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2004

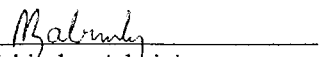
READ A THIRD TIME THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2004

ADOPTED THIS 24<sup>TH</sup> DAY OF NOVEMBER, 2004.

  
Jim Togyi, Mayor

  
Dan Zabinsky, Administrator

Certified a true copy of Bylaw No. 807, "District of Fort St. James Zoning Bylaw Amendment, Bylaw No. 807, 2004."

  
Dan Zabinsky, Administrator

**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 823, 2005**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2001".

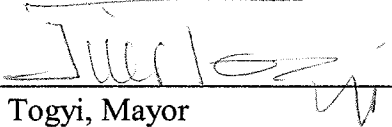
1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 8, Bylaw No. 823, 2005".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2001, is hereby amended pursuant to Schedule A-1.8 attached to and forming part of this bylaw, viz, to change Lots 10 and 11, Block J, District Lot 110, Range 5 Coast District Plan 3304, PID 012-313-475 and 012-313-483 from "C-1" Commercial Core to "P-2" Institutional.

INTRODUCED AND READ FIRST TIME THIS 27<sup>TH</sup> DAY OF APRIL, 2005.

REFERRED TO PUBLIC HEARING THIS 25<sup>TH</sup> DAY OF MAY, 2005.

SECOND AND THIRD READINGS THIS 25<sup>TH</sup> DAY OF MAY, 2005.

ADOPTED THIS 25<sup>TH</sup> DAY OF MAY, 2005.

  
\_\_\_\_\_  
Jim Togyi, Mayor

  
\_\_\_\_\_  
Nigel Black, CAO

Certified to be a true copy of Bylaw No. 823, "Zoning Bylaw Amendment No. 8, Bylaw No. 823, 2005".

  
\_\_\_\_\_  
Nigel Black, CAO



**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 827, 2005**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2001".


1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 9, Bylaw No. 827, 2005".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2001, is hereby amended pursuant to Schedule A-1.9 attached to and forming part of this bylaw, viz, to change Lot A, Plan 3432, District Lot 3181, Range 05, Coast Range 5 Land District, Except Plan 9658, PID # 004-313-801, from "I-1" (Industrial – Service), to "RU-1" (Rural Residential – Small Holding).

INTRODUCED AND READ A FIRST TIME THIS 20<sup>TH</sup> DAY OF JULY, 2005.

REFERRED TO PUBLIC HEARING THIS 17<sup>TH</sup> DAY OF AUGUST, 2005.


SECOND AND THIRD READINGS THIS 17<sup>TH</sup> DAY OF AUGUST, 2005.

ADOPTED THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 2005.

  
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Jim Togyi, Mayor

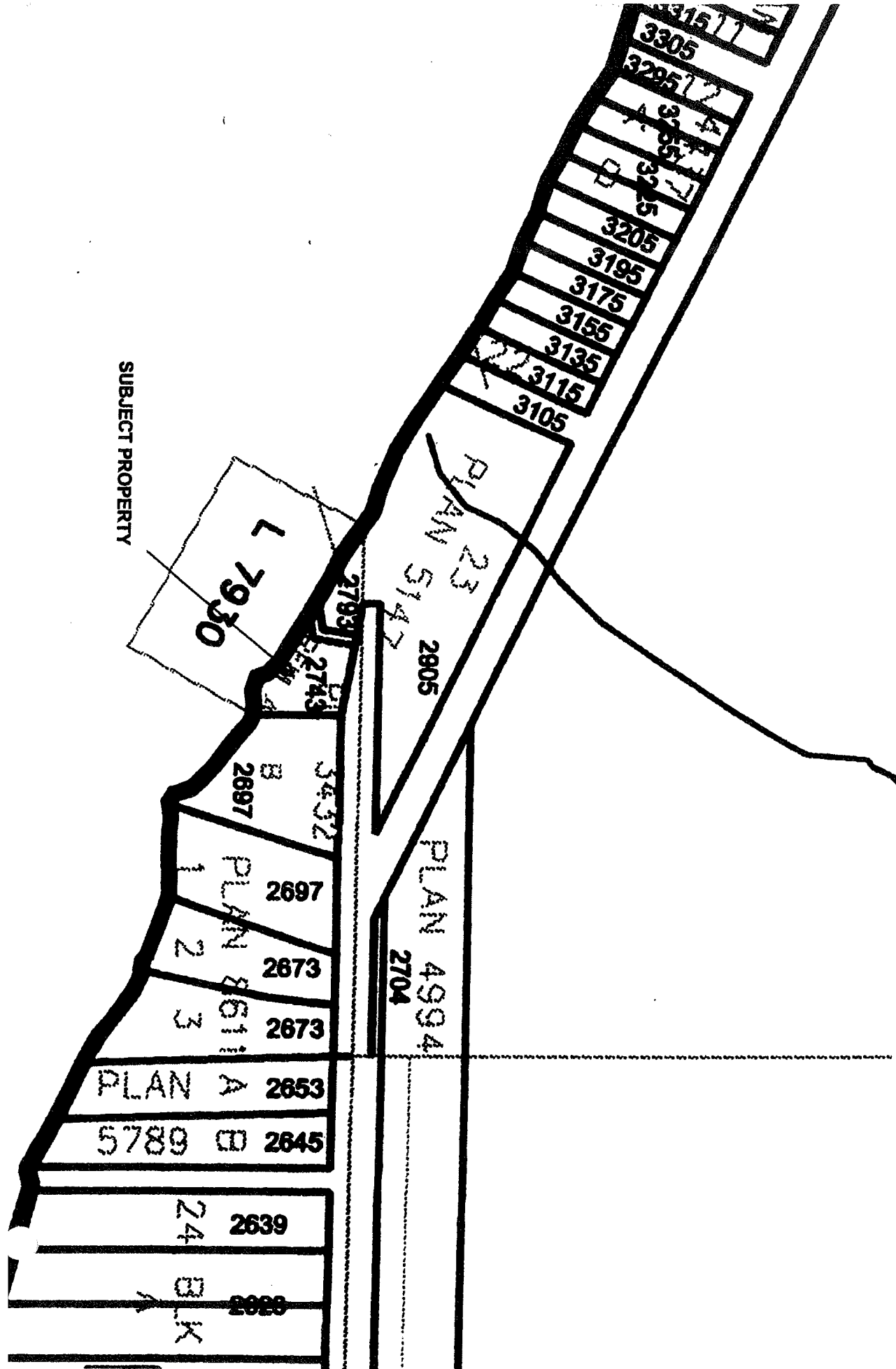
  
\_\_\_\_\_  
Nigel Black, CAO

Certified to be a true copy of Bylaw No. 827, "Zoning Bylaw Amendment No. 9, Bylaw No. 827, 2005".

  
\_\_\_\_\_  
Nigel Black, CAO

DISTRICT OF FORT ST. JAMES  
BYLAW NO. 827, 2006  
SCHEDULE A-1.9

SUBJECT PROPERTY



**DISTRICT OF FORT ST. JAMES**  
**ZONING BYLAW AMENDMENT NO. 10**  
**BYLAW NO. 840, 2007**

**WHEREAS** it has been deemed necessary to amend the District of Fort St. James Zoning Bylaw No. 738, 2001;

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

1. That the District of Fort St. James Zoning Bylaw No. 738, 2001 be amended by adding the following to Section 5.12 (C-2 Commercial – Highway: Permitted Uses):  
  
“(y) civic use.”
2. That this Bylaw shall be cited for all purposes as the "District of Fort St. James Zoning Bylaw Amendment No. 10, Bylaw No. 840, 2007".

READ A FIRST AND SECOND TIME THIS 14<sup>th</sup> DAY OF FEBRUARY, 2007.

REFERRED TO PUBLIC HEARING THIS 28<sup>th</sup> DAY OF MARCH, 2007.

READ A THIRD TIME THIS 28<sup>th</sup> DAY OF MARCH, 2007.

ADOPTED THIS 25<sup>th</sup> DAY OF APRIL, 2007.

\_\_\_\_\_  
Rob MacDougall, Mayor

\_\_\_\_\_  
Nigel Black, CAO

Certified a true copy of Bylaw No. 840, "District of Fort St. James Zoning Bylaw Amendment No. 10, Bylaw No. 840, 2007."

\_\_\_\_\_  
Nigel Black, CAO

**DISTRICT OF FORT ST. JAMES**

**BYLAW NO. 854, 2007**

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

A bylaw to amend the "Zoning Bylaw No. 738, 2001".

1. This bylaw may be cited as the "Zoning Bylaw Amendment No. 11, Bylaw No. 854, 2007".
2. Schedule A-1 of the Zoning Bylaw No. 738, 2001, is hereby amended pursuant to Schedule A-1.11 attached to and forming part of this bylaw, viz, to change Lot 1, Plan 1691, District Lot 110, Range 05, Coast Range 5 Land District, PID # 012-630-624, from "R-1" (Residential – Single Family), to "C-2" (Commercial – Highway).

READ A FIRST, SECOND AND THIRD TIME THIS 15<sup>TH</sup> DAY OF AUGUST, 2007.

REQUIREMENT FOR A PUBLIC HEARING WAIVED THIS 15<sup>TH</sup> DAY OF AUGUST, 2007

ADOPTED THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2007.

\_\_\_\_\_  
Rob MacDougall, Mayor

\_\_\_\_\_  
Nigel Black, CAO

Certified to be a true copy of Bylaw No. 854, "Zoning Bylaw Amendment No. 11, Bylaw No. 854, 2007".

\_\_\_\_\_  
Nigel Black, CAO



**DISTRICT OF FORT ST. JAMES**  
**ZONING BYLAW AMENDMENT NO. 12**  
**BYLAW NO. 858, 2008**

A bylaw to amend “Zoning Bylaw No. 738, 2001”.

The Council of the District of Fort St. James enacts as follows:

1. This bylaw may be cited as “Zoning Bylaw Amendment No. 12, Bylaw No. 858, 2008”.
2. This bylaw includes Schedule A-1.12.
3. The zoning designation of the parcel legally described as Lot 1, Block D, Plan 1461, District Lot 110, Range 05, Coast Range 5 Land District is changed from Residential – Apartment Building (R-3) to Commercial – Core (C-1).

INTRODUCED AND READ A FIRST TIME THIS 23<sup>rd</sup> DAY OF JANUARY 2008.

REFERRED TO PUBLIC HEARING THIS 27<sup>th</sup> DAY OF FEBRUARY 2008.

SECOND AND THIRD READINGS THIS 27<sup>th</sup> DAY OF FEBRUARY 2008.

ADOPTED THIS 27<sup>th</sup> DAY OF FEBRUARY 2008.

\_\_\_\_\_  
Rob MacDougall, Mayor

\_\_\_\_\_  
Nigel Black, CAO

Certified to be a true copy of “Zoning Bylaw Amendment No. 12, Bylaw No. 858, 2008.”

\_\_\_\_\_  
Nigel Black, CAO

DISTRICT OF FORT ST. JAMES

ZONING BYLAW AMENDMENT NO. 12, BYLAW NO. 858, 2008

SCHEDULE A-1.12

