

CITY OF FORT ST. JOHN

BYLAW NO. 2443, 2018

A Bylaw to amend City of Fort St. John Zoning Bylaw No. 2181, 2014

Council of the City of Fort St. John in open meeting assembled, enacts as follows:

1. Fort St. John Zoning Bylaw No. 2181, 2014 and Schedule 'A' attached thereto and forming part of this bylaw are hereby amended in the following manner:

**Lot B, Section 1 and 12 Township 84 Range 19
West of the 6th Meridian Peace River District Plan BCP40774**

as shown hatched on Schedule 'A' attached to and forming part of this Bylaw, is hereby rezoned from C-1 – Neighbourhood Commercial to CD02 – Co-Op Gas Station Comprehensive Development Zone.

2. Amend **Section 3 Definitions** to add the following definitions in alphabetical order:

Gas Station: Means a premise used primarily for the retail sale of motor fuels, lubricating oils and motor vehicle accessories. A gas station may include accessory retail sales of other automobile related products and a convenience store contained within one building, but shall not include motor vehicle sales, automobile structural or body repairs and servicing, or painting.

Propane Sales - Minor: Means the sale of propane to the public as an accessory use to a gas station at a fixed location having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 11, 356 litres (3,000 gallons).

3. Add the following section and sub-section:

Section 12 – Comprehensive Development Zones

Purpose: The intent is to create a zoning designation which will allow for the creation of site-specific zoning regulations for a specified area within the City, wherein existing zoning provisions within this bylaw prove to be inadequate or inappropriate in relation to a proposed development.

Section 12.2 – CD02 – Co-Op Gas Station Comprehensive Development Zone

As shown on Schedule "B" attached to and forming part of this Bylaw.

4. 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 part that is invalid shall not affect the validity of the remainder.
5. This Bylaw may be cited as Zoning Amendment Bylaw No. 2443, 2018.

READ FOR THE FIRST AND SECOND TIMES THIS _____ DAY OF _____, 2018

Notice of Public Hearing posted to the City's website on _____, 2018 and Advertised in the Alaska Highway News on _____, 2018,

PUBLIC HEARING HELD THIS _____ DAY OF _____, 2018

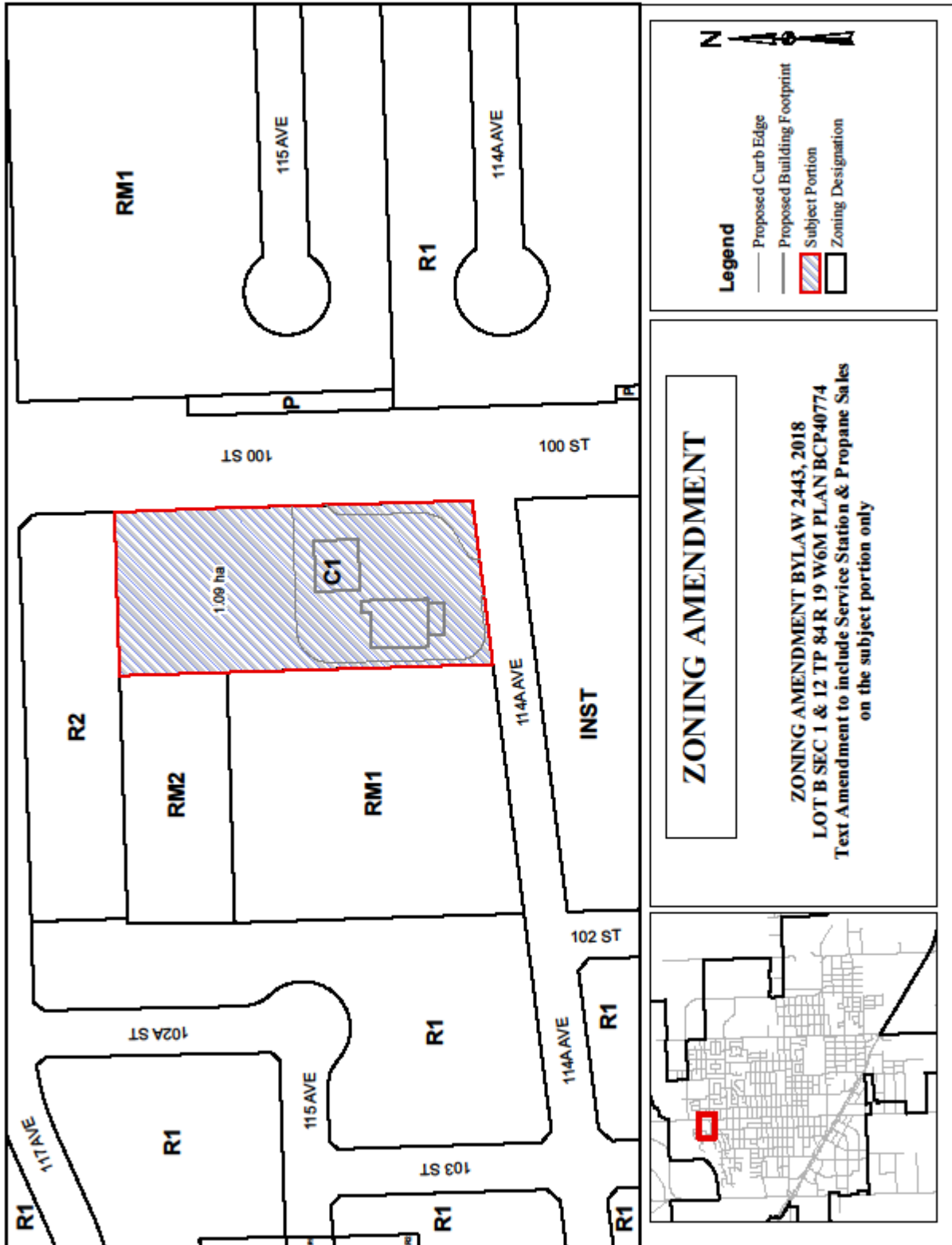
READ FOR A THIRD TIME THIS _____ DAY OF _____, 2018

ADOPTED THIS _____ DAY OF _____, 2018

LORI ACKERMAN
MAYOR

JANET PRESTLEY, DIRECTOR OF
LEGISLATIVE AND ADMINISTRATIVE
SERVICES

Schedule A



Schedule B

PART 12.2 Co-Op Gas Bar Comprehensive Development Zone (CD02)

1.1 Purpose

The purpose of Comprehensive Development Zone CD02 is to facilitate the development of a gas bar, propane sales, car wash, convenience store and associated retail on the subject property.

1.2 Location

The subject property is located at the northwest corner of 114A Avenue and 100 Street and is legally described as:

LOT 4 SECTION 36 TOWNSHIP 83 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 2705, EXCEPT PLAN 28631.

1.3 Application and Interpretation

Where the provisions of the CD02 Zone conflict with the other regulations of the City of Fort St. John Zoning Bylaw, that are not specific to other zones, the interpretation and regulations of the other provisions of the City of Fort St. John Zoning Bylaw shall take precedence.

1.4 Permitted Uses

The primary uses in this zone are:

- One (1) Car wash with one (1) bay
- One (1) Convenience store
- Day care centre, Major
- One (1) Gas station
- Health services facility
- One (1) Propane sales
- Restaurant, limited
- Retail

No accessory uses or structures are permitted within this zone.

1.5 Prohibited Uses

The following uses are prohibited within this zone:

- Cannabis Retail

1.6 Subdivision Regulation

The subject property may not be subdivided.

Schedule B

PART 12.2 Co-Op Gas Bar Comprehensive Development Zone (CD02)

1.7 Development Regulations

- a) The minimum lot size for the CD02 Zone is 10920 sq. m. (1.092 ha)
- b) The maximum parcel coverage for the CD02 Zone shall not exceed 50%.
- c) The maximum height for buildings and structures within the CD02 Zone shall be as follows:
 - i. Gas station, car wash and convenience store: 6.0 metres
 - ii. Propane sales: 7.5 metres
 - iii. All other uses: 10.5 metres
- d) The setbacks for all buildings and structures within the CD02 Zone shall be as follows:
 - i. Front Yard: 7.5 metres
 - ii. Rear Yard: 3.0 metres
 - iii. Interior Side Yard: 6.0 metres
 - iv. Exterior Side Yard: 6.0 metres
- e) The siting of buildings and structures shall be in accordance with the plans as approved and incorporated as CD02 Map 1.
- f) Development of the remainder of the subject property shall comply to the setback and height restrictions herein, in addition to the landscape requirements.

1.8 Landscaping

- a) Coniferous trees shall be used to buffer the subject property from adjacent residential properties.
- b) Coniferous trees planted along the perimeter of the subject property shall be a minimum of 2 metres high at time of planting.
- c) Landscaping shall generally conform to the CD01 Map 1, attached to and forming part of this bylaw.

1.9 Hours of Operation

The hours of operation of the Gas Bar and Convenience Store shall be from 6:00AM PST to 10PM PST.

1.10 Access

- a) The subject property may be accessed via one access on 114A Avenue and one access located on 100 Street, as generally shown on the site plan attached to and forming part of this bylaw.

Schedule B

PART 12.2 Co-Op Gas Bar Comprehensive Development Zone (CD02)

1.10 Access (continued)

- b) The access onto 100 Street shall be a right in- right out access only and a meridian must be erected on the subject property.

1.11 Form and Character

- a) The car wash, convenience store, gas station and propane sales shall generally conform to the schematics as shown on 'Schedule B', attached to and forming part of this Bylaw.
- b) Lighting shall be directed away from neighbouring residential properties and roads.
- c) A maximum of 2 outdoor merchandise display booths, racks or stands will be permitted.
- d) In addition to the specific requirements listed above, future development of the remainder of the subject property will be subject to the General Commercial Development Permit Area Guidelines, as outlined within the City's Zoning Bylaw, as amended from time to time.
- e) Signage shall generally conform to the schematic as shown on 'CD02 Map 1', attached to and forming part of this Bylaw.

