

PUBLIC HEARING

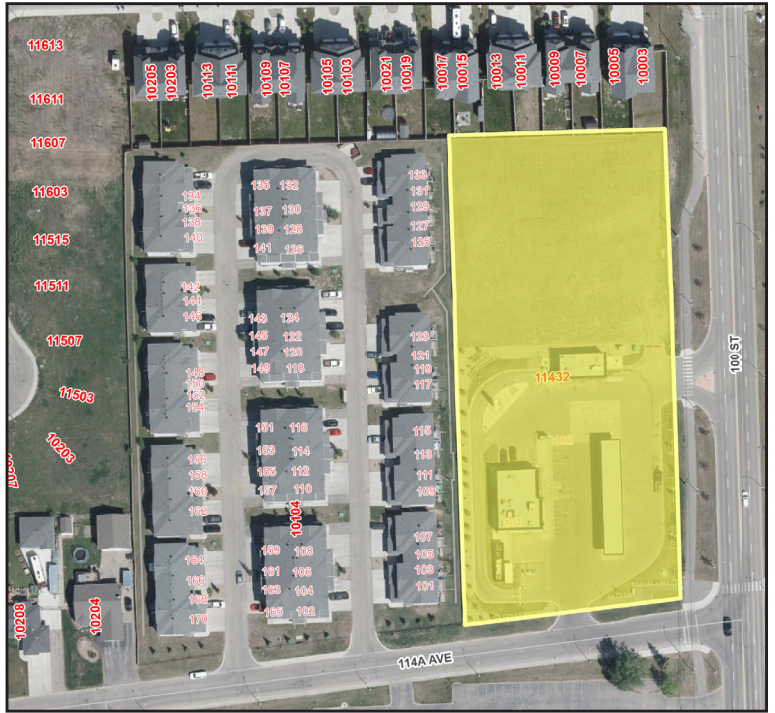
ZONING AMENDMENT BYLAW NO. 2601, 2024

Monday, December 9, 2024 | 6 pm | City Hall, 10631 100 Street

The proposed bylaw affects Lot B, Section 1 and 12, Township 84, Range 19, West of the 6th Meridian, Peace River District Plan BCP40774, Parcel ID 027-912-604 (highlighted property).

The applicants seek to amend the existing Comprehensive Development CD-02 Zone in the following manners:

- Include Mixed-Use and Professional Office as Principal Uses in the Zone
- Amend the existing One (1) Car wash with one (1) bay Principal Use to Light Passenger Vehicle Wash Principal Use
- Amend the existing Restaurant – Limited Principal Use to Restaurant Principal Use
- Add minimum off-street parking space requirement of 1 parking stall per 20 sq. m of gross floor area (GFA) to Table 37: CD-02 Zone Regulations
- Amend Subsection 31.10 Access in the Zoning Bylaw permitting an additional access onto 100 Street
- Amend Subsection 31.7 Development Regulations and Subsection 31.11 Form and Character to reflect proposed development of the property



A copy of the proposed bylaw and related documents may be inspected at City Hall – 10631 100 Street, Fort St. John, BC between the hours of 8:30 am to 4:30 pm from Thursday, December 5, 2024 and continuing up to and including December 9, 2024.

Your comments are important and residents who wish to make comments on this proposed application can submit them in one of the following ways, by 4:30 pm on Friday, December 6, 2024:

- Mailing or hand delivering a letter to City Hall:
10631 100 Street, Fort St. John, BC V1J 3Z5
Attention: Bonnie McCue, Corporate Officer
- By email to legislativeservices@fortstjohn.ca

Written comments received will be distributed to Council for their consideration at the meeting. At the hearing, the public will be allowed to make presentations to Council or present written submissions related to matters contained in the proposed bylaws.

Residents can watch the Public Hearing live or as a recording on the City's Youtube channel (www.youtube.com/cityfsj).

For more information about this bylaw amendment, contact the Planner I at sloran@fortstjohn.ca or by telephone at 250 787 8157.