



# AGENDA

## Public Hearing

6:00 PM - Monday, December 9, 2024  
City Hall Council Chambers

Page

### 1. PUBLIC HEARING:

Zoning Amendment Bylaw No. 2601, 2024

Description:

Purpose is to amend the permitted uses and development regulations for the existing Comprehensive Development CD-02 Zone for the lands legally described as: LOT B, PLAN BCP40774, SECTION 12, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT.

### 2. CALL TO ORDER:

### 3. STATEMENT BY THE MAYOR:

- 3      3.1      **Mayor's Statement for the December 9, 2024 Public Hearing**  
[241209 - Mayors Statement for Public Hearing](#)

### 4. PUBLIC HEARING ADVERTISEMENT:

- 4      4.1      **Advertisement for the December 9, 2024 Public Hearing**  
[241209 - Public Hearing Zoning Amendment Advertisement](#)

### 5. BACKGROUND ADMINISTRATION REPORT:

- 5 - 67      5.1      **Administration Report No. 0116/24**  
Zoning Amendment Bylaw No. 2601, 2024  
**Note: This report was first presented to Council at the November 12, 2024 Regular Meeting**  
[241112 - AR116 - Zoning Amendment Bylaw No. 2601, 2024](#)

**6. COMMENTS RECEIVED FROM UTILITY COMPANIES:**

None

**7. LETTERS OF OPPOSITION RECEIVED:**

68

- 7.1 [Andrew Osmond - Letter of Concern](#)  
[Andrew Osmond - Letter of Concern](#)

**8. INVITATION FOR THE PROPONENT TO SPEAK:**

**9. INVITATION FOR MEMBERS OF THE AUDIENCE TO SPEAK:**

*Please remember to 'Sign-In'  
Print Name and Civic Address on the Sheet Provided*

**10. SECOND CALL FOR MEMBERS OF THE AUDIENCE TO SPEAK:**

**11. LAST CALL FOR MEMBERS OF THE AUDIENCE TO SPEAK:**

**12. INVITATION FOR THE PROPONENT TO ADDRESS THE PUBLIC'S CONCERNS & ANSWER QUESTIONS FROM COUNCIL:**

**13. RESOLUTION TO CLOSE THE PUBLIC HEARING AND RISE WITH REPORT:**

- 13.1 *"THAT, City Council close the Public Hearing with respect to Zoning Amendment Bylaw No. 2601, 2024 and rise with report to City Council."*

**14. ADJOURNMENT:**

**PUBLIC HEARING**  
DECEMBER 9, 2024

**Mayor's Statement**

**Zoning Amendment Bylaw No. 2601, 2024**

This public hearing is being convened pursuant to Section 464 of the *Local Government Act*.

At this public hearing, citizens will be allowed to make representations to Council.

All persons present who believe that their interest in property is affected by the proposed amendments will be given a reasonable opportunity to be heard or to present written submissions.

If you wish to address Mayor and Council, please:

1. Come forward to the table, write your name and address on the sign in sheet provided.
2. State your name and address for the record.
3. Limit your comments to the proposed amendments only.

Members of Council may ask you questions following your presentation.

Immediately following the Public Hearing, Council will resume the Regular Council meeting and consider the approval of the bylaw(s). You are welcome to stay and listen to City Council's deliberations.

Please note that after the Regular meeting has adjourned, City Hall will remain open for 10 minutes. Members of the public are asked to leave the facility promptly following the meeting.

# PUBLIC HEARING

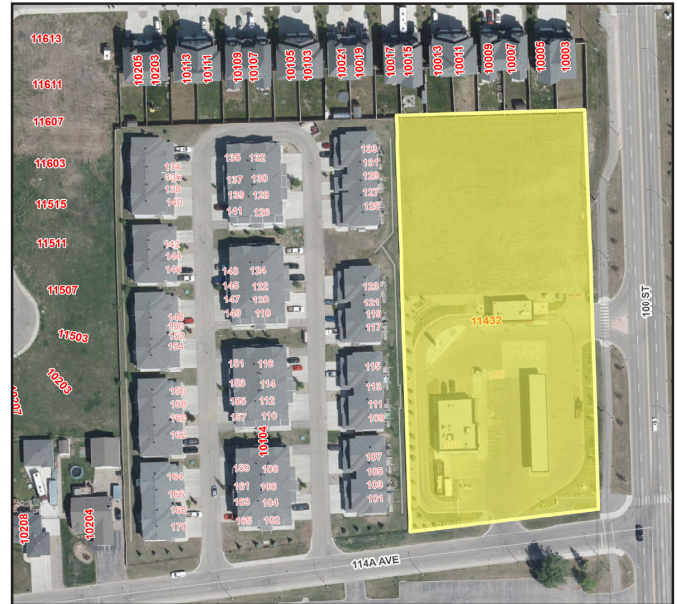
## ZONING AMENDMENT BYLAW NO. 2601, 2024

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





**REQUEST FOR DECISION**

File # 3900-20

Report To: Mayor and Council  
 From: Director of Development Services  
 Presenter: Charly Caproff  
 Subject: Administration Report No. 0116/24  
 Zoning Amendment Bylaw No. 2601, 2024  
 Meeting: Regular Council  
 Meeting Date: 12 Nov 2024

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**RECOMMENDATION:**

THAT, Zoning Amendment Bylaw No. 2601, 2024 be introduced and read for the first and second time by title only,

AND FURTHER THAT, a Public Hearing be scheduled for November 25, 2024 at 6:00 pm in City Hall Council Chambers.

**CAO'S COMMENTS:**

This proposed zoning amendment is a thoughtful, constructive, and positive proposal which aligns with many community priorities and develops this parcel in a way that complements the form and character of this neighbourhood.

**ALTERNATIVE RECOMMENDATION:**

THAT, Administration Report No. 0116/24 - RZ2024-001 Zoning Amendment Bylaw No. 2601, 2024 be received for information.

**KEY ISSUES(S)/ CONCEPTS DEFINED:**

The applicant is seeking to amend Zoning Bylaw No. 2470, 2019 by amending the existing Comprehensive Development CD-02 Zone for the lands legally described

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

as: LOT B, PLAN BCP40774, SECTION 12, TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER LAND DISTRICT (Attachment 1). The existing site consists of the Fort St John Co-operative Association (Co-op) gas station, convenience store, propane fueling station, and car wash, with undeveloped land in the northern portion of the lot. Currently there is one right-in right-out access off of 100 Street and an additional access on 114A Avenue. The property was rezoned from the Neighbourhood Commercial C-1 Zone to a new Comprehensive Development CD-02 Zone in 2018, undergoing both public engagement prior to being introduced to Council as well as a public hearing process. At that time, and as is the case now, the development as proposed is consistent with the intent of the Official Community Plan (OCP) General Commercial Designation and an OCP amendment is not required.

### Project Proposal

The applicants are seeking to further develop the subject property, with the proposed site design being an extension of the existing form and character (Attachment 2). They are seeking to develop a second car wash, two commercial retail units, one of which would be a drive-thru restaurant, and to provide additional outdoor seating areas, walking paths and greenspace. The applicants state that the Co-op site receives a large volume of foot and bicycle traffic from the surrounding residential neighbourhoods and they want the future design to put high emphasis on walkability, which is supported by various OCP objectives, detailed in the Relevant Policy section of this report. A second right-in right-out access onto 100 Street is proposed, to allow for more efficient traffic circulation from the northern section of the property. During the previous zoning amendment process, only one access onto 100 Street was permitted to address citizen concerns regarding traffic and pedestrian safety. City Engineering staff have reviewed the conceptual site plan showing the two accesses onto 100 Street and do not have any immediate concerns at this time. Should this application proceed to the building permit process, additional reports would be required to satisfy Engineering Department requirements. Additionally, staff have contacted Bylaw Enforcement to determine whether complaints had been received for any of the major concerns raised during public engagement (detailed further in a subsequent section of this report) and no complaints have been received regarding pedestrian safety.

A CD-02 Zone specific parking requirement is proposed, using the general commercial use off-street parking requirement of 1 parking stall per 20 sq. m of gross floor area (GFA), to allow the applicants greater flexibility to design outdoor seating, sidewalks, and green space on the property and reduce the total number of parking stalls required. The permitted CD-02 Zone Principal Uses are proposed to be amended in the following ways, to ensure that the site can accommodate existing and future neighbourhood and community needs:

- 1 Addition of Professional Office as a Principal Use.

- | Addition of a Mixed-Use as a Principal Use should there be future demand for additional residential density along 100 Street. This would be supported by BC Transit, who indicated in the referral response that they would support an increase in density at this property as it is served by transit.
- | Amendment of the one (1) Car wash with one (1) bay Principal Use to Light Passenger Vehicle Wash to allow for an additional car wash.
- | Amendment of the Restaurant - Limited Principal Use to Restaurant to allow for a drive-thru restaurant.

During the 2018 public engagement process, the majority of survey respondents were in favour of the Gas Station and Propane Sales uses, the convenience of the location and walkability (Attachment 3). Concerns raised included visual impact of the development, noise and traffic and pedestrian safety. At that time a CD-02 Zone was recommended in order to address the site-specific concerns, including requirements for adequate screening and directing lighting away from neighbouring residential properties. Staff contacted Bylaw Enforcement on Friday, October 18, 2024 to inquire whether there have been any complaints regarding the concerns raised during the 2018 engagement. At the time of this report, no complaints have been received by Bylaw Enforcement for the subject property related to noise, lighting, or pedestrian safety.

### Surrounding Property Zoning

The surrounding land is zoned:

- | North: Two-Unit Housing R-2 - consists of duplexes
- | South: Institutional INS-1 - Church of Jesus Christ of Latter Day Saints
- | East: Multiple Dwelling Housing (Medium Density) RM-1, Single-Detached Housing R-1, Parks, Recreation, and Natural Areas P-1 - consists of multi-family dwellings, duplexes, single-detached dwellings, open space
- | West: Multiple Dwelling Housing (High Density) RM-2, Multiple Dwelling Housing (Medium Density) RM-1 - consists of townhouses

A context map can be found as Attachment 4 and the applicant's rationale as Attachment 5.

### RELEVANT POLICY:

Official Community Plan Bylaw No. 2388, 2017

The subject property is designated General Commercial land use in the OCP. The plans as proposed are consistent with the intent of this land use designation. There are no specific policies within the OCP that conflict with this application. The following OCP objectives lend support to the site design:

**6.3 Making Infill Development a Priority**

**Objectives:**

- 2. Apply a hierarchy of street users and give priority to walking, cycling and public transit before private vehicle use.
- 3. Promote the development of walkable communities.
- 4. Support development which is high quality, accessible and sustainable, and meets the needs of the community.

**8.3 Economic Development**

- 15. Support economic development activity in the City to locate in key areas by providing supports such as transit hubs, parking, sidewalks and the ability to access these nodes through a variety of means.

**Zoning Bylaw No. 2470, 2019**

The applicant is seeking to amend the existing CD-02 Zone to permit the uses and site design described previously. Therefore a zoning amendment application is required. A redlined version of the existing CD-02 Zone can be found as Attachment 6 and the proposed zoning amendment bylaw as Attachment 7.

IMPLICATIONS OF RECOMMENDATION
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**COMPLIANCE WITH STRATEGIC PILLARS:**

Economic Development - Enhance community economic development to provide opportunities and sustainability for Fort St. John.

**COMPLIANCE WITH STRATEGIC PRIORITIES:**

Economic Development - The project aligns with this Strategic Pillar as the proposed commercial development provides new business opportunities in a location that can be accessed via transit and active transportation. As stated in the applicant's rationale letter, many of the Co-op customers walk to the site from the surrounding residential neighbourhoods and have enjoyed using the picnic tables and benches. This inspired the proposed outdoor seating and greenspace, offering additional gathering space for community members, which aligns with the City's vision of a livable and sustainable city.

**GENERAL:** The initial development of the Co-op gas station, car wash, and convenience store was conducted with extensive community feedback and resulted in a high-quality design. The site is widely used by the surrounding neighborhood and this proposed development is a complimentary extension of the existing services provided. Staff are in support of the emphasis on walkability, continuation of vegetative screening, provision of outdoor seating and greenspaces, and opportunity for economic development.

**ORGANIZATIONAL:** Should Council give the proposed bylaw first and second readings, planning staff will send notification pursuant to Section 464 of the Local Government Act and a Public Hearing will be scheduled.

**FINANCIAL:** N/A

**FOLLOW UP ACTION:** Should Council give the bylaw first and second readings, the required notification will proceed and a Public Hearing will be scheduled.

**COMMUNITY CONSULTATION:** Should this application receive first and second reading, a Public Hearing will be scheduled for November 25, 2024 at 6:00 pm in City Hall Chambers and notification will be mailed to affected property owners within a 100m radius of the subject property pursuant to Section 499 of the Local Government Act. The zoning amendment and Public Hearing will be advertised on all City social media platforms as well as the City's webpage.

**COMMUNICATION:** Should this application receive first and second reading, notification will be mailed to affected property owners within a 100m radius of the subject parcel pursuant to Section 499 of the Local Government Act. Signage advertising the Public Hearing will be placed on-site. The application will also be advertised on the City's social media (Facebook) page and website.

**DEPARTMENTS CONSULTED ON THIS REPORT:** Referrals included City departments and external agencies. At the time of this report, no concerns have been raised. The referral period concluded on October 30, 2024.

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**Attachments:**

Attachment 1: Application

Attachment 2: Conceptual Site Plan

Attachment 3: Zoning Amendment Bylaw No. 2443, 2018 - Staff Report

Attachment 4: Context Map

Attachment 5: Applicant Rationale

Attachment 6: CD-02 Zone Redline

Attachment 7: Zoning Amendment Bylaw No. 2601, 2024

RESPECTFULLY SUBMITTED:  
Charly Caproff, Planner II  
25 Oct 2024

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

ATTACHMENT 1



City of Fort St. John  
10631 100 Street | Fort St. John, BC | V1J 3Z5  
(250) 787 8150 City Hall  
(250) 787 8181 Facsimile

APPLICATION FOR AN OCP AND/OR ZONING AMENDMENT

OCP/Zoning Amendment Application Fees (please indicate which type you are applying for):

- OCP & Zoning Amendment = \$1500.00
- OCP Amendment = \$1000.00
- Zoning Amendment = \$1000.00

\*\*Advertising is additional to these charges and is billed separately

**PRE-APPLICATION MEETING IS REQUIRED.** Date Completed: August 15, 2024

**OCP/ZONING AMENDMENT CHECKLIST** submitted with this application.

PLEASE PRINT

Registered Owner(s): \_\_\_\_\_ Business Name: Fort St. John Co-operative Association

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

APPLICANT IF DIFFERENT THAN OWNER:

Applicant Name: \_\_\_\_\_ Business Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: \_\_\_\_\_ Email: \_\_\_\_\_

AMENDMENT INFORMATION: \*Attach a separate page if more space is needed to provide information below.

Civic Address: 11432 100th Street Parcel Identifier (PID): BCP40774

Lot/Unit B Section 1 Block 12 Township 84 Range 19 W6M Plan \_\_\_\_\_

Existing Use of Land &/or Building: Gas bar & car wash

Description of Proposed Use/Development: Additional carwash bay and two commercial rental units

Has Development Started?  YES  NO

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

Lot Size (m<sup>2</sup>): 5,241m2 Size of Proposed Development (m<sup>2</sup>): 3,983.8m2

Amendment Proposed:

- OCP Designation From: \_\_\_\_\_ To: \_\_\_\_\_
- Zoning From: \_\_\_\_\_ To: \_\_\_\_\_

*Only complete applications will be accepted for processing, as verified by Development Services Staff.*

*Submission of a duly signed OCP/Zoning Amendment Application authorizes the City of Fort St. John staff to enter the property to carry out required inspections during the process of this application.*

*Any work started without proper permits and authorizations may be subject to fines as outlined in current City of Fort St. John Bylaws.*

**Registered Owner/Agent:**

I, (print Owner name) Fort St. John Co-operative Ass hereby certify that I am the registered owner of the land described above.

- And further that, I have designated (print Agent name) \_\_\_\_\_ as an agent to act on my behalf of this application with signed consent.



\_\_\_\_\_  
September 25, 2024  
DATE

OWNER SIGNATURE

\_\_\_\_\_  
AGENT SIGNATURE

\_\_\_\_\_  
DATE

**FOR OFFICE USE ONLY:**

Pre-Development Meeting Date: \_\_\_\_\_

Date Received: \_\_\_\_\_

RZ File #: \_\_\_\_\_

Fee: \_\_\_\_\_

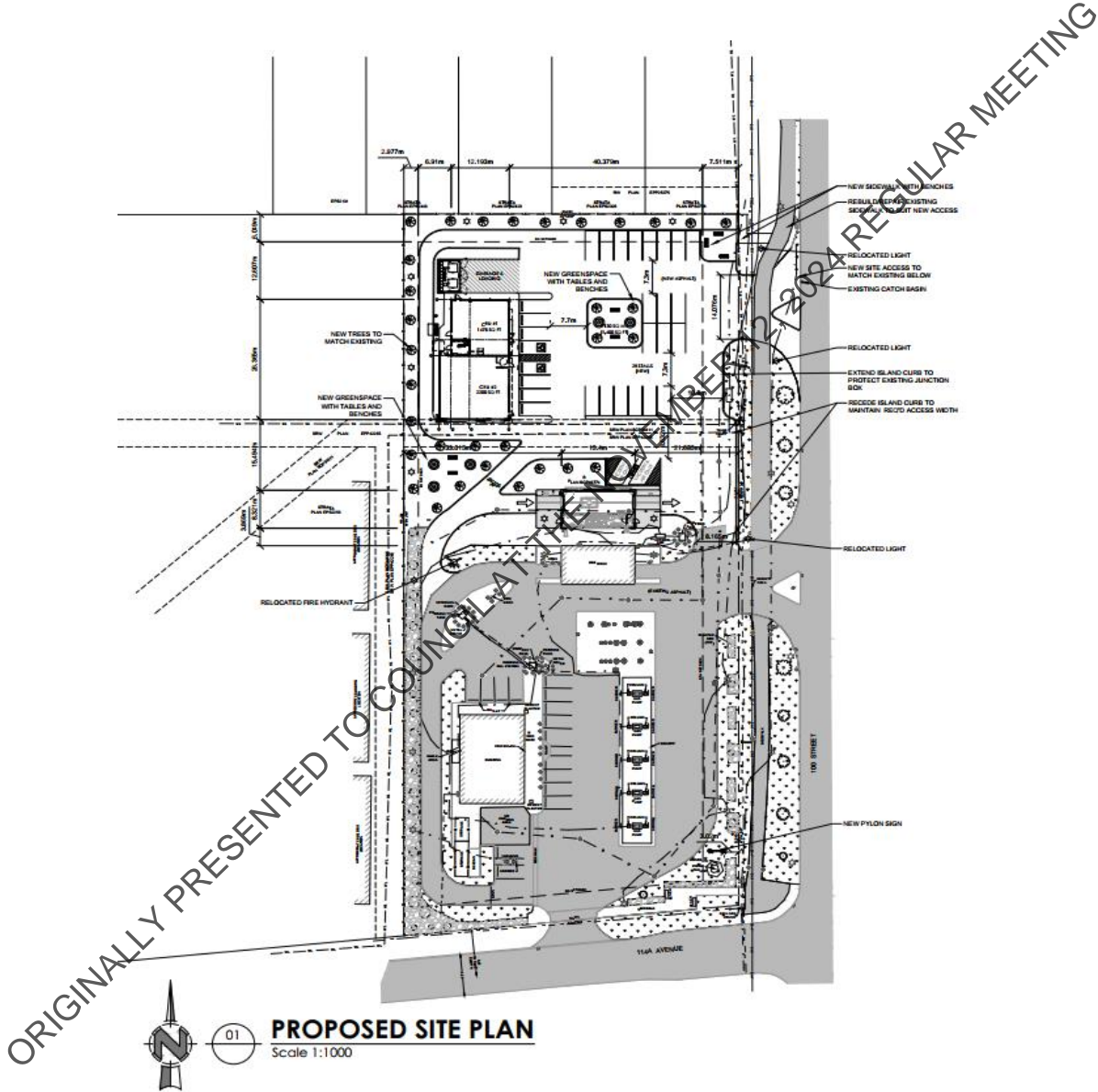
Receipt # / Invoice #: \_\_\_\_\_

Checklist Complete? Y/N Staff initial & Date: \_\_\_\_\_



ATTACHMENT 2

RZ2024-001 Conceptual Site Plan



**PROPOSED SITE PLAN**  
Scale 1:1000

ATTACHMENT 3



ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

	Page
<b>1. PUBLIC HEARING</b>	
Zoning Amendment Bylaw No. 2443, 2018	
<ul style="list-style-type: none"><li>• Lot B, Section 1 and 12, Township 84, Range 19, W6M, Peace River District Plan BCP40774</li><li>• Purpose is to amend the C1 - Neighbourhood Commercial designation to a CD02 - Comprehensive Development Zone that will allow for a gas station, propane sales, car wash and convenience store to be constructed on this lot.</li></ul>	
<b>2. Call To Order</b>	
<b>3. Statement By the Mayor</b>	
<u>Mayor's Statement for December 10, 2018 Public Hearing</u>	3
<b>4. Public Hearing/Meeting Advertisement</b>	
<u>Advertisement for December 10, 2018 Public Hearing</u>	4
<b>5. Background Administration Report</b>	
<u>Administration Report No. 0199/18</u>	5-41
Zoning Amendment Bylaw No. 2443, 2018 - Proposed Co-Op Gas Station Development, 100 Street & 144A Avenue	
NOTE: This report was first presented to Council at the November 13, 2018 Regular Meeting.	
<b>6. Comments Received from Utility Companies</b>	
Ministry of Transportation - consultation not required	
<b>7. Letters of Opposition Received</b>	
<b>8. Invitation for the Proponent to Speak</b>	

City of Fort St. John Public Hearing Agenda: December 10, 2018

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- 9. Invitation for Members of the Audience to Speak**  
Please remember to "Sign In" - Print Name and Civic Address on the Sheet Provided
- 10. Second Call for Members of the Audience to Speak**
- 11. Last Call for Members of the Audience to Speak**
- 12. Invitation for the Proponent to Address the Public's Concerns & Answer Questions from Council**
- 13. Resolution to Close the Public Hearing and Rise with Report**  
*"THAT, City Council close the Public Hearing with respect to Zoning Amendment Bylaw No. 2443, 2018 and rise with report to City Council."*

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

**PUBLIC HEARING**  
December 10, 2018

**Mayor's Statement**

**Zoning Amendment Bylaw No. 2443, 2018**

This public hearing is being convened pursuant to Section 464 of the *Local Government Act*.

At this public hearing, citizens will be allowed to make representations to Council.

All persons present who believe that their interest in property is affected by the proposed amendments will be given a reasonable opportunity to be heard or to present written submissions.

If you wish to address Mayor and Council, please:

1. Come forward to the table, write your name and address on the sign in sheet provided.
2. State your name and address for the record.
3. Limit your comments to the proposed amendments only.

Members of Council may ask you questions following your presentation.

Immediately following the Public Hearing, Council will resume the Regular Council Meeting and consider the approval of the bylaw(s). You are welcome to stay and listen to City Council's deliberations.

# AGENDA ITEM #5.1

## PUBLIC HEARING – DECEMBER 10, 2018

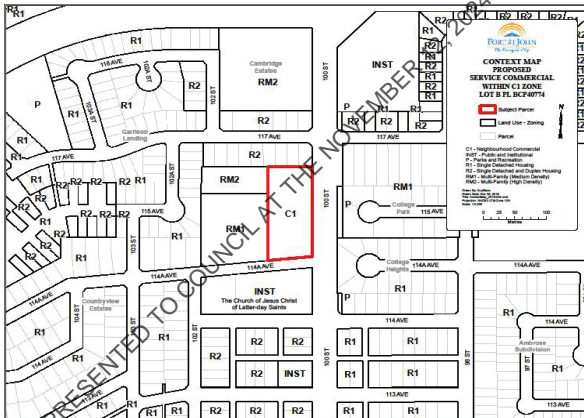
6:00 p.m. – City Hall Council Chambers

### Zoning Amendment Bylaw No. 2443, 2018

The subject land of the proposed bylaw is legally described as Lot B, Section 1 and 12, Township 84, Range 19, W6M Peace River District Plan BCP40774 as shown highlighted on the map.

The proponent (Fort St. John Co-Operative Association) would like to construct a commercial development that includes a car wash, convenience store and gas station offering propane sales on this lot. This lot is zoned C1 - Neighbourhood Commercial and a gas station offering propane sales are not a permitted use in this zone.

The City's Zoning Bylaw does not have a zoning designation that allows all four of these uses within one zone. Therefore, the proponent is applying to amend the C1 - Neighbourhood Commercial designation to a Comprehensive Development Zone (CDD2) that will allow for a gas station, propane sales, car wash and convenience store to be constructed on this lot.



Copies 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 a.m. to 4:30 p.m. from December 3 to 10, 2018.

At the hearing, the public will be allowed to make presentations to Council or to present written submissions respecting matters contained in the proposed bylaw.

[www.fortstjohn.ca](http://www.fortstjohn.ca)



**FORT ST. JOHN**  
The Energetic City



540034

**Advertisement for December  
10, 2018 Public Hearing**



**REQUEST FOR DECISION**

File # 3360-20, 3900-20, R2018-002

Report To: Mayor and Council  
 From: Director of Planning and Engineering  
 Presenter: Ashley Murphey  
 Subject: Administration Report No. 0199/18  
 Zoning Amendment Bylaw No. 2443, 2018 - Proposed Co-Op Gas  
 Station Development, 100 Street & 114A Avenue  
 Meeting: Regular Council  
 Meeting Date: 13 Nov 2018

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**RECOMMENDATION:**

"THAT, Zoning Amendment Bylaw No. 2443, 2018 be introduced and read for the first and second time by title only.

AND FURTHER THAT, a Public Hearing be scheduled for November 26, 2018 at 6:00 pm in City Hall Council Chambers."

**CITY MANAGER'S COMMENTS:**

Support recommendation.

**ALTERNATIVE RECOMMENDATION:**

"THAT, Administration Report No. 199/18, Zoning Amendment Bylaw No. 2443, 2018 - Proposed Co-Op Gas Station Development, 100 Street & 114A Avenue, be received for information."

**KEY ISSUES(S)/ CONCEPTS DEFINED:**

The Fort St. John Co-Operative Association, as applicant, requests a decision from Council to amend the Zoning Bylaw for the purpose of developing a Gas Station, Propane Sales, Car Wash and Convenience Store on the subject property located at the north west corner of 114A Avenue and 100 Street, legally described as LOT B SECTION 1 AND 12 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN BCP40774, as shown on Schedule A of Zoning Amendment Bylaw No. 2443, 2018.

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 13, 2018 REGULAR MEETING

Zoning Amendment Bylaw No. 2443, 2018 creates a new Comprehensive Development Zone to allow the proposed development (specifically a Gas Station, Propane Sales, Car Wash and Convenience Store) on a 0.61 Hectare portion of the subject property, with the remaining 0.48 Hectare portion of the property allowed the same uses as the C-1 Neighbourhood Commercial Zone.

The proposed uses of Car Wash and Convenience Store are permitted uses within the C-1 Neighbourhood Commercial Zone, however Gas Station and Propane Sales are not. This Zoning Amendment seeks to rezone the subject property from C-1 (Neighbourhood Commercial) to a new Comprehensive Development Zone - CD02. By creating a comprehensive development zone for this particular site, a greater level of detail has been incorporated into the zoning regulations for the site such as specific uses and screening, which are aimed at mitigating the public concerns that were received earlier this year through public engagement.

#### BACKGROUND:

On July 11, 2018 the City hosted a public engagement event to gather feedback from neighbouring residents regarding the proposed development. The information gathered during this event and the online survey was reviewed and used to inform the regulations and landscaping requirements being proposed within Zoning Amendment Bylaw No. 2443, 2018. In addition to the surveys and comments received at the public engagement event, a resident submitted a petition against the proposed development with 23 signatures from residents of neighbouring Mackenzie Place at the engagement event on July 11, 2018.

#### KEY ISSUES FROM PUBLIC ENGAGEMENT:

The following are key issues captured from the public engagement used to inform the proposed zoning amendment - new CD02:

- | General favour of a "Gas Station" use occurring on the subject property
- | General favour of "Propane Sales" as a use occurring on the subject property
- | Concern regarding the visual impact of the development, noise and traffic and pedestrian safety
- | Support for the proposal included convenience and walkability related to the services being proposed on the site.

These results were presented to the applicant, who reviewed the comments and provided some supporting documents [See Attachment 3: Supporting Documents] as well as a revised site plan to address and/or mitigate the concerns [See Attachment 1: Site Plan].

**KEY INFORMATION:**

**Legal Description:**

- | LOT B SECTION 1 AND 12 TOWNSHIP 84 RANGE 19 WEST OF THE 6<sup>TH</sup> MERIDIAN PEACE RIVER DISTRICT PLAN BCP40774.

**Parcel Identifier:**

- | 027-912-604

<u>Site Description</u>	<u>Area</u>
Full parcel	10,920 sq.m. (1.092 ha)
Area proposed for the development of a gas station, car wash, convenience store and propane sales	6,100 sq.m. (0.61 ha)
Remaining area, vacant	4,820 sq.m. (0.482 ha)

**Land Use:**

**Current:**

- | Vacant

**Proposed:**

Gas station, car wash, convenience store and propane sales on the 0.61 ha portion of the subject property, as shown on the site plan attached to and forming part of Zoning Amendment Bylaw No. 2443, 2018. The remaining area is intended to see future retail/commercial development pursuant to the regulations set forth in Zoning Amendment Bylaw No. 2443, 2018 [See Attachment 2: Zoning Amendment Bylaw No. 2443, 2018].

**OCP Designation:**

- | Current: GC – General Commercial
- | Proposed: Remains the same

**Zoning**

- | Current: C-1 – Neighbourhood Commercial
- | Proposed: CD02 – Comprehensive Development Zone CD02

RELEVANT POLICY:  
ANALYSIS:

**Surrounding Land-uses:**

The surrounding and directly adjacent land-uses are:

- | North: R-2 (Duplex – Medium Density) - Duplexes
- | South: INST (Institutional) – Church of Jesus Christ of Latter Day Saints
- | East: RM-1 (Multi Family – Medium Density) – Townhomes
- | West: R-1 (Single Detached – Low Density) – Single family homes

The zoning mix of this neighbourhood is Institutional (INST) and residential (R-1, R-2 and RM-1).

An amendment to the Official Community Plan is not required for this proposal.

**Zoning Conformance**

**Land Use.** The subject property is currently zoned C-1 (Neighbourhood Commercial), which describes a "Convenience Store" and "Car Wash" as permitted uses. The applicant is seeking to develop a "Gas Station" and "Propane Sales" on the subject property in addition to a "Convenience Store" and "Car Wash", therefore a zoning amendment is required.

There are two new definitions being proposed to be included in the Zoning Bylaw. These definitions are:

**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.

The rationale for this is that the Zoning Bylaw currently only defines:

**"Gas Bar":** means one or more pump islands each consisting of one or more gasoline pumps and shelter having a floor area of not more than 20 sq. m. including washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing. This use, while defined, is not currently permitted in any zones.

**"Service Station":** means premises or the portion thereof used or intended to be used for the servicing and repairing of motor vehicles and for the sale of fuel, oils and accessories for motor vehicles. This use is only permitted within the C3 - General Commercial and C4 - Service Commercial Zones.

"Propane Sales" is listed as a permitted use within the C4 - Service Commercial zone, however it is not defined. Currently an example of Propane Sales located on a C4 - Service Commercial zoned lot would be Superior Propane. The applicant is not proposing such an intensive form of Propane Sales on the subject property, therefore the new definition is being proposed to permit small-scale propane sales within the City, in advance of the Zoning Bylaw update.

Staff recommend that the land be rezoned to a Comprehensive Development Zone (CD02 - Comprehensive Development Zone CD02) which will allow for a "Gas Station" and "Propane Sales - Minor" in addition to the "Convenience Store" and "Car Wash" with a unique set of zoning regulations and landscaping requirements to ensure that the neighbouring residents concerns are mitigated. Currently "Service Station" is a permitted use within the C-3

(General Commercial) and C-4 (Service Commercial) Zones only, while "Propane Sales" is a permitted use within the C-4 (Service Commercial) Zone only.

The northern portion of the subject property is not proposed for development at this time, however the applicant has indicated that future commercial development is intended. To facilitate this, the list of permitted uses proposed includes other uses permitted within the C-1 (Neighbourhood Commercial) Zone, such as "Day Care Centre, Major" and "Retail Store". Based on comments received from residents, retail stores are generally supported within this area.

The following uses are proposed within the CD02 Zone:

- | 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 Store

Based on the recent inclusion of Cannabis Retail within the Zoning Bylaw, and concerns from residents, it is recommended that this use be prohibited in the CD02 Zone regarding any future changes to the Zoning Bylaw that may consider commercial zones other than C-2.

*Other Regulations:* Under the current Zoning Bylaw No. 2181, 2014, the minimum parcel size for a C-1 (Neighbourhood Commercial) lot is 670 sq.m., however the minimum parcel size recommended for the proposed CD02 Zone is the size of the subject property at 10,920 sq.m.

*Official Community Plan Policies to Evaluate Official Community Plan and Zoning Amendments:*

The required evaluation criteria of OCP designation & Zoning Amendment are:

1. The availability of land or vacant buildings already suited for that purpose:

- | The intent of this amendment is to facilitate the development of a "Gas Station",

"Propane Sales", "Car Wash" and "Convenience Store" on the subject property.

- | Currently there is 76.2 ha of vacant C4 - Service Commercial zoned land that could support the proposed development, with the majority of this land being located south of the highway.

2. Potential impacts of the proposed use on surrounding uses:

- | Noise, view and light: Residents who participated in public engagement voiced concern over noise and light pollution potentially generated by the site. To mitigate these impacts, the applicant has provided a site plan which includes mature evergreen landscaping around the entire site which will aid in reducing noise and light pollution and reduce the view of the development from the neighbouring residential uses. Regulations have been proposed within the bylaw which will require that the landscaping conform to the plan as submitted and that the lighting be directed away from all residences. Additionally the car wash exit (where the dryers will be located) will be facing 100 Street, and be approximately 48.5 metres away from the western property line (closest residential development). The applicant has expressed that the hours of operation for the subject property will also be limited to 6:00am to 10:00pm.
- | Traffic and pedestrian safety: Residents who participated public engagement expressed concern around the potential increased traffic and pedestrian safety for the site. It is anticipated that the proposed inclusion of a "Gas Station" and "Propane Sales" will generate a similar amount of traffic as a "Car Wash", which is already a permitted use on the subject property. The applicant has agreed to and submitted a site plan to reflect that only one access will be permitted onto 100 Street and one access onto 114A Avenue. The proposed access onto 100 Street is to be a right-in, right-out turn only and a meridian is to be erected on the subject property to ensure that traffic pattern is adhered to. The site plan also shows a pathway connecting the crosswalks at 114A Avenue to the convenience store to enhance pedestrian safety. The applicant will also include bike racks on the subject property. The General Manager of Integrated Services has indicated that the cross walk at 114A Avenue across 100 Street will have crosswalk lights installed for added pedestrian safety. Bollards will also be installed by the City at either side of the crosswalk for the proposed access onto 100 Street to ensure connectivity of the existing trail along 100 Street remains and is safe.

3. The permitted range of uses in the proposed zone should be compatible with the permitted range of uses on adjacent parcels:

- | The proposed amendment is compatible with the permitted range of uses on the adjacent parcels. The subject property is currently zoned C-1 (Neighbourhood Commercial) with the intent of the zone to permit small-scale commercial uses in and near residential neighbourhoods that provide convenience for local residents. This proposal is in keeping with that intent.

4. The proposed zone should be consistent with the objectives and policies of this OCP:

- | The proposed CD02 Zone is consistent with the intent of the GC (General Commercial) OCP designation, which is "to accommodate the temporary and permanent general commercial needs of the community, such as retail, food and beverage and personal

services oriented developments.

**5. Isolated rezoning which would create spot zoning will not be permitted:**

- Spot zoning is a tool used to control types of development to produce positive results. In cases where uses are compatible and supportive of adjacent uses, it is a positive tool for controlling types of development.
- In this case, a new Comprehensive Development Zone is proposed which included existing C-1 zone uses - Car Wash and Convenience Store, along with new uses on the property - Gas Station and Propane Sales. The intent is that this zone will allow specific and supported uses by creating customized zoning regulations to address concerns expressed by neighbouring residents.

Official Community Plan policies support this application to align with the Official Community Plan land use designation and the Zoning Bylaw.

**Referrals:**

Through the referral process the following items were noted:

- There will only be one access permitted onto 100 Street.
- The access onto 100 Street will be a right-in, right-out access only.

**IMPLICATIONS OF RECOMMENDATION**

**COMPLIANCE WITH STRATEGIC GOALS:**

Goal No. 1 - Enhance community economic development to provide opportunities and sustainability for Fort St. John.

COMPLIANCE WITH STRATEGIC PRIORITIES: None

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 30, 2018 REGULAR MEETING

GENERAL:

PROPERTY LAND USE TIMELINE:

The subject property is currently designated GC – General Commercial in the Official Community Plan and zoned C-1 Neighbourhood Commercial.

On June 14, 2004, the subject property was rezoned by the owner of the land at that time from R-1 (Single Family Residential) into two zones: RM-1 (Multi Family Residential – Low Density) and C-1 (Neighbourhood Commercial), pursuant to Zoning Amendment Bylaw No. 1687, 2004. At the time of rezoning, the C-1 (Neighbourhood Commercial) Zone permitted the use “Gas Bar”, as defined in Zoning Bylaw No. 1303, 1996.

“One or more pump islands, each consisting of one or more gasoline pumps and shelter having a floor area of not more than 20 square metres (215 sq. ft.), excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing”.

The understanding of the intent of this zoning amendment was to facilitate the development of a “Gas Bar” and associated RM-1 uses on the subject property.

Subsequently in 2008, Zoning Bylaw No. 1977, 2008 amended the list of permitted uses within the C-1 (Neighbourhood Commercial) Zone to replace “Gas Bar” with “Service Station” and was defined as:

“Premises or the portion thereof used or intended to be used for the servicing and repairing of motor vehicles and for the sale of fuel, oils and accessories for motor vehicles”.

During the next Zoning Bylaw update in 2012 (Zoning Bylaw No. 2080, 2012),

the Service Station use was removed from the allowed uses within the C-1 (Neighbourhood Commercial) Zone.

Although the intent of the Zoning Bylaw Amendment No. 1687, 2004 on the subject property was to facilitate the development of a Gas Bar, the owner never enacted or constructed that use on the property prior to Zoning Bylaw No. 2080, 2012 being adopted.

Legal advice confirms that the use may have only be allowed to continue/grandfathered if it had occurred on the subject property in advance of Zoning Bylaw No. 2080, 2012 coming into force. Therefore the use of a "Gas Bar" or "Service Station" is not a grandfathered use on the subject property and this zoning amendment is required.

**ORGANIZATIONAL:**

Should Council adopt this bylaw, the Integrated Services Division will work with the applicant to ensure construction of the elements required through the site plan in CD02 including the crosswalk lighting, meridian and bollards.

**FINANCIAL:**

The City will be responsible for the cost and installation of the lit pedestrian crosswalk signage and bollards on either side of the 100 Street access. This will be a capital project undertaken by the Integrated Services.

**FOLLOW UP ACTION:**

Should Council give the bylaw first and second readings, the required notification will proceed and a Public Hearing will be scheduled.

Should the bylaw be adopted, staff will work with the applicant to ensure that all items are completed pursuant to the CD02 zone regulations and site plan.

**COMMUNITY CONSULTATION:**

**PUBLIC ENGAGEMENT SUMMARY:**

On June 21, 2018 notifications of the engagement event were mailed to residents within a 250 metre radius of the subject property and the online survey was opened for 3 weeks [see Attachment 2: Engagement Information (Online Survey)]. At the public engagement event on July 11, 2018, a resident submitted a petition against the proposed development with 23 signatures of residents from Mackenzie Place which is adjacent to the subject property. The results of the comments received during the public engagement event and online survey are:

- | 31 people responded online.
- | 29 people attended the public engagement event on July 11, 2018 and completed the survey.
- | 65.0% of respondents were in favour of a "Gas Station" use occurring on the subject property.
- | 66.7% of respondents were in favour of "Propane Sales" as a use occurring on the subject property.
- | Most common concerns were regarding the visual impact of the development, noise, traffic and pedestrian safety.
- | Reasons for support included convenience and walkability related to the services being proposed on the site.

A Public Hearing will be scheduled for November 26, 2018 at 6:00 pm in City Hall Council Chambers pursuant to Section 464 of the Local Government Act.

**COMMUNICATION:**

The City's 'Let's Talk' Page has been updated with notice of this meeting, and will be updated with Council's resolution after this meeting, for information.

**DEPARTMENTS CONSULTED ON THIS REPORT:** Referrals included City departments and external agencies.

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**Attachments:**

- Attachment 1: Site Plan
- Attachment 2: Engagement Information (Online Survey)
- Attachment 3: Supporting Documents

Attachment 4: Zoning Amendment Bylaw No. 2443, 2018

RESPECTFULLY SUBMITTED:  
Ashley Murphey, Planner  
07 Sep 2018

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



The City is seeking public feedback on a proposed zoning amendment for the vacant lot located at the corner of 114A Ave & 100 St. Intended to facilitate the development of a gas station, propane sales, convenience store and car wash, as shown here.

\* 1. Do you think the option of a gas station is a good idea for this site?

- Yes
- No

If necessary, please explain:

\* 2. Do you think the option of selling propane is a good idea for this site?

- Yes
- No
- If necessary, please explain:

\* 3. The proposed site plan that the applicant submitted with their application can be found [here](#). Trees will be required to be planted every 10 metres around the property as per the Subdivision and Development Servicing Plans, but are not shown on this preliminary site plan.

What do you like about the layout of this proposed plan?

What do you not like about the layout of this proposed plan?

Is there anything you think this site plan should include? (If there are not enough boxes, please use additional sheets.)

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

\* 4. Is there anything you would like to see on the site that would help address any concerns you may have about the uses proposed?

Yes  
 No

Please explain what concerns you have.

NEW QUESTION ▼

or Copy and paste questions

DONE

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

ORIGINALLY PREPARED FOR THE CITY OF FORT ST. JOHN AT THE NOVEMBER 12, 2024 REGULAR MEETING



**Proposed: Convenience Store / Gas Bar / Car Wash  
City of Fort St. John – BC  
104A Avenue & 100<sup>th</sup> Street**

August 23/2018

Ashley Murphey  
Planner  
City of Fort St. John  
10631 100<sup>th</sup> Street  
Fort St. John, BC – V1J 3Z5

Re: Fort St. John Co-op development 7315 100<sup>th</sup> Ave.

Further to your correspondence on July 26 we have reviewed the feedback from the online survey and have noted the areas in which you have requested additional information.

As you are aware the site is currently zoned C-1 (Neighbourhood Commercial) which would accommodate our needs for the convenience store and car wash. Our request, as you are aware is to have the site rezoned to C-3 (General Commercial) which would accommodate the service station for gas sales plus the amendment to also sell propane. While we are indeed seeking re-zoning to accommodate the proposed uses our overall intent is to treat the development as Neighbourhood Commercial.

We are very cognizant of the proximity of this development in the City and the surrounding residential properties and as such we are proposing to undertake a number of site modifications outside of the normal development to recognize this unique situation.

We believe our site design has been refined to integrate our proposed development at the corner of 114A Avenue and 100<sup>th</sup> Street in such a way as to be viewed as a positive addition to the neighbourhood.

With respect to the items noted in your correspondence we provide the following:

**Provincial Regulations**

Vapour and Liquid Loss

There are rules about control of vapour losses from fueling stations, Gasoline Vapour Control Regulation (BC) as well as the protection against liquid losses.

To address these rules the following are in place with respect to Co-op gas bar and fuel tank installations

- All tanks are double walled and have interstitial monitoring – which send a signal to the operator – should there be any leaks
- All tanks have Veeder root monitoring which establishes if there is any discrepancy between fuel being purchased at the pump and filled by the trucks
- There are a minimum of four piezometers installed at each tank nest – that not only monitor the water levels but two also have vapour sensors attached
- The fill inlets are complete with spill containment and overflow protection valve's
- All distribution lines are double walled installed inside a duct pipe which provides a tertiary containment.

- Liquid sensors are installed inside all dispenser and tank sumps to detect any fluid. Distribution lines are left open to the sumps so any leaks inside the secondary, or tertiary containment are alarmed.
- All sumps are sealed and tested with water prior to backfill.
- FCL retains a 3<sup>rd</sup> party inspection firm, Leak Technologies Solutions Ltd, to witness the tank install and water test, as well as preform a precision test on all tanks and lines prior to the site opening.

Surface Runoff

If the site storage capacity exceeds 100,000 L or is not part of a retail service station, any surface runoff from the site must be going through an oil water separator - Petroleum Storage and Distribution Facilities Storm Water Regulation (BC). This regulation also requires the registration of the Petroleum storage and distribution facility.

Car Wash – Sediment Control

If there is a car wash component, it will need a sediment trap and oil water separator before discharge to either the local wastewater treatment facility (in which case the effluent will need to meet the local WWT effluent quality criteria) or a water body/ stream (in which case BC ambient water quality objectives should be achieved).

Propane Facilities

In BC there is a special Propane Storage & Handling code (Federal) and there are also Fire Code (Provincial) requirements. Propane installations in BC require a separate permit. The location and operation of the dispenser depends on the population density in the area. (see attached)

With respect to other agencies that would sign off on the fuel tank installation – there is no other separate permitting required in BC. Building and Fire code requirements are addressed through the regular commercial building or development permit process. The exception being the retail propane approval required as per above.

Municipal Regulations

Zoning By-law

C3 – General Commercial

1. Minimum Parcel Area 555 sq. m
  - a. (Proposed parcel area 6,070 sq. m)

- 2. Minimum Parcel Width 15m
  - a. *(Proposed parcel width 83.245m – 89.946 m)*
- 3. Minimum Setbacks
  - a. Front 1.5m *(Proposed 17.474 m)*
  - b. Interior Side -0m or 6m where abuts a R, Rm, or P zone *(Does not abut these zones Proposed 3.434m)*
  - c. Exterior Side - 3m or 6m where abuts a R, Rm, or P zone *(Does not abut these zones Proposed 8.855m)*
  - d. Rear – 1.5m or 6m where abuts a R, Rm, or P zone *(Does abut these zones Proposed 16.315m)*
- 4. Maximum Parcel coverage 40%
  - a. *(Proposed coverage (C-store, Gas Bar c/w canopy and Car Wash 1720 sq. m of site 6,070 sq. m = 11.8%)*
- 5. Maximum Building Height 21m
  - a. *(Proposed height C-store 6.0m, Proposed height Car Wash 5.634m, Proposed height of Gas Bar Canopy 5.693m)*
- 6. Floor Area Ratio 1.5
  - a. *(Proposed FAR 0.6)*
- 7. Additional Requirements
  - a. Landscaping
  - b. Parking
  - c. Development Permit

Item 7.2.2 – Service Stations

- 1. Gasoline Service pumps or pump islands must be located not closer than 4.5m to any property line
  - a. *(we are 8.4m and 33.47m from the North and South property lines and 18.47 and 46.3m from the East and West property lines)*
- 2. All servicing and servicing equipment, other than that normally carried out on a pump island, must be entirely enclosed within a building
  - a. *(all service equipment will be contained within the Convenience Store)*
- 3. Canopies over gasoline pumps and pump islands may extend to within not less than 1.5m from any property line, exclusive of canopy supports which must be located not less than 4.5m from any property line.
  - a. *(we are 8.4m and 31.97m from the North and South property lines and 17.474m and 45.3m from the East and West property lines)*

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

4. The entire service area must be paved with a permanent surface of asphalt or concrete and any unpaved area of the lot must be landscaped and maintained, and separated from the paved area by a curb or other barrier
  - a. *(the entire site will be paved – a curb will separate the landscaped area from the hard surface)*
5. All exterior lighting will deflect away from adjacent lots.
  - a. *(all exterior lighting will be shrouded and will not fall on any adjacent property)*
6. All tires, automobile accessories and related goods must be located on pump islands and contained within a booth, rack or stand. A maximum of 2 such outdoor merchandise display booths, racks or stands will be permitted on each service station lot and must be located not less than 4.5m from any street line.
  - a. *(all display will be on booths racks or stands within the island and more than 4.5m from any street)*
7. All surface water must be contained within the boundaries of the lot
  - a. *(It is proposed that all surface drainage would be directed to a storm water system – there would be no surface water draining to other owner's property)*
8. Outdoor storage of machinery, equipment or vehicles in state of disrepair is not permitted
  - a. *(there would be not equipment or vehicles left on site)*

#### **Proposed Site Plan (see attached Plan and sections)**

We have attached a proposed site plan which includes the following features:

1. Existing 1.8m wood fence along the West property line
2. Proposed 1.2 m wood fence along South property line
3. Proposed Rock border edge along East property line
4. Fully landscaped and irrigated site
5. Defined pedestrian linkage from existing pathway along 100<sup>th</sup> street to the Convenience store – through amenity plaza raised 150mm above pavement to separate and define pedestrian path
6. Bike rack adjacent to store
7. Residential scale – Co-op sign

#### **Landscaping (see attached plan)**

The proposed landscape plan is intended to both provide buffering from the adjacent residential area to the West as well as integrate the development into the neighbourhood.

1. Mature coniferous tree planting to the West and North around the perimeter with approximately 20 Black Spruce – 2-3m in size installed

2. Amongst the Spruce around the West and North would be distributed 40 Yellowtwig dogwood at and installed height of 1.0m
3. At the Southwest corner of the site it is proposed to plant 6 Eastern White Cedar at a height of 1.5-2.0m
4. Around the Cedar would be a mixed Shrub bed with 15 Common Lilac and 10 Diablo Ninebark
5. Within the vent rack island separating the car wash traffic from the site would be 15 horizontal juniper and 10 Wichita blue juniper
6. Around the entry plaza it is proposed to plant a shrub bed mixture of 20 Potentilla, 10 Siberian peashrub, 15 Karl Foerster reed grass and 15 Alpine Currant
7. Along the street front we propose 4 American Linden street trees with an installed diameter of 75mm when installed

**Operational items**

1. The hours of operation of the Gas Bar and C-store would generally be from 6AM to 9 or 10PM
2. With respect to the noise and operation of the car wash
  - a. The entrance to the car wash is 32.975 m from the residential development to the West and the door will close in this direction when the car wash is in use
  - b. The car wash is located adjacent to the parcel of land owned by Fort St. John Co-op – so we do not anticipate any concern or conflict with this owner to the North
  - c. The exit door is located 21.725m from the property line and about 36m from 100<sup>th</sup> St. We have included landscape buffering adjacent to the car wash and note that the new drying equipment operates at a decibel level which is well within the allowable tolerances of the City noise by-law and not overly obtrusive to the neighbourhood. The drying noise does take place primarily within the confines of the Car Wash Building.

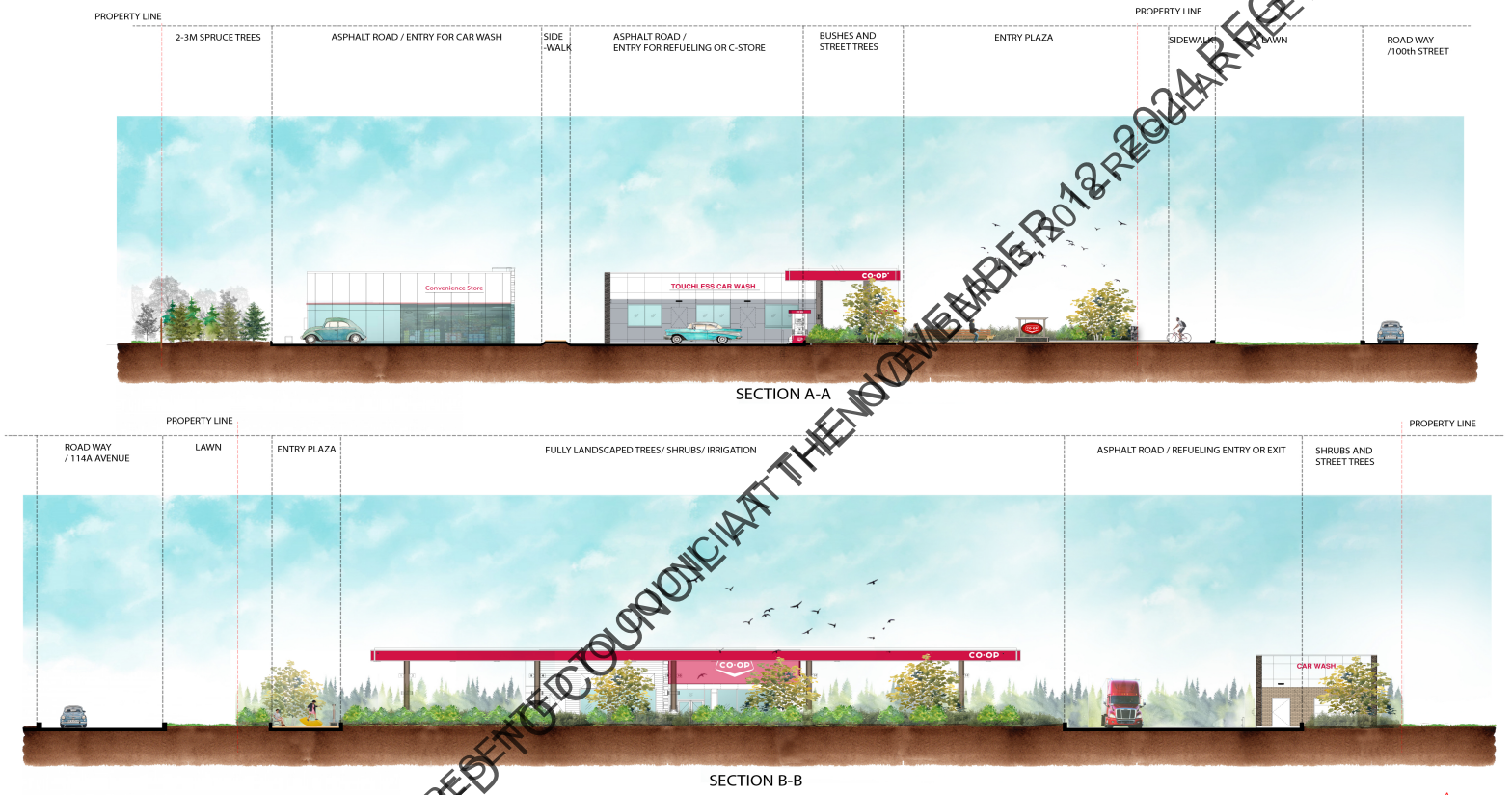
I trust you will find that this updated report and accompanying drawings will answer a number of the questions that have been raised

If you require any further information please do not hesitate to contact me at your convenience

Mr. Brad Lussier  
General Manager  
Fort St. John Co-operative Association



ORIGINAL BY PRESENTED TO COUNCIL AT THE NOVEMBER 2018 REGULAR MEETING



ORIGINAL BY PRESENTED TO COUNCIL AT THE NOVEMBER 18, 2024 REGULAR MEETING



6 EASTERN WHITE CEDAR / THUJA OCCIDENTALIS B+B 1.5-2.0M HEIGHT

EXISTING 1.8M HIGH WOOD FENCE

GARBAGE ENCLOSURE

NEW 1.2M WOOD FENCE

CONVENIENCE STORE

LOADING ZONE

SHRUB BED MIX:  
15 - COMMON LILAC / SYRINGA VULGARIS  
10 - DIABLO NINEBARK / PHYSOCARPUS OPULIFOLIUS "MONLO"

RAISED / TEXTURED PEDESTRIAN PATH

PUMPS / 10 LANE GAS BAR

ENTRY PLAZA

CO-OP SIGN

SITE FULLY LANDSCAPED / TREES / SHRUBS / IRRIGATION

STONE BOULDER EDGE

4 AMERICAN LINDEN / TILIA CORDATA B+B MIN 75MM CALIPER

PLUM & AIR

VENT RACK

40 YELLOW TWIG DOGWOOD CORNUS STOLONIFERA

VERTICAL PROPANE TANK FACILITY

SHRUB BED MIX:  
15 - JUNIPERUS HORIZONTALIS  
10 - JUNIPERUS SCOPULORUM "WICHITA BLUE"

CAR WASH

20 BLACK SPRUCE / PICEA MARIANA INSTALLED B+B-2-3M HEIGHT

100th STREET

114A AVENUE





DIRECTIVE

RETAIL PROPANE REFUELING STATIONS

This Directive is being issued by a provincial safety manager pursuant to section 30 of the Safety Standards Act.

Date of Issue: September 23, 2014

D-G5 051206 7  
Revision: 02

General Details

This Directive details the requirements for the design, installation and operation of retail propane refueling stations in accordance with B149.2 Propane Storage and Handling Code.

Specific Details

Definitions for this Directive

"Retail Propane Refuelling Station"- means a retail facility of any storage capacity consisting of a single container and associated equipment for the storage and dispensing of liquid propane to motor vehicles or approved cylinders and taxi fleet propane dispensing facilities with storage over 1000 U.S.W.G. (3800L) Multiple container installations are not permitted;

"Container"- means a cylinder or tank.

"Institutional Occupancy"- Institutional occupancy means the occupancy or use of a building, or part thereof, by persons who are involuntarily detained, detained for penal or correctional purposes whose liberty is restricted, or buildings where persons require special care or treatment because of health, age, mental or physical conditions.

Other Agencies

Municipalities, local fire departments and/or other applicable Ministries of both Federal and Provincial Governments may have approval/permit requirements for other aspects of Propane dispensing operations such as the business, overall site and non-dispensing equipment. BCSA approval *does not* constitute approval by any other regulatory body or agency. The applicant is responsible for identifying and complying with any applicable requirements and agencies that administer those requirements. Validation documentation from the above noted or other applicable agencies shall be submitted to the BCSA prior to issuance of the *final* Operating permit.

DIRECTIVE NO: D-G5 051206 7

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505 SIXTH STREET, SUITE 200, NEW WESTMINSTER, BRITISH COLUMBIA, CANADA V3L 0E1  
Toll Free: 1-866-566-7233 Fax: 778-396-2064 Web Site: [www.safetyauthority.ca](http://www.safetyauthority.ca) E-mail: [info@safetyauthority.ca](mailto:info@safetyauthority.ca)

FRM-1126-04 (2011-10-18)

ORIGINALLY PRESENTED AT THE NOVEMBER 19, 2014 REGULAR MEETING



**DIRECTIVE**

All new propane refuelling stations will require approval/verification documents of the installation drawings by:

- a) The Municipality in which it is to be located, this may include, however not be limited to; business licensing and application/site zoning.
- b) The Fire Department responsible for the area in which it is to be located, this may include, however not be limited to; a completed population density classification document and,
- c) The BC Safety Authority, an application for design registration must be submitted and approved **prior** to the start of construction. This includes a site drawing, the confirmation of zoning, a population classification and that the applicant intends to install the dispenser system to the applicable section requirements of the CAN/CSA B79.2 Propane Storage / Handling Code and this Directive.

An appropriate installation permit must be in place **before** construction takes place and a valid operating permit at time of completion.

All modifications of existing installations such as change in container size or container location on the site must be approved by the same authorities.

In addition, there must also be an installation permit in place **before** any modifications are made. Replacement of items of equipment during normal maintenance will not be construed as a modification of an installation. If a container is replaced by a container of the same size due to a change in supplier at a location which falls into Class 3 or 4, the following documentation will be required:

- i. acceptance from the local fire authority that the fire protection is acceptable, or
- ii. an engineer's certificate certifying that the fire protection is acceptable to the local fire authority.

Owners of propane refuelling stations are hereby given notice that, after an approved installation has been completed, development to the property surrounding or adjacent to the site on which the container is located may require re-evaluation of the installation's classification by the approving authorities. Revisions to the installation's classification may necessitate modifications to the installation such that it continues to comply with required safety clearances and fire protection. If modifications can not be carried out the propane container may have to be removed.

An example of this situation would be the filling-in of a ravine next to an existing installation such that a building could now be erected at a distance to the container of less than that permitted for a container without additional fire protection. The installation may become acceptable if fire protection, acceptable to the local fire department, is installed on the container.

DIRECTIVE NO: D-G5 051206 7

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505 SIXTH STREET, SUITE 200, NEW WESTMINSTER, BRITISH COLUMBIA, CANADA V3L 0E1  
Toll Free: 1-866-566-7233 Fax: 778-396-2064 Web Site: [www.safetyauthority.ca](http://www.safetyauthority.ca) E-mail: [info@safetyauthority.ca](mailto:info@safetyauthority.ca)

FRM-1126-04 (2011-10-18)

ORIGINALLY PRESENTED TO COUNCIL AS AN AGENDA ITEM FOR 2024 REGULAR MEETING



DIRECTIVE

Class Locations

Class location will be determined by applying the criteria established in this directive. The class location is enclosed by a line that extends 100 metres from any external surface of propane container. The class location is determined by the dwelling units within the class location and by the normal population density occupant load determined from Table 3.1.17.1 of the BC building code. For the purpose of this clause, each dwelling unit in a multiple dwelling unit building is counted as a separate unit. Only that portion of the building or population within the prescribed area will be included. If agreement is not reached between the propane company and the fire department, the fire department map of the installation must be provided to the BC Safety Authority by the Municipality and the final decision will lie with the Provincial Safety Manager. For unincorporated areas or where there is no fire department, the class location must be determined by a provincial safety officer.

**CLASS 1 - Industrial Parks, open areas** - A Class 1 location is any area which has a maximum of ten (10) buildings or dwelling units intended for human occupancy, or an area inhabited by not more than thirty (30) people.

If there are no dwellings in the prescribed area, the maximum population density may be up to one hundred (100) people.

**CLASS 2 - Low population density** - A Class 2 location may include industrial, commercial, and some residential occupancies. It is any area which may have more than ten (10) but less than twenty (20) dwelling units intended for human occupancy, or an area inhabited by more than thirty (30) but by less than one hundred and fifty (150) people.

**CLASS 3 - Medium population density** - A Class 3 location may include residential, townhouses, light industrial or commercial occupancies. It is any area which may have more than twenty (20) but less than fifty (50) dwelling units intended for human occupancy or an area inhabited by more than one hundred and fifty (150) but less than three hundred (300) people.

**CLASS 4 - Heavy population density** - A Class 4 location may include high rises, offices, hotels and below grade occupancies. It is any area which has fifty (50) or more dwelling units intended for human occupancy, or an area inhabited by more than three hundred (300) people.

**Calculating Population Density of Hotels, Motels, Restaurants and Dwelling Units** - Population density of hotels, motels and restaurants will be determined by using 100% of the licensed occupancy within 100m. Population density of dwelling units is deemed to be three persons per unit.

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505 SIXTH STREET, SUITE 200, NEW WESTMINSTER, BRITISH COLUMBIA, CANADA V3L 0E1  
Toll Free: 1-866-566-7233 Fax: 778-396-2064 Web Site: [www.safetyauthority.ca](http://www.safetyauthority.ca) E-mail: [info@safetyauthority.ca](mailto:info@safetyauthority.ca)

FRM-1126-04 (2011-10-18)

ORIGINALLY PRESENTED TO MUNICIPAL COUNCIL AT THE NOVEMBER 20, 2018 REGULAR MEETING



**DIRECTIVE**

**Design and Installation Criteria**

**Containers Left Unattended** - "Unattended" means no qualified person on site. A staffed installation must not be left unattended and must be shut down with all valves closed and power to the pump shut off when there is no qualified staff in attendance.

Card lock stations may be left unattended. A special valving system must be utilized on all card lock systems. The liquid withdrawal opening shall be equipped with an *internal* safety control *valve* or an *internal excess-flow valve with* a remotely operated *valve* of the emergency shut-off type installed within 6 in (150 mm) of the *excess-flow valve*. The liquid control valve shall be automatically powered open when the system is activated and closed when the system is deactivated.

Unattended cardlock systems are not permitted in Class 4 zones.

**Consideration of Future Development** - When classifying location, due consideration must be given to the development plans of the area. If a building permit has been issued for the area around a proposed installation, such future development will be taken into consideration in the design and classification of the installation.

**"Remote Dispensing"** - means that the dispenser must be not less than 25'-0" (7.62m) from the dispensing container used for auto propane and outside of the confines of the dispensing container protection devices for cylinder filling. For cylinder filling, this may be achieved by protection posts 1m from the transfer point. The dispenser and cylinder filling point must be separated by at least 1m.

**"Flexible Metal Connectors"** - Flexible metal connectors must consist of an approved continuous convoluted metal covered by braided flexible hose is **NOT** acceptable.

**"Emergency Shutdown"** - An emergency automatic shutdown of the container liquid and vapour withdrawal lines must be provided for all containers. For the vapour openings to the tank, an excess flow valve will satisfy this requirement.

On containers over 5000 U.S.W.G. (19000L) or where the liquid and vapour lines exceed 1-1/4", the emergency shutdown must also extend to the filling liquid and vapour lines for the road tanker filling point. These safeties must be designed to shut down the container if the road tanker inadvertently moves without previously disconnecting the hoses.

**Tanks with a Bulk Head Fitting** - For all containers over 5000 U.S.W.G. (19000L) or having liquid and vapour lines are greater than 1-1/4" diameter, a tank truck or cargo liner transfer connection must be located:

- Not less than 25 ft. (7.62m) from the line of adjoining property and any source of ignition and
- Within the line of the protection posts on the side of the container farthest from the property line.

DIRECTIVE NO: D-G5 051206 7

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505 SIXTH STREET, SUITE 200, NEW WESTMINSTER, BRITISH COLUMBIA, CANADA V3L 0E1  
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FRM-1126-04 (2011-10-18)

ORIGINAL PRESENTED TO COUNCIL FOR REGULAR MEETING



DIRECTIVE

**Underground Storage Containers** - Underground storage containers must be installed to conform to the requirements of the CSA B.149.2 and must be:

- Not less than 50 ft. (15.24m) from a basement or below ground crawl space,
- Monitored for corrosion as specified in CSA B.149.2

**Cylinder Filling and Purging** - Cylinders may be filled in a Class 4 zone providing:

- the cylinder fill point is remote from the container by a distance of 10 ft. (3m) or the tank is fire protected, and
- there must be no purging of cylinders permitted and a notice to this effect must be publicly displayed.

All cylinder purging must be carried out as specified in the CSA B.149.2.

**A.L.R.T. and Bridge Clearance** - An above ground propane container must not be installed within 150', (45.72m) of the A.L.R.T. track, bridge or similar structure used to transport, or travelled by the public at large.

**PROPANE DISPENSING ON RECREATIONAL VEHICLE SITES** - All propane dispensing at recreational vehicle sites must comply with the following requirements:

- All equipment for dispensing to permanently mounted tanks on any vehicle in recreational vehicle parks must be equipped with a breakaway coupling.
- A dispenser must be remotely operated and located not less than 25'-0" (7.5m) from the storage tank.
- Access to, and egress from, the recreational vehicle park must be located at least 50 feet from the tank in order that the vehicles may be evacuated in the event of a fire.
- All cylinders being filled must be equipped with a fixed level gauge or a stop fill valve.
- Vehicle engines must be shut-off, all pilot lights extinguished and appliances turned off.
- All other requirements must comply with the current issue of the CSA B149.2.

Compliance to these requirements will allow cylinders to be, refilled in-situ, on the vehicle.

Failure to comply with these requirements will necessitate removal of the cylinder from the vehicle and filling by weight.

If permanent buildings are located in the recreational vehicle park, the site must be considered to be a propane refuelling station and must be designed and installed in accordance with the Class Location requirements. If the dispenser is outside the boundary of the recreational vehicle park, it must be discounted. If the dispenser is within 25'-0" (twenty five feet) of the recreational vehicle park, it must be considered to be within the park.

DIRECTIVE NO: D-G5 051206 7

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505 SIXTH STREET, SUITE 200, NEW WESTMINSTER, BRITISH COLUMBIA, CANADA V3L 0E1  
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FRM-1126-04 (2011-10-18)

ORIGINALLY PRESENTED TO THE BOARD OF THE NEW WESTMINSTER REGIONAL DISTRICT AT THE NOVEMBER 12, 2024 REGULAR MEETING



**DIRECTIVE**

<b>AMENDED REQUIREMENTS OF CSA B.149.2 RETAIL DISPENSING FOR SINGLE CONTAINERS (NOT INCLUDING BULK PLANTS) CLASS LOCATION IS AREA CONTAINED BY LINE 330 FEET (100m) FROM TANK.</b>				
Tank clearance from buildings structures,* major traffic areas. **	<b>Class 1</b> 25'(7.5m) from buildings,300'(90m) From institutional buildings. Refer to ALRT and Bridge Clearance Requirements.	<b>Class 2</b> 25'(7.5m) from buildings,300'(90m) From institutional buildings. Refer to ALRT and Bridge Clearance Requirements.	<b>Class 3</b> 25'(7.5m) from buildings,300'(90m) From institutional buildings. Refer to ALRT and Bridge Clearance Requirements.	<b>Class 4</b> Buried or vaulted tanks only. Refer to Underground Storage Requirements.
Maximum Tank Capacity	18,000 USWG ( 68,000L)	Up to 10,000 USWG (38000L) maximum above ground. Over 10,000 USWG (38,000L) buried or vaulted as per CSA B.149.2	Up to 5,000 USWG (19,000L) maximum above ground. Over 5,000 USWG (19,000L) buried or vaulted as per CSA B.149.2	Up to 10,000 USWG (38,000L) maximum buried or vaulted as per CSA B.149.2
Remote Dispensing	Required for tank capacities over 2,000 USWG (7800L)	Required	Required	

\*Notwithstanding CSA B149.2 Table 7.5 no above ground tank shall have less than 25' -0" (7.5m) clearance from a building, except when a wall or other structure, satisfactory to the Fire Department, is constructed between the tank and the building.

\*\*In traffic areas, the minimum clearance from the nearest surface of a public thoroughfare travelled by traffic shall be 20' - 0" (6m). Clearances to property lines which may be built upon must be a minimum of 3.5' (1m). If an adjacent building site is subsequently built upon, the tank must be moved to comply with the appropriate code clearances.

*Wayne Lock*  
Wayne Lock  
Provincial Safety Manager - Gas

**References:**  
Safety Standards Act  
Gas Safety Regulation  
Safety Standards General Regulation  
CSA B149.2 Propane Storage and Handling Code

For more information on the British Columbia Safety Authority, please visit our web site at:  
[www.safetyauthority.ca](http://www.safetyauthority.ca)

DIRECTIVE NO: D-G5 051206 7

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FRM-1126-04 (2011-10-18)

**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 6<sup>th</sup> Meridian Peace River District Plan BCR40774**

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.

**Zoning Amendment Bylaw No. 2443, 2018**

Page 2

- 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

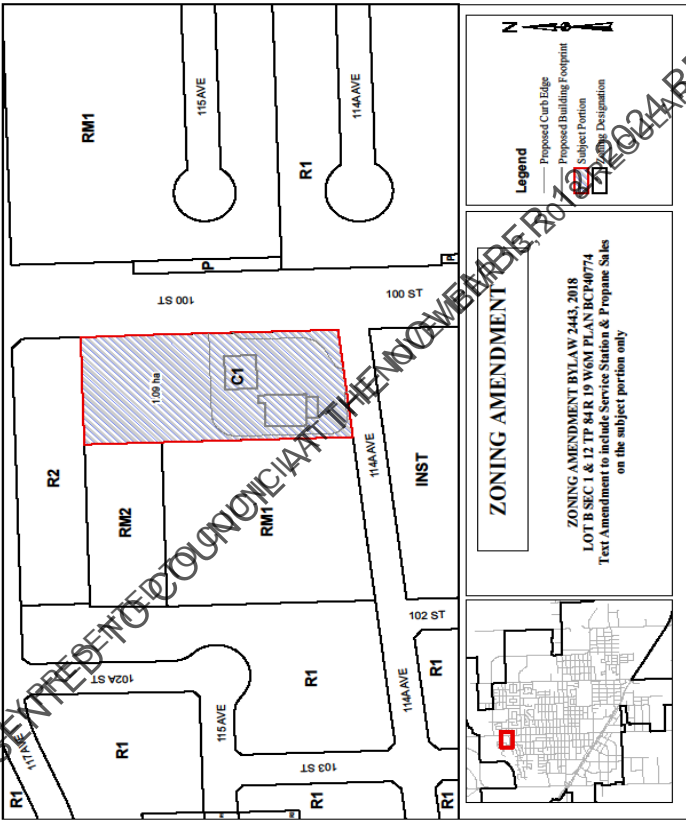
ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018

\_\_\_\_\_  
LORI ACKERMAN  
MAYOR

\_\_\_\_\_  
JANET PRESTLEY, DIRECTOR OF  
LEGISLATIVE AND ADMINISTRATIVE  
SERVICES

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 15, 2018 REGULAR MEETING

Schedule A



ORIGINALLY PREPARED FOR COUNCIL AT THE NOVEMBER 2017 REGULAR MEETING

**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 6<sup>TH</sup> 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.

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 10, 2022 REGULAR MEETING

**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.

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

Zoning Amendment Bylaw No. 2443, 2018

Page 6

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.

ORIGINALLY PRESENTED TO COUNCIL AT THE MEMBERS' 2024 REGULAR MEETING

**Administration Report No.  
0199/18**

Page 40 of 41

Zoning Amendment Bylaw No. 2443, 2018

Page 7

Schedule B



ORIGINALLY PRESENTED TO THE CITY OF WILSON AT THE NOVEMBER 12, 2024 REGULAR MEETING

Administration Report No. 0199/18

Page 41 of 41





**Fort St. John Co-operative Association**  
7315 – 100 Avenue  
Fort St. John, B.C., V1J 5T8  
www.fortsjohnco-op.crs

**ATTACHMENT 5**

T 250.785.4471  
F 250.785.6171

**October 18, 2024**

**RE: RZ2024-001 Development at 11432 100 Street**

Attention To whom this may concern.

The proposed development of our property aligns with our vision to create a vibrant, walkable community hub that meets the growing needs of the neighborhood. Currently, the site includes a gas bar, propane service, a touchless car wash, and a convenience store, with the adjacent lot vacant. By rezoning, we aim to unlock the potential of this space, allowing for a mix of commercial rental units that could include a quick-service restaurant, a second touchless car wash, and even a drive-thru, bringing more services and amenities to the area.

A large portion of our customers arrive by foot, especially during the summer months, reinforcing the importance of walkability. Our recent addition of picnic tables and benches was met with enthusiasm, inspiring us to create a dedicated plaza for the community. This new space will enhance the experience for those using the walking path along our property, offering outdoor dining and gathering areas where people can relax and feel connected to their neighborhood. With increased traffic expected, we are also planning a second right-in, right-out accessway to ensure smooth vehicle flow and accessibility. This development represents our commitment to fostering both convenience and community engagement.



**Brad Lussier**  
General Manager  
Fort St. John Co-operative Association

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 19, 2024 REGULAR MEETING

INTEGRITY • COMMITMENT • RESPONSIBILITY



31.0 Comprehensive Development

This section amended by Bylaw No. 2544, 2021/260 1, 2024

31.1 Zone Intent

The intent of this zone 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.

31.2 Location and Lands

The subject property is located at the northwest corner of 114Ath Avenue and 100th Street and at 11432 100 Street and is legally described as:

Lot B, Section 1 and 12, Township 84, Range 19, West of the 6th Meridian, Peace River District Plan BCP40774 (PID: 027-912-604).

31.3 Application and Interpretation

Where the provisions of the CD-02 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.

31.4 Subdivision Regulations

The subject property may not be subdivided.

31.5 Permitted Uses

The following uses and no others are permitted in the CD-02 Zone:

.1 Principal Uses

- a. One (1) Car wash with one (1) bay Light Passenger Vehicle Wash
b. One (1) Convenience store
c. Day Care Centre, Major
d. One (1) Gas Station
e. Health Services Facility
f. One (1) Propane Sales – Minor
g. Restaurant – Limited
h. Retail
i. Mixed-Use
j. Professional Office

No accessory uses or structures are permitted within this zone.

31.6 Prohibited Uses

The following uses are prohibited within the CD-02 zone:

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

Zoning Bylaw No. 2470, 2019 (Consolidated Version)



1. Cannabis Retail

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



## 31.0 Comprehensive Development

## CD-02 Zone

### 31.7 Development Regulations

On a parcel located in an area zoned CD-02, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 37.

*Table 37: CD-02 Zone Regulations*

COLUMN 1	COLUMN 2
.1 Minimum parcel area	10,920 m <sup>2</sup>
.2 Maximum parcel coverage	50%
.3 Maximum building height for buildings and structures:	
a. Gas station, car wash and convenience store	6.0 m
b. Propane sales	7.5 m
c. All other uses	10.5 m
.4 Minimum setbacks for all buildings and structures from:	
a. Front yard	7.5 m
b. Rear yard	3.0 m
c. Interior side yard	6.0 m
d. Exterior side yard	6.0 m
<u>.5 Minimum number of required off-street parking spaces</u>	<u>1 per 20 m<sup>2</sup> of GFA</u>

1. The siting of buildings and structures shall be substantively in accordance with the plans as approved and incorporated as CD-02 Figure 20.
2. Development of the remainder of the subject property shall comply with the setback and height restrictions herein, in addition to the landscape requirements.

### 31.8 Landscaping

1. Coniferous trees shall be used to buffer the subject property from adjacent residential properties.
2. Coniferous trees planted along the perimeter of the subject property shall be a minimum of 2 metres high at time of planting.
3. Landscaping shall generally conform to the CD-02 Figure 20, attached to and forming part of this Bylaw.

### 31.9 Hours of Operation

1. The hours of operation of the gas bar and convenience store shall be from 6:00 AM to 10:00 PM.

**31.0 Comprehensive Development**

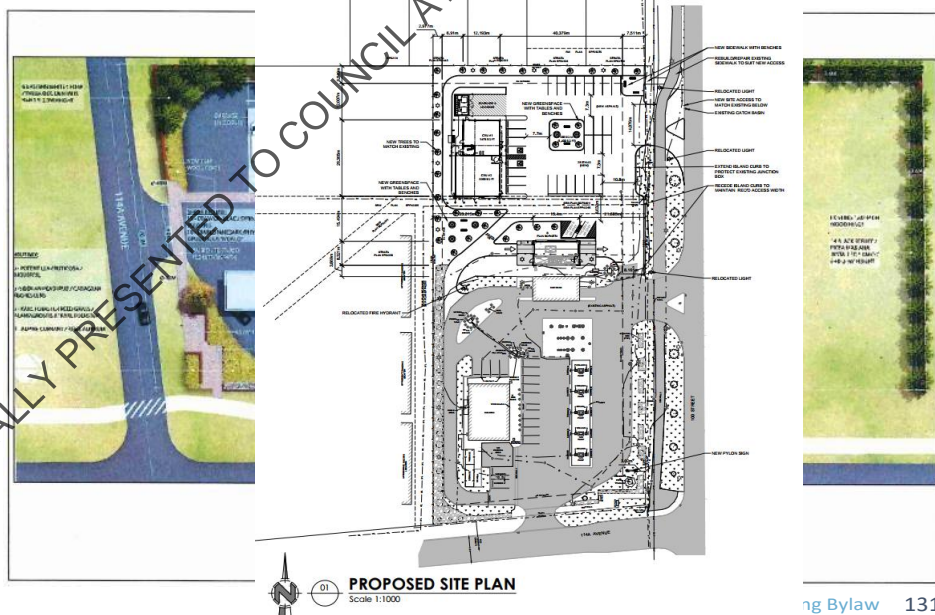
**CD-02 Zone**

**31.10 Access**

1. The subject property may be accessed via one access on 114A Avenue and ~~one~~ two ~~accesses~~ accesses located on 100<sup>th</sup> Street, as generally shown on the site plan attached to and forming part of this Bylaw.
2. The accesses onto 100<sup>th</sup> Street shall be ~~a right in-right out access only and a median must be erected on the subject property, restricted to right in-right out with a traffic island located at the access to the subject property, as generally shown on the site plan attached to and forming part of this Bylaw.~~

**31.11 Form and Character**

1. The ~~car wash, convenience store, gas station and propane sales~~ site configuration shall generally conform to the schematics as shown on CD-02 Figure 20.
2. Lighting shall be directed away from neighbouring residential properties and roads.
3. A maximum of 2 outdoor merchandise display booths, racks or stands will be permitted.
4. 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.
5. Signage shall generally conform to the schematic as shown on CD-02 Figure 20.



ORIGINALY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING

Zoning Bylaw No. 2470, 2019 (Consolidated Version)



*Figure 19: CD-02 Site Schematic*

*Figure 20: CD-02 Site Schematic*

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



ATTACHMENT 7

**Zoning Amendment Bylaw No. 2601, 2024**

**CITY OF FORT ST. JOHN BYLAW NO. 2601, 2024**

**A Bylaw to amend City of Fort St. John Zoning Bylaw No. 2470, 2019**

In accordance with Section 479 of the Local Government Act, the Council of the City of Fort St. John, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as Zoning Bylaw Amendment Bylaw No. 2601, 2024
2. Fort St. John Official Community Plan Bylaw No. 2470, 2019 and Schedule 'A' attached thereto and forming part of this Bylaw are hereby amended in the following manner:
  - 1) By amending the existing Comprehensive Development CD-02 Zone for those lands legally described as:

**027-912-604 LOT B, PLAN BCP40774, SECTION 12,  
TOWNSHIP 84, RANGE 19, MERIDIAN W6, PEACE RIVER  
LAND DISTRICT**

- 2) That 31.0 Comprehensive Development CD-02 Zone be repealed and replaced in its entirety with a new 31.0 Comprehensive Development CD-02 Zone as shown on schedule 'B' attached to and forming part of this Bylaw.
- 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 part that is invalid shall not affect the validity of the remainder.
- 4) This Bylaw may be cited as Zoning Amendment Bylaw No. 2601, 2024.

RECEIVED FIRST READING on the	DAY OF
RECEIVED SECOND READING on the	DAY OF
PUBLIC HEARING held on the	DAY OF
RECEIVED THIRD READING on the	DAY OF
RECEIVED ADOPTION on the	DAY OF

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



**Zoning Amendment Bylaw No. 2601, 2024**

\_\_\_\_\_  
LILIA HANSEN  
MAYOR

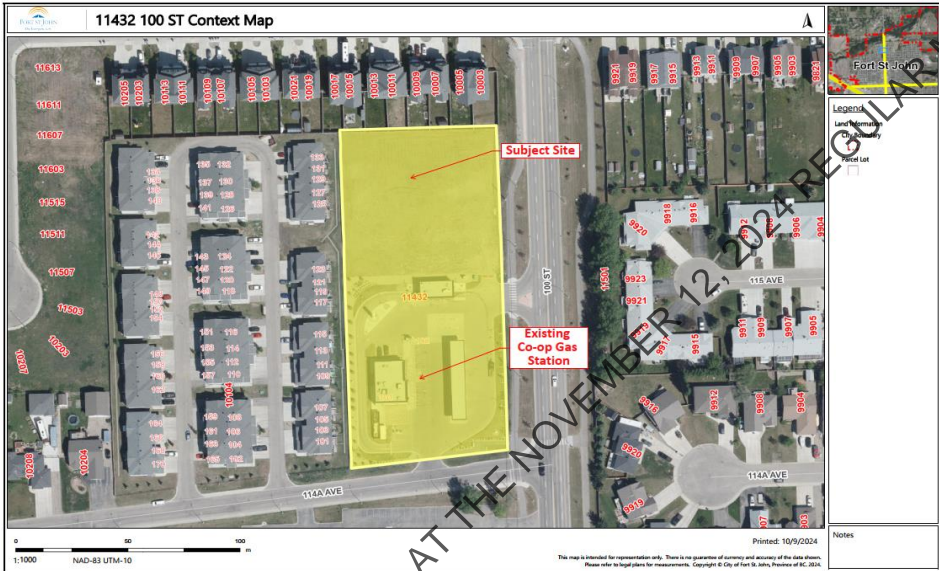
\_\_\_\_\_  
BONNIE MCCUE  
CORPORATE OFFICER

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



Zoning Amendment Bylaw No. 2601, 2024

Schedule A



ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



**31.0 Comprehensive Development**

**CD-02 Zone**

This section amended by Bylaw No. 2601, 2024

**31.1 Zone Intent**

The intent of this zone 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 proposed development.

**31.2 Location and Lands**

The subject property is located at 11432 100 Street and is legally described as Lot B, Section 1 and 12, Township 84, Range 19, West of the 6<sup>th</sup> Meridian, Peace River District Plan BCP40774 (PID: 027-912-604).

**31.3 Application and Interpretation**

Where the provisions of the CD-02 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.

**31.4 Subdivision Regulations**

The subject property may not be subdivided.

**31.5 Permitted Uses**

The following uses and no others are permitted in the CD-02 Zone:

**.1 Principal Uses**

- a. Light Passenger Vehicle Wash
- b. One (1) Convenience store
- c. Day Care Centre, Major
- d. One (1) Gas Station
- e. Health Services Facility
- f. One (1) Propane Sales – Minor
- g. Restaurant
- h. Retail
- i. Mixed-Use
- j. Professional Office

No accessory uses or structures are permitted within this zone.

**31.6 Prohibited Uses**

The following uses are prohibited within the CD-02 zone:

- 1. Cannabis Retail

ORIGINALLY PRESENTED TO COUNCIL AT THE NOVEMBER 12, 2024 REGULAR MEETING



## 31.0 Comprehensive Development

## CD-02 Zone

### 31.7 Development Regulations

On a parcel located in an area zoned CD-02, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in Table 37.

*Table 37: CD-02 Zone Regulations*

COLUMN 1	COLUMN 2
.1 Minimum parcel area	10,920 m <sup>2</sup>
.2 Maximum parcel coverage	50%
.3 Maximum building height for buildings and structures:	
a. Gas station, car wash and convenience store	6.0 m
b. Propane sales	7.5 m
c. All other uses	10.5 m
.4 Minimum setbacks for all buildings and structures from:	
a. Front yard	7.5 m
b. Rear yard	3.0 m
c. Interior side yard	6.0 m
d. Exterior side yard	6.0 m
.5 Minimum number of required off-street parking spaces	1 per 20 m <sup>2</sup> of GFA

1. The siting of buildings and structures shall be substantively in accordance with the plans as approved and incorporated as CD-02 Figure 20.
2. Development of the remainder of the subject property shall comply with the setback and height restrictions herein, in addition to the landscape requirements.

### 31.8 Landscaping

1. Coniferous trees shall be used to buffer the subject property from adjacent residential properties.
2. Coniferous trees planted along the perimeter of the subject property shall be a minimum of 2 metres high at time of planting.
3. Landscaping shall generally conform to the CD-02 Figure 20, attached to and forming part of this Bylaw.

### 31.9 Hours of Operation

1. The hours of operation of the gas bar and convenience store shall be from 6:00 AM to 10:00 PM.



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**From:** Andrew Osmond  
**Sent:** Sunday, December 1, 2024 10:51 AM  
**To:** legislativeservices (redirect)  
**Subject:** Attention Bonnie McCue amendment no 2601 2024

Good Morning,

I'm writing to express my concerns with the above noted zoning amendment.

I live less than 200m from the proposed area for amendment. I was not in support of the original zoning for the gas station but have learned to live with it. I'm not against this rezoning but have the following concerns that should be considered.

The expanding of the car wash does not have my support unless it can be situated so that the exit is to face south or east.

The current Car wash is very loud and disruptive due to the dryer fans pointing in my direction. I shouldn't have to raise my voice for people to hear me in my own yard. When it starts it can also be rather startling.

I am not against rezoning for a food establishment. BUT careful thought to what sort of establishment should be considered. For a drive through, please ensure traffic flow can be managed to not impact 100street.

I am against most fried food fast food chains, but If it is a fast food establishment, appropriate fans or scrubbers should be mandatory as I am downwind of the prevailing wind direction and will be very upset if my yard smells of food or fryer grease.

I am supportive of outdoor seating and green space. But would like to add that outdoor garbage and recycling bins should be over abundant and maintained as the current gas bar and convenience store have resulted in an increase of trash and litter in the general area.

I purchased this property as it was in the edge of town and has a nice yard. My family and I spend a lot of time outside in the yard or general area using parks and green spaces as do most others in the area. Consideration should be given to this when considering this amendment.

Thank you for your consideration.

Have a great day.