

CITY OF FORT ST. JOHN

BYLAW NO. 2619, 2025

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. Fort St. John Zoning Bylaw No. 2470, 2019 is hereby amended in the following manner:
 - 1) Section 3.0 Definitions is amended by repealing and replacing the following definitions:
 - GAS STATION means a premise used primarily for the retail sale of motor fuels, lubricating oils, motor vehicle accessories, and commercial electric vehicle charging stations. 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, a wrecking yard or vehicle storage.
 - SERVICE STATION means a premise used primarily for automobile repairs and servicing, including automobile structural or body repairs and painting, and motor vehicle sales, but not a wrecking yard or vehicle storage. A service station may include accessory retail sale of motor fuels, lubricating oils, motor vehicle accessories, and commercial electric vehicle charging stations.
 - 2) Section 3.0 Definitions is amended by adding the following new definitions in alphabetical order:
 - COMMERCIAL ELECTRIC VEHICLE CHARGING STATION means any charging station for electric vehicles, Level 2 or higher as per current industry standards, from which electricity is commercially sold for the purpose of charging an electric vehicle.
 - PARKING LOT means any collection of two or more parking spaces, but does not include driveways or lane parking.
 - 3) Section 4.3 Uses Permitted in Any Zone is amended by repealing and replacing subsection h with the following:
 - h. public utility facilities for transmission of water, sewage, electrical power, telephone, natural gas, cable television, and other similar services (but not including sewage treatment plants, electrical substations, or electrical generation), and individual parcels for the facilities are exempt from minimum parcel area requirements; and
 - 4) Section 4.3 Uses Permitted in Any Zone is amended by adding the following new subsection in alphabetical order:
 - i. parking lots as an accessory or principal use.

- 5) Section 4.9.1 Setback Exceptions is amended adding the following new subsections in alphabetical order:
- f. parking spaces, provided all landscaping requirements are met; and,
 - g. commercial electric vehicle chargers, provided all landscaping requirements are met.

- 6) Section 5.2 General Parking and Storage Regulations is repealed and replaced with the following:

5.2 General Parking and Storage Regulations

1. In the RM, C, CD, INS and M zones, all storage shall be located in the rear of the parcel and, where these zones are adjacent to R, RM, P, and INS zones, ensure that landscaping and screening is incorporated as set out in this Bylaw.
2. All required off-street parking shall be used for the purpose of accommodating vehicles of clients, customers, employees, members, residents, or tenants who use the principal facility and such parking must not be used for off-street loading, driveways (except in R zones), access or egress, commercial repair work, display sales, or storage yards.
3. The following parking options can be implemented subject to Director approval. A parking agreement shall be registered on all property titles for a minimum of 20 years. The City must be a signatory of this agreement.
 - a. Off-street parking may be provided for multiple buildings or uses, provided that the total number of parking spaces is not less than the sum requirements of individual uses.
 - b. Off-street parking spaces may be located on a different parcel from the use(s) they serve, so long as they are not located more than 150 m from any building or use that they serve.
 - c. Shared use parking may be provided for multiple uses if it can be demonstrated that adequate parking is available at times of use change over, such as from day use to evening use.
4. Parking spaces in R, RM, or P zones must be solely for parking of private non-commercial vehicles.
5. Recreational vehicles, boats, campers and utility trailers must be setback a minimum of 2 m from the inside edge of the curb or sidewalk to maintain sightlines or sidewalk access.
6. Off-street loading spaces must be located on the same parcel as the use they serve.

7. Off-street parking must be located to the side or behind a building located in the C-2 zone.
 8. Parking spaces and drive aisles must be hard surface, except for parking spaces located in the rear yard of R zoned parcels.
- 7) The text in Section 5.3 Accessible Parking is repealed and replaced with the following:
- 5.3 Accessible Parking
- Where parking lots are larger than 20 parking spaces, every off-street parking lot or parkade must provide 1% of the required spaces, with a minimum of 1 space, as accessible parking. Each accessible parking space must be designed to the standards as shown in Figures 16A through 16C below:
- 8) Section 5.5 Exemptions from Parking and Loading Requirements is amended by repealing and replacing subsection 5.5.5 with the following:
5. Where multiple dwelling housing is proposed, a reduction in parking requirements to 1 space per unit may be permitted if the development will remain as any of the following uses for a minimum 20 years through the registration of a covenant on title, or if the development is within 100 m of an existing bus stop.
 - a. Seniors Housing
 - b. Supportive Housing
 - c. Affordable housing
- 9) Section 5.5 Exemptions from Parking and Loading Requirements is amended by adding the following new subsections:
6. In the C-2 zone, Apartment and Mixed-Use developments are only required to provide 1 parking space per dwelling unit.
 7. Within the C-2 zone, if the principal and only use of a parcel is a parking lot, off-street parking does not need to be located behind or to the side of a building. All other municipal requirements will apply.
- 10) Section 5.8 Off-Street Parking Requirements is amended by repealing and replacing subsection 5.8.4 with the following:
4. In all zones, garages or bays count as one (1) space towards the parking requirements, except for underground parking which counts towards the parking requirements in its entirety.
 - For clarification in buildings with multiple units: for each unit that has a separate garage, that garage counts as 1 parking space for that unit.

11) Section 5.10 is added in numerical order:

5.10 Commercial Electric Vehicle Charging Stations

1. Commercial Electric Vehicle Chargers are a permitted accessory use in all RM, INS, C, and M zones.
2. Each Commercial Electric Vehicle Charger must have one parking space dedicated to its use. These parking spaces still count towards the number of required parking spaces.
3. Parking spaces for Commercial Electric Vehicle Chargers must be hard surface as per the requirements of the City's Subdivision and Development Servicing Bylaw.
4. If the installation of Commercial Electric Vehicle Chargers reduces the provided landscaping on a parcel, then landscaping must be accommodated elsewhere on the site subject to Director approval.

12) Section 5.11 is added in numerical order:

5.11 Parking Lots as Principal Use

The following regulations apply only when a parking lot is the principal and only use on a lot.

1. Landscaping requirements for the specific zone still apply. In addition, parking lots in R zones must be buffered from the public realm, and adjacent lots, by placing, on private property adjacent to the property line, one tree every 10 m or equivalent at the discretion of the Director. Each tree must be protected by a tree cage.
2. Safe pedestrian connections from parking spaces to existing City infrastructure is required.
3. Consideration should be given to the location of on-site snow storage.
4. It is encouraged that parking lots be designed to accommodate uses other than parking such as pop-up events, plazas, public art, or other community activities.
5. Lighting is required regardless of the number of parking spaces provided, and must meet the standards outlined in Table 3.

2. 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

