

DISTRICT OF STEWART

ZONING AMENDMENT BYLAW No. 894, 2016

WHEREAS the Council of the District of Stewart deems it desirable to amend the District of Stewart Zoning Bylaw No. 881, 2014;

AND WHEREAS the Council of the District of Stewart has held a public hearing pursuant to section 464 of the *Local Government Act*;

NOW THEREFORE the Council of the District of Stewart, in open meeting assembled, hereby enacts as follows:

1. Schedule "A" of the District of Stewart Zoning Bylaw No. 881, 2014 is amended as follows:
 - (a) In the definition of "C Zone" in section 1.0, insert "C2A," following "C2,".
 - (b) Delete section 3.6 and replace it with the words "Intentionally deleted."
 - (c) In section 3.20, insert "C2A," following "C2,".
 - (d) In section 3.66, insert "and C2A" following "C2".
 - (e) In section 4.1, Column I, insert "C2A" beneath "C2", and in Column II, insert "General Commercial/Work Camp" beneath "General Commercial".
 - (f) Following the General Commercial (C2) Zone, insert a new General Commercial/Work Camp (C2A) Zone as follows:

10A.0 General Commercial/Work Camp – C2A

Permitted Uses

10A.1 The following uses and no others are permitted in the C2A Zone:

- .1 Auction sales and galleries;
- .2 Automobile rental, repair, paint, body and glass services;
- .3 Automobile and automobile parts sales and service;
- .4 Bakery;

- .5 Boat, motorcycle and ATV sales, service, rental and repair;
- .6 Brewing on premises establishment
- .7 Bulk sales establishment
- .8 Butcher shop;
- .9 Car washing establishment;
- .10 Cartage, delivery, express terminal or storage service;
- .11 Commercial card lock facility;
- .12 Commercial laundry establishment;
- .13 Convenience store in conjunction with gasoline service station;
- .14 Non-industrial equipment and equipment parts sales and service;
- .15 Feed sales;
- .16 Funeral parlors;
- .17 Garden and nursery supplies;
- .18 Glass shop;
- .19 Industrial sales;
- .20 Laundromat and dry cleaning;
- .21 Laboratories;
- .22 Light industrial;
- .23 Manufactured home sales, service and storage;
- .24 Mini storage;
- .25 Office;
- .26 Office equipment sales and service;
- .27 Printing services;

- .28 Public transportation depot, including bus terminal;
- .29 Retail sale of building supplies, hardware, household goods, and sporting goods;
- .30 Retail sale, rental and repair of machinery, farm implements, tools and small equipment such as chain saws, lawn and garden equipment, small appliances and similar equipment;
- .31 Second hand store;
- .32 Taxidermy;
- .33 Service station;
- .34 Tire shop, including sales and repair;
- .35 Towing service;
- .36 Trade conductors;
- .37 Truck and trailer sales or rental lot;
- .38 Upholstering shop;
- .39 Veterinary clinic;
- .40 Warehouse;
- .41 Welding shop;
- .42 Wholesale or warehousing;
- .43 Accessory building;
- .44 Caretaker suite; and
- .45 Industrial work camp accommodation.

Regulations

- 10A.2 On a parcel located in an area zoned as C2A, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in this section. Column I sets out the matter to be regulated and Column II sets out the regulation.

COLUMN I	COLUMN II
.1 Minimum parcel size for new subdivisions	400 m ²
.2 Minimum frontage for new subdivisions	15.0 m
.3 Maximum height for principal building	15.0 m
.4 Minimum setback from parcel lines for principal building:	
.1 Front parcel line	4.0 m
.2 Rear parcel line	4.0 m
.3 Interior side parcel line	3.0 m
.4 Exterior side parcel line	2.0 m
.5 Maximum parcel coverage	50%
.6 Maximum floor area of all accessory buildings	90.0 m ²
.7 Maximum density for Industrial work camp accommodation use	40 sleeping units per hectare

Conditions of Use

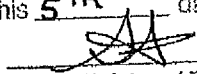
- 10A.3 Off-street parking shall be provided in accordance with the regulations in Section 21.
2. Schedule "C" of District of Stewart Zoning Bylaw No. 881, 2014, is amended by removing from the General Commercial (C2) Zone those lands legally described as (i) Lot B, District Lot 466, Cassiar District, Plan PRP14050, (ii) Lot C, District Lot 466, Cassiar District, Plan PRP14050, and (iii) Parcel D (Being a Consolidation of Lots 18 to 21, See BB1753438), Block 8, District Lot 466, Cassiar District, Plan PRP818, and including them in the General Commercial/Work Camp (C2A) Zone.
 3. This Bylaw may be cited for all purposes as "District of Stewart Zoning Amendment Bylaw No. 894, 2016".

READ a first time this 25th day of January 2016.

READ a second time this 22nd day of February, 2016.


PUBLIC HEARING held on the 29th day of March, 2016.

READ a third time this 29th day of March, 2016.

Approved under the Transportation Act
this 5th day of April 20 16

Ministry of Transportation
and Infrastructure

APPROVED by the Ministry of Transportation and Infrastructure this 5th day of
April, 2016.

ADOPTED this 11th day of April 2016.


Mayor


Chief Administrative Officer