

FROM THE 'BEAR PIT'



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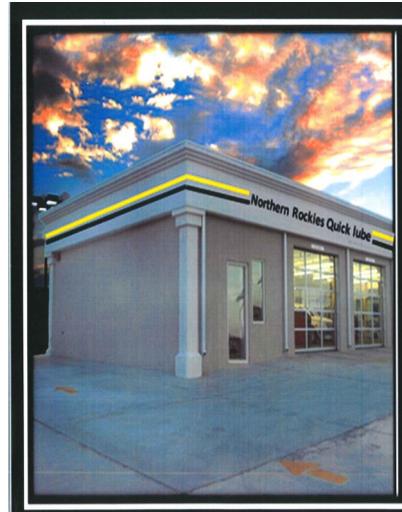
June 27, 2011

NORTHERN ROCKIES REGIONAL MUNICIPALITY

Quick Lube Facility Coming to Fort Nelson

Regional Council approved the development of a drive-through oil change business at the vacant lot at 4312– 50th Avenue N (next to Redde Pressure Car Wash). The new Quick Lube service facility will be a single story, wood frame building with two drive-through service bays. Included within the building structure and adjacent to the two service bays there will be building space for two office/reception/storage rooms and unisex washroom facilities. The exterior of the building will be a modern stucco and wood finish in keeping with the highway commercial development permit guidelines.

Council also expressed its satisfaction that there was finally a plan to develop this vacant lot, improving the overall appearance of Fort Nelson's main transportation corridor. A deposit will also ensure the property will be attractively landscaped.



Zoning Amendment to Allow for Fee Simple Duplexes

Regional Council gave first and second reading to a Zoning Bylaw amendment which will allow the subdivision of lots for side-by-side duplexes with common party walls in RS-1: Single Family and Duplex, RS-2: Residential Single Family – Mixed and RM-1: Residential Multiple Family zones.

The existing minimum widths in the RS-1, RS-2 and RM-1 zoning areas prohibit the subdivision of a side-by-side duplex into two units each on a separate lot because each newly created lot needs to meet the minimum width of 15.0 metres in the RS-1 and RS-2 zones and 22.0 metres in the RM-1 zone.

There has been a significant interest in developing duplexes from local property owners and developers in recent months. The proposed zoning changes are meant to address this interest and to support the growing needs of the Fort Nelson community.

If you would like to comment on the proposed amendment, there will be a public hearing on the Bylaw held July 11th at 6:00pm in the Municipal Hall's Council Chamber (Bear Pit)

Also of note...

- Regional Council supported the Drinkall (with conditions) and McLean land applications in the Toad River area.
- Council resolved to utilize four Sea Cans left over from the Recreation Centre construction as storage for the Public Works Department.
- Council approved the Development Area Permit for Phase One of Steamboat Development's proposed 8 -plexes. Council also approved the Development Variance Permit to alter height restrictions and set back requirements for the Steamboat property.
- The water, electrification and fire bylaw updates required by the Municipality's Letters Patent were adopted.
- Council received the draft Official Community Plan for information and review.