



Peace River Regional District
PO Box 810
1981 Alaska Avenue
Dawson Creek, BC V1G 4H8

Attention: Planning Services

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated March 23, 2021 to rezone a 1.6 ha (3.95 ac) portion of the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw No. 1343, 2001. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry has the following conditions that must be met prior to final approval and signature:

Under MoTI file number 2015-04937 to amend the OCP from SC (Settlement Centre) to LSI (Light/Service Industrial) and to amend the zoning from R-2 (Residential 2 Zone) to I-1 (Light Industrial) of an approximately 3.0 ha portion of the subject property to allow for the development as light industrial, a Traffic Impact Study (TIS) was required. To date, a TIS has not been submitted and we understand that application is on hold pending adoption of the North Peace Fringe Area Official Community Plan.

As the property primarily remains Settlement Centre under the OCP and Residential 2 Zone under the zoning bylaw, provision of a suitably worded covenant to restrict direct access to Alaska Highway 97N from the commercially zoned area only is required, registerable under Section 219 of the Land Title Act in favour of Her Majesty The Queen in right of the Province of British Columbia as represented by the Minister of Transportation and Infrastructure, Parliament Buildings, Victoria, BC, V8V 1X4, Canada. Covenant to be registered with priority over any financial charges. It is recommended you submit a draft version of the document to MoTI before obtaining signatures from landowners and affected charge holders to ensure suitability of the documents.



Ministry of
Transportation
and Infrastructure

Our file: 2021-01601

Your file: 21-006 ZN

Date: April 13, 2021

Provincial records indicate the proposal is in an area with significant potential to contain archaeological sites and development may conflict with archaeological sites protected under the Heritage Conservation Act. Known archaeological sites HbRf-2 and HbRf-6 are located within or near the proposal. The applicant should be aware there is a chance the area may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 645-9575 or by email at Kelsi.Windhorst@gov.bc.ca.

Sincerely

Kelsi Windhorst

Development Officer



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

April 8, 2021

Reply to the attention of Sara Huber
ALC Issue: 52169
Local Government File: 21-006 ZN

Nikita Kheterpal
North Peace Land Use Planner, PRRD
Nikita.Kheterpal@prrd.bc.ca

Re: Peace River Regional District Zoning Amendment Bylaw No. 2446, 2021

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2446, 2021 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The Bylaw proposes to rezone a 1.6 ha portion of the property identified as 12762 Old Hope Road; PID: 013-687-310 (the “Property”) from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) in order to reflect the location of the residence on the Property.

The Property is not within the ALR, nor is adjacent to the ALR. For this reason, ALC staff has no objection to the Bylaw.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-006 ZN

CC: Ministry of Agriculture – Attention: Lori Vickers (Lori.Vickers@gov.bc.ca)

52169m1



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: March 24, 2021

Re: Zoning Amendment Bylaw No. 2446, 2021. PRRD File No. 21-006 ZN
PID 013-687-310 (12762 Old Hope Rd).

To whom it concerns,

Charlie Lake Fire Department interests are unaffected by Bylaw, Permit #21-006 ZN.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed application NO.21-006 ZN, Proposal rezone of subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw No. 1343, 2001.

Regards,

Fire Chief Edward Albury
Charlie Lake Fire Department

Nikita Kheterpal

From: Charlene Jackson <CJackson@fortstjohn.ca>
Sent: Tuesday, April 6, 2021 10:33 AM
To: Nikita Kheterpal
Cc: Renée Jamurat
Subject: Zoning Amendment Bylaw No. 2446, 2021 PRRD file No. 21-006 ZN

CAUTION: This email originated from outside of the organization.

Good Morning Nikita,

The City has no comments regarding the application referral for Zoning Amendment Bylaw No. 2446, 2021 PRRD file No. 21-006 ZN.

Kind regards,

Charlene Jackson
Planning Technologist

Direct 250 787 8188

Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



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