



Agricultural Land Commission

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March 8, 2021

Reply to the attention of Sara Huber
ALC Issue: 52106
Local Government File: 21-002-ZN

Jack Irving-Peckham
South Peace Land Use Planner, PRRD
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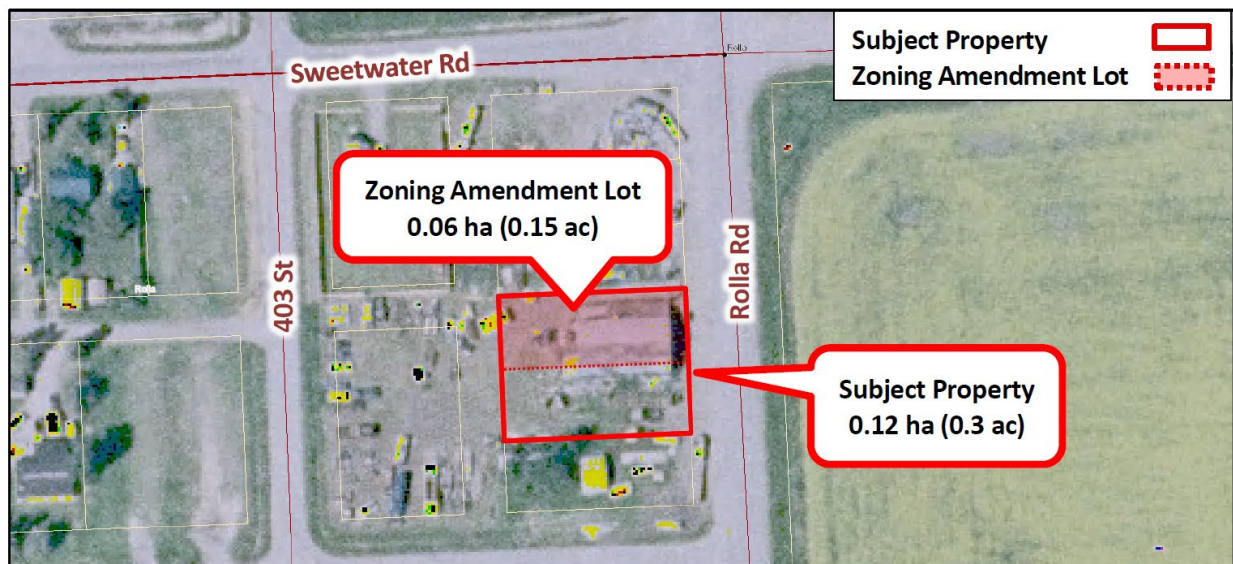
Re: **Peace River Regional District Zoning Amendment Bylaw No. 2434, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2434, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment 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.

Current Proposal:

The Amendment Bylaw proposes to rezone the 0.06 ha northern portion of the property identified as 5209 Rolla Road; PID: 004-384-105 (the “Property”) from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire Property one zone and for the final purpose of building a machine shop. The Property is 0.1 ha and is designated Rural Community under the PRRD Rural Official Community Plan (OCP) Bylaw No. 1940, 2011.

Proposal Map:



ALC File History:

In 2013, in review of the PRRD Rural OCP Bylaw No. 1940, 2011, the ALC endorsed the Rural Community designation of the Property and surrounding area (Planning Review File 46403; Resolution #26N/2013). The objective of the Rural Community designation is to provide areas for population growth that can enhance volunteer groups, support civic facilities, and to provide

suitable areas where rural businesses can locate. Principal uses under this designation include agriculture, residential, commercial, light industrial, civic, assembly, institutional, and park and natural environment.

ALC Staff Comments:

ALC staff recognize that the Property's Rural Community designation was previously endorsed by the Commission in review of the PRRD Rural OCP Bylaw No. 1940, 2011. This designation allows for rural businesses and light industrial use. As the proposal is to rezone to the M-1 zone, one of three industrial zones under the PRRD Dawson Creek Rural Area Zoning Bylaw No. 479, 1986, the Amendment Bylaw is intended to facilitate a permitted use under the Rural Community designation. For this reason, ALC staff do not object to the Amendment Bylaw.

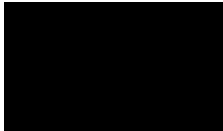
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, 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 21-002-ZN

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

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