



Ministry of  
Transportation  
and Infrastructure

Our file: 2021-01102

Your file: 21-005 ZN

Date: March 4, 2021

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

Attention: Planning Services, PRRD

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 26, 2021 to rezone 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 is in support of the proposal and has the following comments:

Provincial records indicate that development associated with this application may conflict with archaeological sites protected under the Heritage Conservation Act. It should be noted there is a site identified as Borden Number: HbRf-6 on or near the proposed development.

If the proposed rezoning is not successful, the owner is required to apply online for a commercial access permit here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/transportation-infrastructure/highway-use-permits)  
If the application is successful, an access permit from MoTI is not required.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3279 or by email at [Kelsi.Windhorst@gov.bc.ca](mailto: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](http://www.alc.gov.bc.ca)

March 9, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52116  
Local Government File: 21-005-ZN

Nikita Kheterpal  
North Peace Land Use Planner, PRRD  
[Nikita.Kheterpal@prrd.bc.ca](mailto:Nikita.Kheterpal@prrd.bc.ca)

**Re: Peace River Regional District Zoning Amendment Bylaw No. 2436, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2436, 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.

The Amendment Bylaw proposes to rezone the property identified as 12739 Old Hope Road, Charlie Lake; PID: 013-516-523 (the “Property”) from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone). The landowner would like to replace the existing modular home with a new home for residential use.

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

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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](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-005-ZN

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

52116m1



## 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 3, 2021

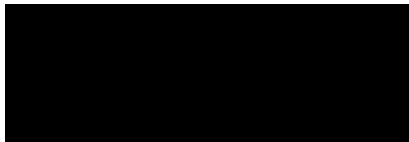
**Re:** Zoning Amendment Bylaw No. 2436, 2021. PRRD File No. 21-005 ZN  
PID 013-516-523 (12739 Old Hope Rd.)

To whom it concerns,

Charlie Lake Fire Department interests are unaffected by File #21-005 ZN.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed application NO.21-005 ZN, proposal rezone of subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone).

Regards,



Fire Chief Edward Albury  
Charlie Lake Fire Department

## Jacqueline Burton

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**From:** Charlene Jackson <CJackson@fortstjohn.ca>  
**Sent:** Monday, March 1, 2021 3:36 PM  
**To:** Planning Department  
**Cc:** Renée Jamurat  
**Subject:** External Referral: 21-005 ZN

**CAUTION:** This email originated from outside of the organization.

Good Afternoon Nikita,

The City does not have any concerns regarding the referral for Zoning Amendment Bylaw No. 2436, 2021, PRRD File No. 21-005\_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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