



Agricultural Land Commission

201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

December 4, 2020

Reply to the attention of Sara Huber
ALC Issue: 51998
Local Government File: 17-057-DVP

Jack Peckham
South Peace Land Use Planner, PRRD
Jack.Peckham@prrd.bc.ca

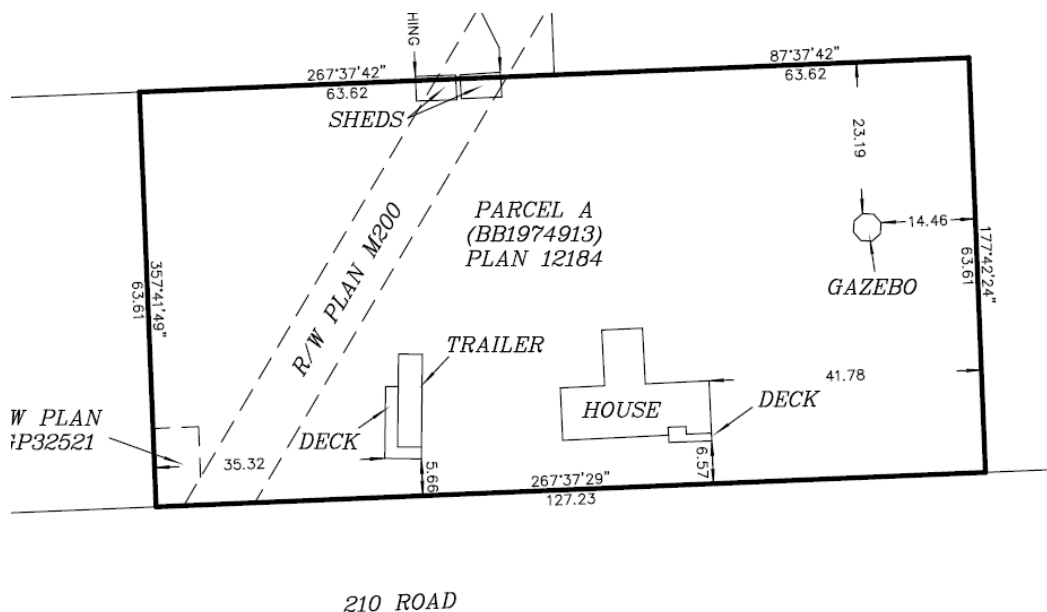
Re: Peace River Regional District Development Variance Permit 17-057-DVP

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Development Variance Permit 17-057-DVP (the “DVP”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the DVP is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

Current Proposal:

The DVP proposes to reduce the front yard setback requirement in PRRD Zoning Bylaw No. 1343, 2011 for the Residential 4 (R-4) zone from 7 m to 5 m in order to accommodate an existing mobile home and dwelling on the property identified as 1080 210 Road; PID: 028-642-627 (the “Property”). The front yard setback is located along the 210 Road right-of-way. The 0.79 ha Property also contains ten seacans and two storage sheds.

Context Map:



File History:

In 2012, the ALC generally endorsed the South Peace Fringe Area Official Community Plan (OCP), subject to minor amendments. At the time, the Property was designated as Medium Density Residential (MDR) (Planning Review 45882; Resolution #21N/2012).

ALC Staff Comments:

ALC staff have no objection to the DVP given the minor reduction in setback, the fact that the structures are existing (i.e. mobile home and dwelling), and that the setback is located along the 210 Road right-of-way and thus will not have an impact on adjacent agricultural lands.

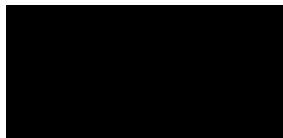
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders 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 17-057-DVP

CC: Ministry of Agriculture – Attention: Lori Vickers

51998m1



Ministry of
Transportation
and Infrastructure

Our file: 2020-05840
Your file: 17-057 DVP
Date: December 4, 2020

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

Attn: Jack Peckham

The Ministry of Transportation and Infrastructure has received and reviewed your referral of November 16th, 2020 to permit a front yard setback of five (5) metres whereas seven (7) metres is required as per section 37(f) in the PRRD Zoning Bylaw No. 1343, 2001 at location PID: 028-642-627 PARCEL A (BEING A CONSOLIDATION OF LOTS 3 AND 4, SEE BB1974913) SECTION 26 TOWNSHIP 78 RANGE 15 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN 12184. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the development permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Beth Bahm at (778) 576-1114 or by email at Beth.Bahm@gov.bc.ca.

Sincerely,

Beth Bahm, Development Officer
Ministry of Transportation and Infrastructure, Peace District