

Anmol Anand

From: Kevin Henderson <khenderson@dawsoncreek.ca>
Sent: Tuesday, April 27, 2021 2:05 PM
To: Anmol Anand
Subject: RE: External Referral Package for review and comment (PRRD File No. 21-007 ZN)

CAUTION: This email originated from outside of the organization.

Anmol,

Our Interests are unaffected.

Thank you



Kevin Henderson, ASCT
General Manager of Development Services
The Corporation of the City of Dawson Creek
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www.dawsoncreek.ca
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From: Anmol Anand <Anmol.Anand@prrd.bc.ca>
Sent: April 27, 2021 1:58 PM
To: 'Stephanie.Vokurka@northernhealth.ca' <Stephanie.Vokurka@northernhealth.ca>; 'frontcounterbc@gov.bc.ca' <frontcounterbc@gov.bc.ca>; 'Ireimer@prn.bc.ca' <Ireimer@prn.bc.ca>; 'rjamurat@fortstjohn.ca' <rjamurat@fortstjohn.ca>; 'clerk@hudsonshope.ca' <clerk@hudsonshope.ca>; 'admin@poucecoupe.ca' <admin@poucecoupe.ca>; 'd-chet@gochetwynd.com' <d-chet@gochetwynd.com>; 'lford@districtoftaylor.com' <lford@districtoftaylor.com>; 'tradmin@dtr.ca' <tradmin@dtr.ca>; Kevin Henderson <khenderson@dawsoncreek.ca>
Cc: Planning Department <planning@prrd.bc.ca>; PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: External Referral Package for review and comment (PRRD File No. 21-007 ZN)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Please see the attached referral package for PRRD File No. 21-007 ZN. Please let me know if you have any questions regarding the proposed site specific zoning text amendment.

Please respond by May 18th, 2021.

Thanks and have a great day.

Regards,

Anmol Anand | Junior Planner

Phone: **250-784-4845** | anmol.anand@prrd.bc.ca | www.prrd.bc.ca

Peace River Regional District, Box 810, Dawson Creek, BC V1G 4H8



PEACE RIVER REGIONAL DISTRICT



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

Attention: Planning Department

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated April 27, 2021 to provide a site-specific text amendment in the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow for a work camp and a convenience store on District Lot 4244, PRD. The proposal falls within Section 52 of the Transportation Act and will require formal MoTI approval and signature. MoTI is not in support of the proposal at this time and has the following requirements that must be satisfied prior to final approval and signature by MoTI.

1. The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of MoTI. CA Highways carry stringent requirements for access, with a preference for alternate access.

No direct access to Alaska Highway 97N is supported from the subject lot. All access is to be via the side street network (Mile 135 Road).

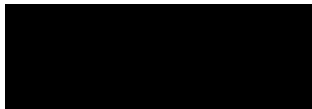
2. MoTI requires a Traffic Impact Study (TIS) prepared by a qualified engineer registered to conduct business in BC. Prior to consideration of approval of the site-specific text amendment, MoTI must review and approve the TIS. As a result of the TIS recommendations, any of the offsite improvements that are deemed necessary by MoTI must be designed and constructed to MoTI specification. The applicant is encouraged to contact MoTI at their earliest convenience to set up a Scope Development Meeting to determine the Terms of Reference for the TIS.
3. Applicant to apply online for a "Works: Road Works" permit for the construction of any improvements required by MoTI. Applicant to apply online here:
<http://www.th.gov.bc.ca/permits/Apply.asp>
4. Applicant to apply online for an "Access to a Controlled Access Highway" permit for the connection to Alaska Highway 97N from Mile 135 Road. Applicant to apply online here:
<http://www.th.gov.bc.ca/permits/Apply.asp>

5. No storm drainage shall be directed toward Alaska Highway 97N. This would include but is not limited to collection/run-off of the internal road system or development run-off. All storm water detention must be dealt with onsite. There will be no discharge into MoTI ditches.
6. Care should be taken in the lighting design on the site to avoid excessive glare which could cause safety concerns for motorists traveling on Alaska Highway 97N.

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 early in the process. If you or the applicant has any questions, please contact me at (778) 576-1184 or by email at Erlina.pieper@gov.bc.ca.

Sincerely,



Erlina Pieper

Development Officer