



Ministry of
Transportation
and Infrastructure

Our file: 2021-02755
Your file: 17-056 DVP
Date: June 15, 2021

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

Attn: Planning Department

This communication is a follow up regarding the letter dated June 9, 2021 (attached).

All of the conditions outlined in our letter dated June 9, 2021 have been satisfied and the Ministry has no concerns with the proposal.

Thank you for the opportunity to comment early in the proposal. If you have any questions, please contact Erlina Pieper at (778) 576-1184.

Sincerely,



Erlina Pieper, Auxiliary Development Officer



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

Attn: Planning Department

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of May 18, 2021 to reduce the front parcel line setback from 7m to 1.2m for an existing office and reduce the interior side parcel line from 3m to 0 metres for an existing shop, permitted only for the lifetime of the aforementioned structures in the existing state/size, within PRRD Zoning Bylaw No. 1343, 2001. Section 505 of the Local Government Act does not apply however, MoTI has the following requirements that must be met prior to issuance of the Development Permit:

1. A structure (sea can) associated with the property is encroaching within provincial public highway dedication. The owner is required to remove any structures from Micro Subdivision Road and locate them on private property.

Under Section 12 of the Provincial Public Undertakings Regulation, an owner of land must not place any building, trailer, mobile home or other structure within 4.5m of the property line with a provincial public highway. Owner to apply online to MoTI for a setback permit for the existing structure (office) located within the 4.5m setback.

OR

2. Provision of a suitably worded covenant regarding the subject lot to restrict further encroachment into Micro Subdivision Road, 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 (Sample attached).

Owner to apply online for a Structure: Encroachment permit to the Ministry of Transportation and Infrastructure for the existing structure within Micro Subdivision Road.



Ministry of
Transportation
and Infrastructure

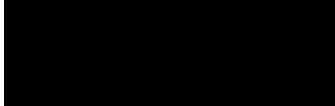
Our file: 2021-02755

Your file: 17-056-DVP

Date: June 9, 2021

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Erlina Pieper at (778) 576-1184 or email at erlina.pieper@gov.bc.ca

Sincerely,



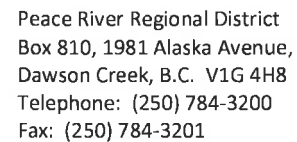
Erlina Pieper, Auxiliary Development Officer



REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

Peace River Regional District	Development Variance Permit #17-056	Date: May 18, 2021									
<p>You are requested to comment on the attached development variance permit for potential effect on your agency's interests. We would appreciate your response within 21 days (June 8, 2021). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>											
<p>PURPOSE OF PERMIT:</p> <p>To reduce the front parcel line setback from 7 m to 1.2 m for an existing office and reduce the interior side parcel line from 3 m to 0 metres for an existing shop, permitted only for the lifetime of the aforementioned structures in the existing state/size, within PRRD Zoning Bylaw No. 1343, 2001.</p>											
<p>GENERAL LOCATION: Briar</p>											
<p>LEGAL DESCRIPTION: Lot 2 Section 26 Township 78 Range 15 West of the 6th Meridian Peace River Regional District PGP46412</p>											
<p>AREA OF PROPERTY 0.81 ha (1.99 acres)</p>	<p>ALR STATUS: Inside</p>	<p>OCP DESIGNATION: Light Industrial (LI)</p>									
<p>Land Owners: Darryl Haney</p>											
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this bylaw.</p> <p><u>Jack Peckham</u> Title: <u>South Peace Land Use Planner</u></p>											
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none">✓ Agricultural Land Commission✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development✓ Northern Health✓ Dawson Creek Rural Fire Department											
<p>Other:</p> <table border="0"><tr><td>✓ District of Chetwynd</td><td>✓ District of Hudson's Hope</td><td>✓ District of Taylor</td></tr><tr><td>✓ City of Dawson Creek</td><td>✓ Village of Pouce Coupe</td><td>✓ District of Tumbler Ridge</td></tr><tr><td>✓ City of Fort St. John</td><td>✓ School District #59</td><td></td></tr></table> <p style="text-align: center;"><i>(As per the Management of Development Function)</i></p>			✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor	✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge	✓ City of Fort St. John	✓ School District #59	
✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor									
✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge									
✓ City of Fort St. John	✓ School District #59										





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

June 1, 2021

Reply to the attention of Sara Huber
ALC Issue: 52248
Local Government File: DVP 17-056

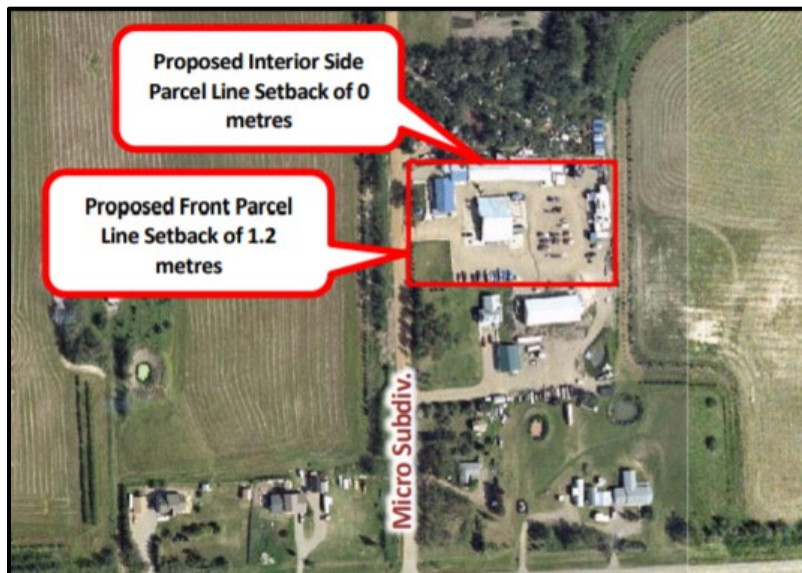
Jack Irving-Peckham
South Peace Land Use Planner, PRRD
Jack.Peckham@prrd.bc.ca

Re: Peace River Regional District Development Variance Permit 17-056

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Development Variance Permit 17-056 (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*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The DVP proposes to reduce the front parcel line setback from 7 m to 1.2 m for an existing office and to reduce the interior side parcel line from 3 m to 0 m for an existing shop on the property identified as 8306 Micro Subdivision; PID: 024-932-744 (the “Property”). The structures (i.e. office and shop) are permitted by the PRRD only for their lifetime in their existing state and size.

Proposal Map:



In January 2021, the ALC approved the non-farm use of 1.6 ha of the Property to continue operating a commercial welding and fabrication business (Application 56210; Resolution #27/2021). The remaining portion of the Property is not subject to the ALC Act and its Regulations under s. 23(1) of the ALC Act.

ALC staff understand that the Commission previously approved the non-farm use of the Property for the commercial welding and fabrication business, and that the structures proposed for the variance were pre-existing at the time of that decision. For this reason, ALC staff do not object to the issuance of the DVP.

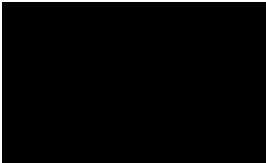
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, 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 DVP 17-056

CC: Ministry of Agriculture – Attention: Nadia Mori (Nadia.Mori@gov.bc.ca)

52248m1

Archived: Friday, June 11, 2021 9:06:11 AM
From: Umbach, Shalako [NH]
Sent: Wednesday, May 19, 2021 10:55:46 AM
To: Jack Irving-Peckham
Subject: RE: External Referral: PRRD File No. 17-056
Sensitivity: Normal

CAUTION: This email originated from outside of the organization.

Hi Jack,

I have reviewed this application and have determined that it should not have any health or environmental impacts. I have no concerns regarding this application.

Thanks,

Shaq Umbach, BSc, BEH, CPHI(C)
Environmental Health Officer

Northern Health

1001 110th Ave.
Dawson Creek, BC V1G 4X3
Tel: 250-719-6500
Fax: 250-719-6513
shalako.umbach@northernhealth.ca

northernhealth.ca



the northern way of caring

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From: Cooke, Joan [NH] <Joan.Cooke@northernhealth.ca> **On Behalf Of** Public Health Protection
Sent: Wednesday, May 19, 2021 8:13 AM
To: Vokurka, Stephanie [NH] <Stephanie.Vokurka@northernhealth.ca>
Subject: FW: External Referral: PRRD File No. 17-056

From: Jack Irving-Peckham <jack.peckham@prrd.bc.ca>
Sent: Tuesday, May 18, 2021 4:44 PM
Cc: Planning Department <planning@prrd.bc.ca>
Subject: External Referral: PRRD File No. 17-056

Hello,