

## SUMMARY OF COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

### City of Fort St. John:

- Approval not recommended.
- Has this site and its surrounding area been considered for LSI in the ongoing NPFA OCP update? Does the update include information that informs the future growth of this area?
- The amendment to Light Service Industrial in both Zoning and the OCP is inconsistent with both the OCP and Zoning of the immediate surrounding lands and has potential to adversely affect both agricultural and residential lands.
- Does the current inventory of available Light Service Industrial lands within the Regional District provide support to the amendment of the OCP and the Zoning Bylaws with a need for this change?

### North Peace Regional Airport:

- Approval recommended subject to conditions below.
- Subject property is restricted to a maximum height of 45m above surface elevation to ensure compliance with Federal Registered Zoning Regulations and the Airport Obstacle Limitation Surface.

### PRRD Bylaw Enforcement Officer:

- Approval not recommended.
- This corner is already an area of concern for bylaw enforcement and adding industrial uses on this corner would amplify the complaints.
- Gravel processing facilities, bulk fuel sales, machine shops, welding shops, warehousing and freight facilities are all uses that could occur without further approval. Many of the permitted uses are noisy in nature, have high traffic volume and loud equipment with back up alarms etc. These businesses do not typically operate on an 8am-5pm work day. In addition, there would be no limit on amount of land covered by principal structures.
- There would be considerable impact on the residential properties.

### PRRD GIS Department:

- No concern regarding civic addressing off Alcan St.
- There are currently no civic addresses assigned to buildings on this parcel.

### PRRD Building Inspector:

- Interests unaffected.