



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 January 31, 2022 to amend the OCP from MDR "Medium Density Residential" to HC "Highway Commercial" and to amend the Zoning Bylaw from R-4 "Residential - 4 Zone" to C-2 "General Commercial Zone" and include a site-specific text amendment that permits "manufactured home sales" on the subject property only. The subject property is Lot 2 Section 24 Township 83 Range 18 W6M PRD Plan PGP47112. 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. 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 proposed rezoning amendments, MoTI must review and accept 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. A follow up response to the PRRD from MoTI will be sent after the TIS is accepted by MoTI. It will outline any outstanding and/or new conditions that must be met as a result of the TIS including, but not limited to, design and construction of highway improvements, plans, legal documents etc.
2. 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.

The Ministry requires the landowner to enter into a suitably worded covenant, restricting direct access to the Alaska Highway 97N from the subject property. The covenant is to be registered 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. The covenant to be registered with priority over any financial charges. It is recommended a draft version of the document be submitted to MoTI before obtaining signatures from landowners and affected charge holders to ensure suitability of the documents.

3. Owner to request a revision to existing access permit number 2013-02502 from MoTI. Please contact Development Services at [devapps.fs@gov.bc.ca](mailto:devapps.fs@gov.bc.ca)

No storm drainage shall be directed toward any MoTI road dedications. 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.

Buildings or structures adjacent to Alcan Street (619B) and Alaska Highway 97N are to be set back from the property line, a minimum of 4.5 meters.

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.



Ministry of  
Transportation  
and Infrastructure

Our file: 2016-04473  
Your file: 16-110 OCP/ZN  
Previously: 110-2016\_Stewart  
Date: February 14, 2022

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](mailto:Erlina.pieper@gov.bc.ca)

Sincerely,

Erlina Pieper, Development Officer