



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	Zoning Bylaw No. 2403, 2020	Date: February 3, 2020
You are requested to comment on the attached APPLICATION for potential effect on your agency's interests. We would appreciate your response within 21 days (February 24, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.		
PURPOSE OF APPLICATION: To rezone the subject property from 'R-4' (Residential 4 Zone) to 'C-2' (General Commercial Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001.		
GENERAL LOCATION: Charlie Lake BC		
LEGAL DESCRIPTION: Lot 1 Section 19 Township 84 Range 19 W6M Peace River District Plan 16717 PID: 004-194-713		
AREA OF PROPERTY 0.41 ha (1.00 ac)	ALR STATUS: Within	OCP DESIGNATION: Highway Commercial
Land Owner: Peace Way Trucking		
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. Name: <u>Michael Blatz</u> Title: <u>North Peace Land Use Planner</u>		
This referral has also been forwarded to the following agencies: <ul style="list-style-type: none">✓ Northern Health✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands, Natural Resources Operations and Rural Development✓ Agricultural Land Commission		
Other: <ul style="list-style-type: none">✓ 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 60✓ Charlie Lake Fire Dept.✓ PRRD Enviro. Services <p style="text-align: center;"><i>(As per the Management of Development Function)</i></p>		



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

February 13, 2020

Reply to the attention of Sara Huber
ALC Issue: 51700
Local Government File: 20-002-ZN

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2303, 2020

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2303, 2020 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as 8912 Highway 97 North, Charlie Lake; PID: 004-194-713 (the “Property”) from R-4 (Residential 4) to C-2 (Commercial 2) in order to build a new commercial building.

In 1994, the Commission endorsed the Charlie Lake Official Community Plan (the “Charlie Lake OCP”) which designated the Property for Highway Commercial (Planning Review 1707).

In 2005, the Commission endorsed the Fort St. John and Area Comprehensive Development Plan (the “Fort St. John and Area CDP”) which identified the Property in Area 3a, designated for “Mixed Uses”, including commercial and residential uses (Planning Review 17438; Resolution #111/2005).

In 2009, the North Peace Fringe Area Official Community Plan (the “NPFA OCP”) subsequently replaced the Fort St. John and Area CDP the North Peace Official Community Plan, and the Charlie Lake Official Community Plan. The 2009 NPFA OCP designated the Property as Highway Commercial (Planning Review 42477; Resolution #1105/2009).

ALC staff has most recently reviewed the NPFA OCP in 2018, in which staff generally found the NPFA OCP to be consistent with the ALCA and its regulations, as well as previous resolutions of the Commission (Planning Review 46562; No Resolution). The Property remains designated for Highway Commercial.

ALC staff recognizes that this Property has been designated for non-agricultural use since 1994, which has consistently been supported by the Commission in subsequent years. For this reason, ALC staff has no objection to the proposed Bylaw.

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 [REDACTED] or by e-mail ([REDACTED]).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

[REDACTED]

Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2303

CC: Ministry of Agriculture – Attention: Lori Vickers

51700m1



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: Feb. 4, 2020

Re: File # 20-002-ZN, 8912 Hwy. 97 North

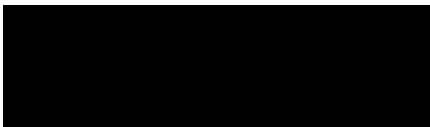
Hello Michael,

Charlie Lake Fire Department (CLFD) has no concerns with the rezoning of this property @ 8912 Hwy 97 North from R4 to C2.

However, if the property is re-zoned to C2, we CLFD request information on the type of business being proposed for this property/location prior to business being conducted.

CLFD may have comment or suggest caveats suited for the type operation once proposed.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department



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

Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 3, 2020 to rezone subject property L 1 SEC 19 TP 84 R 19 W6M PEACE RIVER PL 16717 from 'R-4' (Residential 4 Zone) to 'C-2' (General Commercial Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is not in support of the proposal and we have the following conditions that must be satisfied prior to final approval and signature by the Ministry.

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

Because of the increased density of this development, the Ministry requires a right in/right out paved access to be engineered and constructed prior to final approval.

Alternatively, the land owner may engineer and construct a frontage road to connect to the existing south or north frontage roads to the access point of the development, with or without a right in/right out directly to the subject lot. The future goal may be to have access to the subject lot via a frontage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to only the frontage road at that time.

The land owner also has the option to conduct a traffic impact study (TIS) for the proposed development to determine what improvements may be most appropriate for the proposed commercial zoning at this location.



Ministry of
Transportation
and Infrastructure

Our file: 2020-00595
Your file: 20-002-ZN
Date: February 14, 2020

The land owner is encouraged to contact the Ministry to discuss the requirements of the TIS or design drawings at their earliest convenience. Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at [REDACTED] or by email at [REDACTED].

Sincerely,



Jennifer Dyer
Development Technician
Peace District

NH comments for By-Law Referral from PRRD

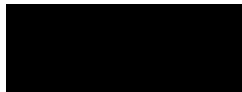
Re: Zoning Bylaw No. 2403, 2020 Dated February 3, 2020

Must follow Public Health Act, Drinking Water Act and its applicable regulations, Sewerage System Regulations as applicable.

Must not cause a health hazard.

Must have appropriate sewerage system installed and all the requirements met as applicable.

Thanks,



Madhu Nair. CPHI (C), B. Tech, DFT, DHRM
Environmental Public Health Officer

Health Protection and Disease Prevention

Northern Health

10115-110th Avenue, Fort St. John, BC V1J 6M9

Tel: (250) 263-6000

Fax: (250) 263-6086

Michael Blatz

From: Paulo Eichelberger
Sent: Friday, February 7, 2020 8:24 AM
To: Michael Blatz; PRRD_Internal
Subject: RE: PRRD File 20-002-ZN | Proposed Zoning Amendment

Thanks, Mike,

No comments on this one.

[Paulo Eichelberger](#) | General Manager of Environmental Services

Direct: [REDACTED] | [REDACTED]

PEACE RIVER REGIONAL DISTRICT | Box 810, 1981 Alaska Highway Avenue, Dawson Creek, BC V1G 4H8
Toll Free: (24 hrs): **1-800-670-7773** | Office: **250-784-3200** | Fax: **250-784-3201** | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: Monday, February 3, 2020 4:31 PM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File 20-002-ZN | Proposed Zoning Amendment

Good afternoon,

Please review the attached documents regarding a proposed zoning amendment for a property in the Charlie Lake area. Please comment on any potential effects on your organization by **February 24, 2020**.

Best,

[Michael Blatz](#) | Land Use Planner

PEACE RIVER REGIONAL DISTRICT | Direct: **250-785-8084**
michael.blatz@prrd.bc.ca | www.prrd.bc.ca



PEACE RIVER REGIONAL DISTRICT



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