

COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

PRRD Bylaw Enforcement Officer

The Regional District does not have an active bylaw enforcement file on this property.

PRRD GIS Department

No concerns.

BC Hydro

A Right of Way is required for the existing works on the subject property.

Ministry of Agriculture and Food

See attached letter.

Ministry of Transportation

See attached letter.



January 23, 2023

Local Government File: 22-008 ZN

Anastasia Zehetmeier, Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: Anastasia.Zehetmeier@prrd.bc.ca

Re: Zoning Bylaw Amendment – 2959 Sawchuk Road (PID 014-927-101)

Dear Anastasia Zehetmeier,

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed zoning bylaw amendment to rezone a Large Agricultural Holdings (A-2) 46.2-hectare non-Agricultural Land Reserve (non-ALR) parcel, to a Small Agricultural Holdings (A-1) 39.4-hectare portion and a Residential-4 (R-4) 3.64-hectare portion. Ministry staff offer the following comments:

- The applicant is pursuing subdivision of the parcel along the proposed zoning boundaries and expansion of the existing gravel pit on the larger portion of the parcel. The subject parcel's Official Community Plan designation is Settlement and there are some ALR lands in the surrounding area. Ministry staff note the minimum lot sizes for A-2 zoned parcels are 63-hectares, A-1 parcels are 15-hectares and R-4 parcels are 1.8-hectares.
- Based on B.C.'s [Soil Information Finder Tool](#) (SIFT) the soil in the area is a well-drained loamy sand with an Agricultural Capability rating of 5PM. Land with this rating is generally limited to the production of perennial forage crops or other specially adapted crops. The subclass 'P' indicates stoniness that could impact management practices. The subclass 'M' indicates soil moisture deficiency.
- While it is not clear from the application or aerial imagery if the lot is currently used in agricultural production, expansion of the gravel pit may not be beneficial for the potential future use of the lot for agriculture as it may cause disruptions to the land and soil.
- Prior to extraction an agrologist report would provide strategies for reclamation that can allow the property to be returned to agricultural production after works have completed, as the larger lot portion will still be an area zoned for agriculture.

- Ministry staff also note that in the long-term, the proposed rezoning and subdivision may not benefit the future potential agricultural production on the parcel, as smaller parcel sizes may increase the potential for residential use once the gravel extraction activity is completed.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
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Sent via eDAS

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Attn: Services, Planning PRRD

This communication is in follow up regarding the Zoning Bylaw referral application, received on December 7, 2022.

The Ministry has no concerns with the proposal to rezone. As of note, we may have a concern of potential traffic volumes and negative impacts on the current road infrastructure with future developments.

Thanks again for allowing us the opportunity to comment early in the proposal. If you have any questions, please call me at 250-645-9575.



Kelsi Windhorst, Development Officer