



Peace River Regional District

Development Application Referral

July 16, 2020

**Re: Official Community Plan & Zoning Bylaws Nos. 2411 & 2412, 2020
PRRD File No. 20-009-OCPZN**

You are invited to comment on the attached application for potential effect on your agency's interests. We would appreciate your response within 21 days (**August 6, 2020**). If no response is received within that time, we will assume your agency's interests are unaffected. Please provide 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 application.

Proposal

To re-designate a ± 4.1 ha portion the subject property from 'Ag' (Agriculture) to 'LC' (Local Commercial) pursuant to *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009*. Further, to rezone the same ± 4.1 ha portion from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone) and the remaining ± 60.6 ha from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone) pursuant to *PRRD Zoning Bylaw No. 1343, 2001*. The applicants intend to subdivide the property into one ± 4.1 ha lot and one ± 60.6 ha lot in a subsequent application.

Property Information

General Location:	Montney, BC
Legal Description:	SW $\frac{1}{4}$ of Section 22 Township 85 Range 20 W6M Peace River District
PID:	013-507-311
Property Size:	64.7 ha (159.8 ac)
ALR Status:	Within
Current OCP Designation:	Agriculture
Landowner(s):	Thomas & Tanza Stahl

This application is being referred to:

- Ministry of Transportation & Infrastructure (via eDAS)
- Northern Health
- Ministry of Forests, Lands, Natural Resources Operations and Rural Development
- Agricultural Land Commission
- School District 60
- Chetwynd
- Dawson Creek
- Fort St. John
- Hudson's Hope
- Pouce Coupe
- Taylor
- Tumbler Ridge
- PRRD Environmental Services

PRRD Contact

Michael Blatz, North Peace Land Use Planner

PLEASE REPLY TO:

<input type="checkbox"/>	Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8	Tel: (250) 784-3200	Fax: (250) 784-3201	Email: planning@prrd.bc.ca
<input checked="" type="checkbox"/>	9505 100 St, Fort St. John, BC V1J 4N4	Tel: (250) 785-8084	Fax: (250) 785-1125	Email: planning@prrd.bc.ca



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

August 5, 2020

Reply to the attention of Sara Huber
ALC Issue: 51849
Local Government File: 20-009-OCPZN

Michael Blatz
Land Use Planner, Peace River Regional District

Delivered Electronically

Re: Peace River Regional District Official Community Plan and Zoning Amendment Application 20-009

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2411 and 2412, 2020 (the “Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaws are consistent with the purposes of the *ALC Act* (ALCA), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

Current Proposal:

The Bylaws propose to amend the OCP designation of 4.1 ha of the property identified as 14472 Stoddart Creek Road, Montney; PID: 013-507-311 (the “Property”) from Ag (Agriculture) to LC (Local Commercial) and to rezone that same portion from A2 (Large Agricultural Holdings Zone) to C2 (General Commercial Zone) and the remaining 60.6 ha from A2 to A1 (Small Agricultural Holdings Zone) in order to subdivide a 4.1 ha lot from the Property.

File History:

In July 2017, the ALC refused the subdivision of an 8 ha lot from the Property (Application 56271; Resolution #216/2017). In reaching its decision, the ALC found that while the area proposed for subdivision is separated from the remainder by a ravine, the Property is suitable and capable of agricultural uses and should be retained as a whole.

In June 2018, the ALC conditionally approved an application to develop a potable and non-potable water utility facility on an approximately 2 ha portion of the Property (Application 56832; Resolution #196/2018).

ALC Staff Comments:

ALC staff recognizes that an associated exclusion application has been submitted on the ALC’s online application portal (Application 60120; the “Application”). The ALC has received the Application, but has not yet reviewed or decided on the Application. The Application proposes to exclude the 4.1 ha portion of the Property in order to continue using the land as the water treatment and dispensing terminal, which was previously approved by the ALC in 2018. If approved, the applicant intends to subdivide the 4.1 ha portion and transfer its ownership to the water terminal corporation.

ALC staff recognizes that the Application has been submitted and the merits of the proposal will be reviewed at that time. Should the ALC approve the Application, ALC staff has no objection to the Bylaws.

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 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 OCPZN-20-009

CC: Ministry of Agriculture – Attention: Lori Vickers

51849m1



City of Fort St. John
10631 100 Street | Fort St. John, BC | V1J 3Z5
(250) 787 8150 City Hall
(250) 787 8181 Facsimile

July -24-2020

Michael Blatz
c/o Peace River Regional District
9505 100 Street
Fort St. John, BC V1J 4N4

Dear Sir/Madam:

**RE: Development Application Referral for Official Community Plan & Zoning Bylaws Nos. 2411 & 2412, 2020
PRRD File No. 20-009-OCPZN**

The City of Fort St. John has no comments in regards to this development application.

Kind Regards,

Renée Jamurat
Planning Manager



Ministry of
Transportation
and Infrastructure

Our file: 2020-03393
Your file: 20-009-OCPZN
Date: July 21, 2020

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

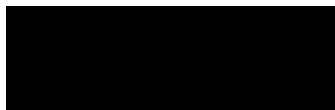
Attn: Michael Blatz – North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of July 16, 2020 to re-designate a \pm 4.1 ha portion the subject property (PID: 013-507-311, The SW 1/4 of, Sec 22, Twp 85, Rge 20, W6M, Peace River) from 'Ag' (Agriculture) to 'LC' (Local Commercial) in pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, and to rezone the same \pm 4.1 ha portion from 'A-2' (Large Agricultural Holdings Zone) to 'C-2' (General Commercial Zone) and the remaining \pm 60.6 ha from 'A-2' (Large Agricultural Holdings Zone) to 'A-1' (Small Agricultural Holdings Zone) in pursuant to PRRD Zoning Bylaw No. 1343, 2001. The property does not fall within Section 52 of the Transportation Act and will not require MoTI formal approval.

MoTI has no objections to the zoning.

Thank you for the opportunity to comment. If you or the proponent have any questions, please contact me at 778-576-1100.

Sincerely,



Raj Chopra – Development Technician

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th Avenue
Fort St John, BC V1J 6M7
Telephone: (250) 787-3237
Facsimile: (250) 787-3279

Area Office Locations:
1201 103 Ave, 3rd floor
Dawson Creek, BC
4744 – 52 Street
Chetwynd, BC V0C 1J0

Michael Blatz

From: Gu, Kang Min (Justin) <KangMin.Gu@northernhealth.ca>
Sent: Monday, July 20, 2020 9:34 AM
To: Michael Blatz
Subject: RE: PRRD File No. 20-009-OCPZN
Attachments: subdivision-guidelines.pdf

CAUTION: This email originated from outside of the organization.

Good Morning Michael,

The following is the comments from Northern Health regarding Zoning Amendment Bylaw No., 20-009 regarding a proposed rezoning:

- Must not cause a health hazard and or must not contaminate or cause to contaminate any drinking water sources, wells, any water bodies
- Must follow Public Health Act, Drinking Water Protection Act and its applicable regulations, Sewerage System Regulation and Groundwater Protection Regulation as applicable
- Must have appropriate sewerage system installed and all the requirements met as applicable
- Proper subdivision protocol be followed for subdividing this property. Please refer to Northern Health's 'Guidelines for Subdivision' for more information.

Please see attached subdivision guideline for your reference. Should you have any questions, please contact the undersigned.

Regards,

Justin Gu, CPHI(C), B. Tech,
Environmental Health Officer

Northern Health – Fort St. John Health Unit
10115 110 Ave Fort St John, BC V1J 6M9
TEL: (250) 263 – 6000
FAX: (250) 263 – 6086

KangMin.Gu@northernhealth.ca



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From: Michael Blatz <Michael.Blatz@prrd.bc.ca>
Sent: Thursday, July 16, 2020 2:02 PM
To: PRRD_Internal <prrd.internal@prrd.bc.ca>
Subject: PRRD File No. 20-009-OCPZN