



REPORT

To: Chair and Directors

Report Number: DS-BRD-344

From: Ashley Murphey, RPP, MCIP, GM of Development Services

Date: November 16, 2023

Subject: Zoning Amendment Bylaw No. 2532, 2023, PRRD File No. 23-011 ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2532, 2023, a site-specific text amendment to allow a 500-person work camp and cardlock facility on the subject property identified as PID 003-738-035, first and second readings; further, That a public hearing be held pursuant to Section 464 of the *Local Government Act*, delegated to the Director of Electoral Area B, and that public notification be authorized pursuant to Section 466 of the *Local Government Act* once the Peace River Regional District has adopted a Public Notice Bylaw.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to amend Zoning Bylaw No. 1000, 1996 to allow for continuing operations of the existing 500-person work camp and cardlock station as permitted uses on the subject property.

Rationale

The proposed zoning amendment is required as the Temporary Use Permits (TUP) for the subject property expired in September 2020 and were renewals of existing TUPs. TUP renewal is only permitted once, and therefore, a site-specific zoning text amendment is required to allow for a 500-person work camp and cardlock facility as permitted uses on the subject property. Further, as per the Rural OCP, Section 18 Policy 7 encourages a zoning amendment to be considered once a Temporary Use Permit and renewal have expired.

The public hearing for this application will be deferred until such time as the PRRD has adopted a Public Notice Bylaw which is necessary due to the closure of the Alaska Highway News and the inability to meet legislative requirements with regards to public notice. Currently the PRRD does not have a Public Notice Bylaw which is required in order to authorize alternative means of notification. Currently the PRRD must adhere to Section 94 of the *Community Charter*, which requires that notice be published in 2 consecutive newspaper editions, prior to the Public Hearing being held. Staff will schedule the Public Hearing once the Public Notice Bylaw has been adopted.

File Details

Owner: Two Bit Development Inc.
Agent: Blackbird Environmental Ltd.
Area: Electoral Area B
Location: Pink Mountain
Legal: District Lot 1371 Peace River District Except Plan 28971
PID: 003-738-035
Lot Size: 45.11 ha (111.46 ac)

Background

July 25, 2013: The Regional Board authorized issuance of TUP No. 085/2013 to Wildfire Land & Cattle Co. Ltd for the operation of a worker camp for up to 500 people on the subject property.

February 13, 2014: The Regional Board authorized issuance of TUP No. 009/2014 for the operation of a fuel facility on the subject property.

September 4, 2014: The Regional Board authorized issuance of TUP No. 030/2014 for the operation of a work camp for up to 1000 persons on the subject property.

April 12, 2018: The Regional Board authorized issuance of TUP No. 15-046 for a renewal to operate a work camp for up to 700 persons on the subject property.

May 22, 2019: PRRD issued TUP No. 18-096 to Two Bit Developments Inc. for a renewal for the continuation of a card lock facility on the subject property.

November 2, 2020: PRRD received Zoning amendment application No. 20-015 ZN to allow for the existing work camp and card lock fuel sales on the subject property.

February 18, 2021: Zoning amendment application No. 20-015 ZN was placed on hold by applicant's request due to pending MoTI approvals, which required a Traffic Impact Study (TIS) and significant highway improvements.

July 28, 2023: Zoning amendment application No. 20-015 ZN was closed as per the Development Services File Closure Policy 4.4 b) iii which states that applications with no readings and placed on hold for a period of 1 year are to be closed.

August 2, 2023: PRRD received zoning amendment application No. 23-011 ZN that is before the Regional Board today for consideration.

Site Context

The subject property is approximately 160 km north of the City of Fort St John, and approximately 200m off Hwy 97 N. The parcels north, east, south, and west of the subject property are zoned A-2. The parcel directly south of the subject property is within the ALR. The parcels directly north of the property are designated Rural Community as per the OCP, with some Residential (R-2), Highway Commercial (HC), and Light Industrial (I-1) zoned properties.

Site FeaturesLand

The subject property is largely cleared of trees, with a section of forested land in the south-east corner of the parcel.

Structures

There are multiple existing work camp buildings on site, including a card lock facility, which are located within an approximately 18 ha (45 ac) portion of the 45 ha (112 ac) property.

Access

The subject property is accessed from N Julianne Rd, approximately 240 m off Hwy 97 N.

Comments & ObservationsApplicant

The applicant states that the operation of this work camp provides economic opportunities, both directly and indirectly, to residents in the Pink Mountain area. It is also stated that there is no new development proposed, and the existing operations and camp capacity of 500 persons will remain.

Agricultural Land Reserve (ALR)

The subject property is outside the Agricultural Land Reserve.

Official Community Plan (OCP)

Pursuant to the Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Agriculture-Rural (Ag-Rural). Land within this designation should be used for agriculture and agricultural operations. The minimum parcel size should be 63 ha (155 ac). Additionally, Section 18 Policy 7 of the OCP encourages a zoning amendment to be considered once a TUP has expired.

Therefore, the proposal is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1000, 1996, the subject property is zoned Large Agricultural Holdings (A-2). Land within this zone may be used for agriculture, oil and gas activities, and temporary worker camps of not more than 30 people, among other uses. The minimum parcel size is 63 ha (155 ac). The proposed use does not comply with the zoning bylaw because it is for a 500-person capacity work camp and cardlock facility.

Therefore, a zoning amendment to allow a 500-person work camp and cardlock facility as permitted uses solely on the subject property identified as PID 003-738-035, is required.

Fire Protection Area

The subject property is outside all fire protection areas.

Mandatory Building Permit Area

The subject property is outside the Mandatory Building Permit Area; however, Building Permits are still available on a voluntary basis.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The subject property is within the School District 60 School Site Acquisition Charge Area. However, the charge is not applicable at this time because no new residential lots are proposed.

Impact Analysis**Context**

The subject proposal is consistent with the surrounding land uses and character of the area, with multiple work camps present in the Pink Mountain area.

Population & Traffic

No change in traffic is anticipated from the existing operations.

Sewage & Water

There are existing septic systems and water cisterns on site.

Comments Received from Municipalities & Provincial Agencies**PRRD GIS**

No concerns.

PRRD Building

No concerns.

PRRD Bylaw Enforcement

No concerns.

Ministry of Transportation and Infrastructure

The subject proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval. Please see the attached letter for further details.

BC Hydro

BC Hydro has no objection in principle to the proposed as BC Hydro's work do not physically cross the property nor is there a Right of Way Agreement registered on Title.

BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors. The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.

2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. If the Developer or Property Owner requires any additional electrical connections, or wishes to relocate any existing powerlines or equipment, please call BC Hydro's Electric Service Coordination Centre at 1-877-520-1355 and asked to speak to a Distribution Designer.

Ministry of Agriculture and Food

Ministry staff note that greater vehicle traffic, permanent work camp participants, and the permanent nature of the subject zoning bylaw amendment, is unlikely to benefit agriculture in the region over the long term. Please see the attached letter for further details.

BC Energy Regulator

The BCER has reviewed this application, including associated documents, and has no concerns at this time regarding the continuation of the camp. Since the camp is located near well sites, BCER would advise the applicant to contact the permit holders of these well sites so that these permit holders can review and revise their emergency plans so that timely steps can be taken in the event of an emergency.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2532, 2023, a site-specific text amendment to allow an additional use for a 500-person work camp and cardlock facility on the subject property identified as PID 003-738-035, first and second readings.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the applicant.

OTHER CONSIDERATION(S):

Public notification for a public hearing will be delayed until the Board has approved an alternative public notice bylaw to ensure that public notification is given in compliance with the *Local Government Act*.

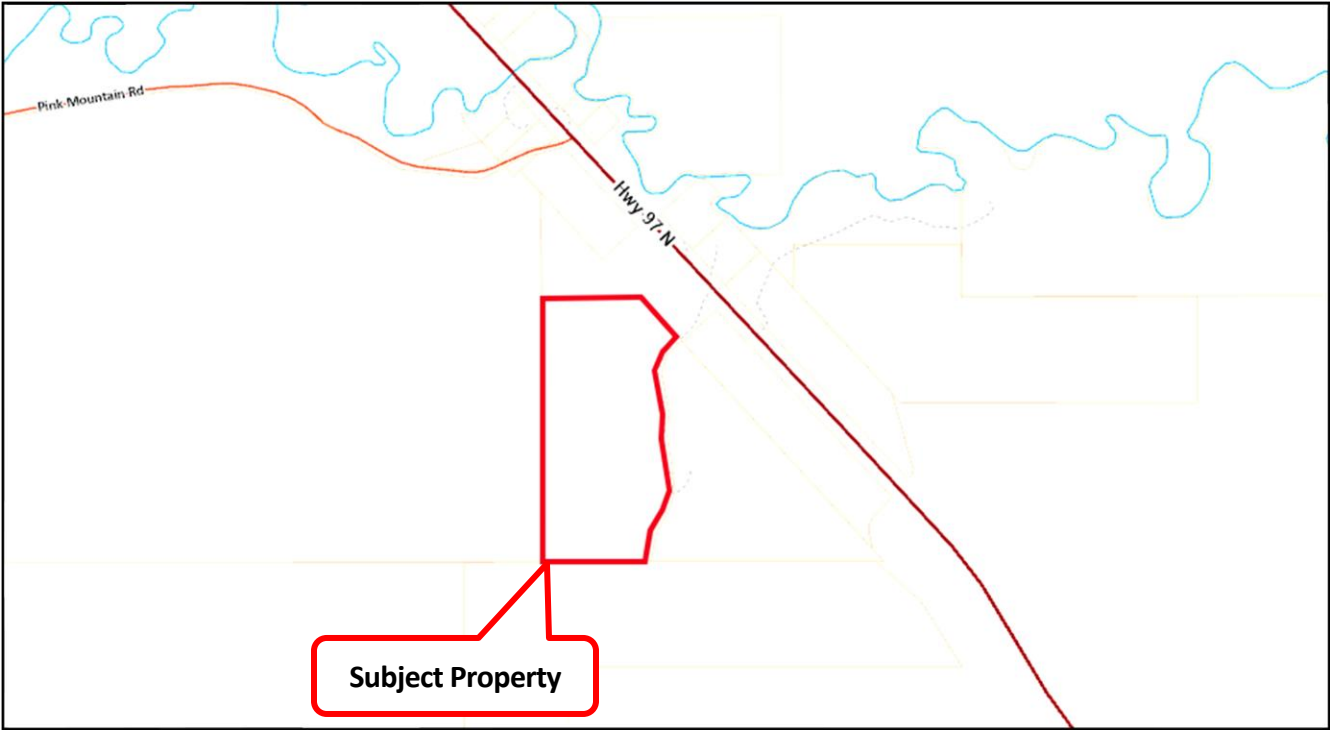
Attachments:

1. Zoning Amendment Bylaw No. 2532, 2023
2. Maps, PRRD File No. 23-011 ZN
3. Application, PRRD File No. 23-011 ZN
4. Comments Received from Municipalities & Provincial Agencies, PRRD File No. 23-011 ZN

External Links:

1. [Temporary Use Permit Application 009/2014 \(Two Bit Developments Inc.\)](#) – See Item R-11
2. [Reconsideration of Temporary Use Permit Application 030/2014 \(Two Bit Development Inc.\)](#) – See Item R-8
3. [Temporary Use Permit 18-096 \(Two Bit Development Inc\)](#) – See Item R-15
4. [Temporary Use Permit Renewal Application 15/046 \(Two Bit Development Inc.\)](#) – See Item R-20

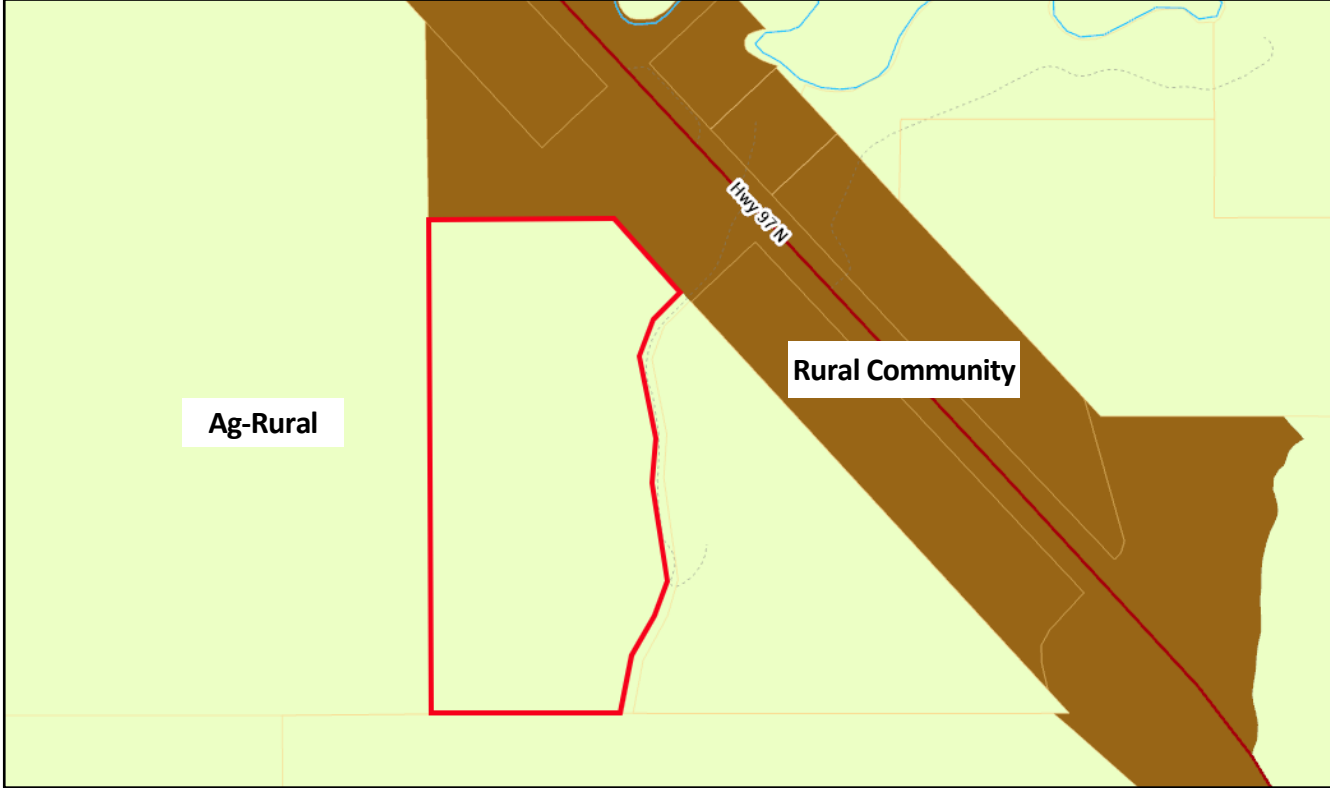
Location: Pink Mountain area



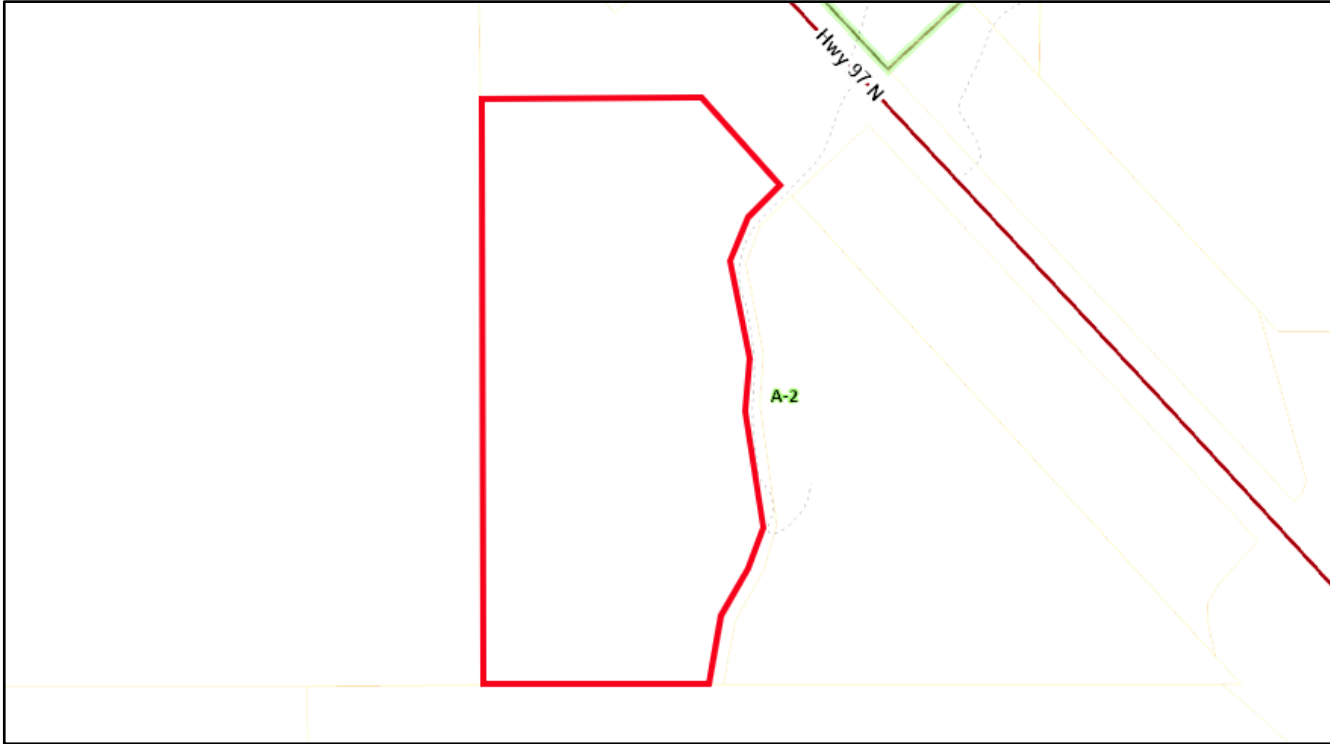
Aerial imagery



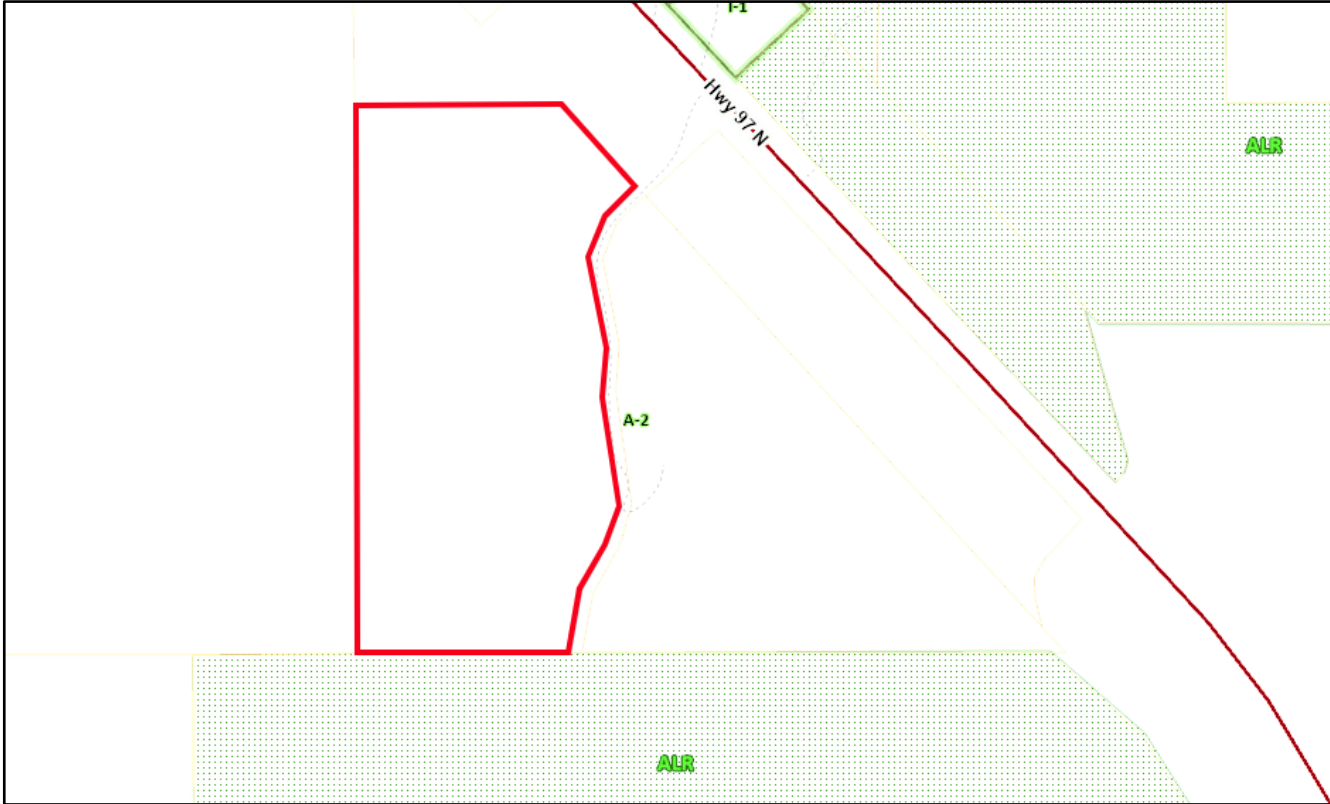
PRRD Rural Official Community Plan Bylaw No. 1940, 2011: Agriculture-Rural



PRRD Zoning Bylaw No. 1000, 1996: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Not within





For Office Use:
 Receipt # [REDACTED]
 Date Received Aug 2, 2023
 File No. 23-011 ZN
 Sign issued: Yes No N/A

Application for Development

1. TYPE OF APPLICATION

- | | | |
|---|-----|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | FEE | \$ 1,150.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment* # | | \$ 800.00 |
| <input type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit* | | \$ 500.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | | \$ 350.00 |
| <input type="checkbox"/> Development Permit # | | \$ 165.00 |
| <input type="checkbox"/> Development Variance Permit | | \$ 165.00 |

* Sign is required for this application type.
Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- | | |
|---|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|---|-------------|

2. PLEASE PRINT

Property Owner's Name Two-Bit Development Inc.	Authorized Agent of Owner (if applicable) Blackbird Environmental Ltd.
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Notice of collection of personal information:
 Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.



3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot	
District Lot 1371, Peace River District Expect Plan 28971	112.45 acres	ha./acres
		ha./acres
		ha./acres
	TOTAL AREA	112.45 acres ha./acres

4. Civic Address or location of property: _____

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: _____
 Proposed OCP designation: _____
 Text amendment: _____

Zoning Bylaw amendment:

Existing zone: A-2 (Large Agricultural Holdings)
 Proposed zone: A-2 (no zoning change proposed, just a text amendment)
 Text amendment: To allow for a work camp and card lock fuel sales on 45 acres of the property

Development Variance Permit – describe proposed variance request:

Temporary Use Permit – describe proposed use:

Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

The subject property currently contains a work camp and a card lock facility on a 45 acre portion.
This infrastructure was originally developed under TUPs (Camp - TUP 15-046, Card Lock - TUP 18-096).

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

- (a) North Open camp, hotel, restaurant, fuel sales
- (b) East historically cleared land
- (c) South historically cleared land
- (d) West historically cleared land

8. Describe your proposal. Attach a separate sheet if necessary:

No new development is proposed beyond the continued operation of the previously constructed work camp and card lock. Camp capacity is proposed to remain at a maximum of 500 people.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

This established development provides economic opportunities, both directly and indirectly, to residents in the Pink Mountain area.

10. Describe the proposed and/or existing means of sewage disposal for the property:

Royal Camp Services Ltd., the camp operator, has licences and agreements in place for the storage and disposal of all sewage generated by the operation of the camp. The sewage is temporarily stored in tanks and then trucked out for disposal.

11. Describe the proposed and/or existing means of water supply for the property:

Royal Camp Services Ltd. utilizes municipal water from Fort Nelson and Fort St. John through bulk water purchases. Bulk water is delivered by trucks and stored in cisterns on site.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
- (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.

15. I / We the undersigned hereby declare that the information provided in this application is complete and is, to the best of my / our knowledge, a true statement of the facts related to this application.



Signature of Owner

August 2, 2023

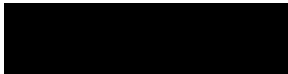
Date signed

Signature of Owner

Date signed

16. **AGENT'S AUTHORIZATION**

If you have an agent act on your behalf in submission of this application, the following authorization **MUST** be signed by **ALL** property owners.

I / We <u>Greg wilson</u> and _____ hereby authorize	
(name of landowner)	(name of landowner)
<u>Blackbird Environmental Ltd.</u> to act on my/our behalf regarding this application.	
(name of agent)	
Signature of Owner: 	Date: <u>August 2, 2023</u>
Signature of Owner:	Date:



CONTAMINATED SITE DECLARATION FORM

I, Matthias Loeseken (Blackbird Environmental Ltd.), hereby acknowledge that the *Environmental Management Act, 2003*, as amended, is effective as of February 1, 2021.

Legal Description(s):

District Lot 1371, Peace River District Expect Plan 28971

Please check only one:

- I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.
*Please contact staff to submit a "site disclosure statement" at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

[Redacted Signature] 02 / 08 / 2023 /
Owner/Agent dd mm yyyy

_____ ____/____/_____
Owner/Agent dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

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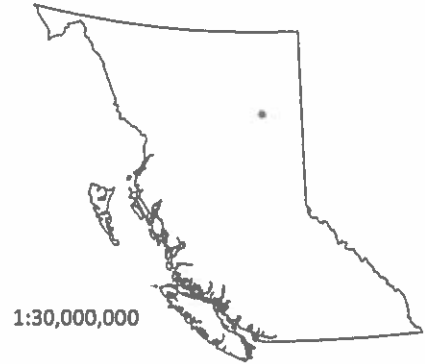
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Two Bit Developments Inc.

District Lot 1371 Work Camp and Cardlock Site Sketch



Horizontal Scale 1:5,000



Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Road Network Paved
- Road Network Rough
- FWA Stream Network
- Application Area
- Parcel Boundaries
- Existing Developments**
- Cardlock Service Area
- Work Camp Buildings
- Work Camp Utilities Area
(Containing Water and Sewer Tanks)

Disclaimer

UTM Zone 10, NAD 83
 Date of data acquisition: Unknown
 Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
 For representational purposes only, all locations are approximate.

Our File:	20055	PRRD File:	TBD	Revision #:	0
Client File:	n/a	GIS:	AM	Date:	Oct. 30, 2020



blackbird.ca
 Fort St. John, BC
 250.793.7262

Figure 1

524750 525000 525250 525500 525750

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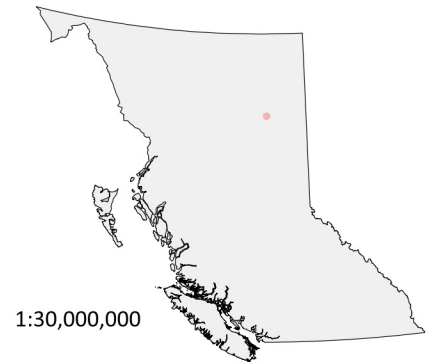
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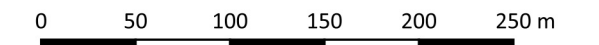
6325000

Two Bit Developments Inc.

District Lot 1371 Work Camp and Cardlock Application Area Sketch



Horizontal Scale 1:4,000



Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Camp Application Area
- 7 m Parcel Boundary Setback
- Parcel Boundary
- Cardlock Service Area
- Work Camp Utilities Area
- Work Camp Buildings
- Parking
- Freshwater Storage
- Reclaimed Water Storage
- Access/Egress
- Road - Loose
- Road - Paved
- FWA Stream Network

Disclaimer

UTM Zone 10, NAD 83
Date of data acquisition: Unknown
Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
For representational purposes only, all locations are approximate.

Our File:	20055	PRRD File:	23-011 ZN	Revision #:	2
Client File:	n/a	GIS:	ML	Date:	Aug. 22, 2023

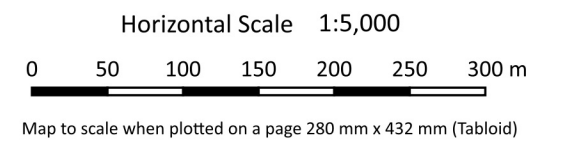
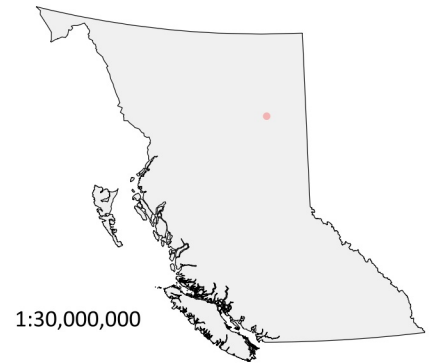


blackbird.ca
Fort St. John, BC
250.793.7262

Figure 2

Two Bit Developments Inc.

District Lot 1371 Work Camp and Cardlock Property Overview Sketch



Legend

- Application Area
- Subject Parcel
- District Lot Boundaries
- Parcel Boundaries
- FWA Stream Network
- Road - Loose
- Road - Paved

Disclaimer

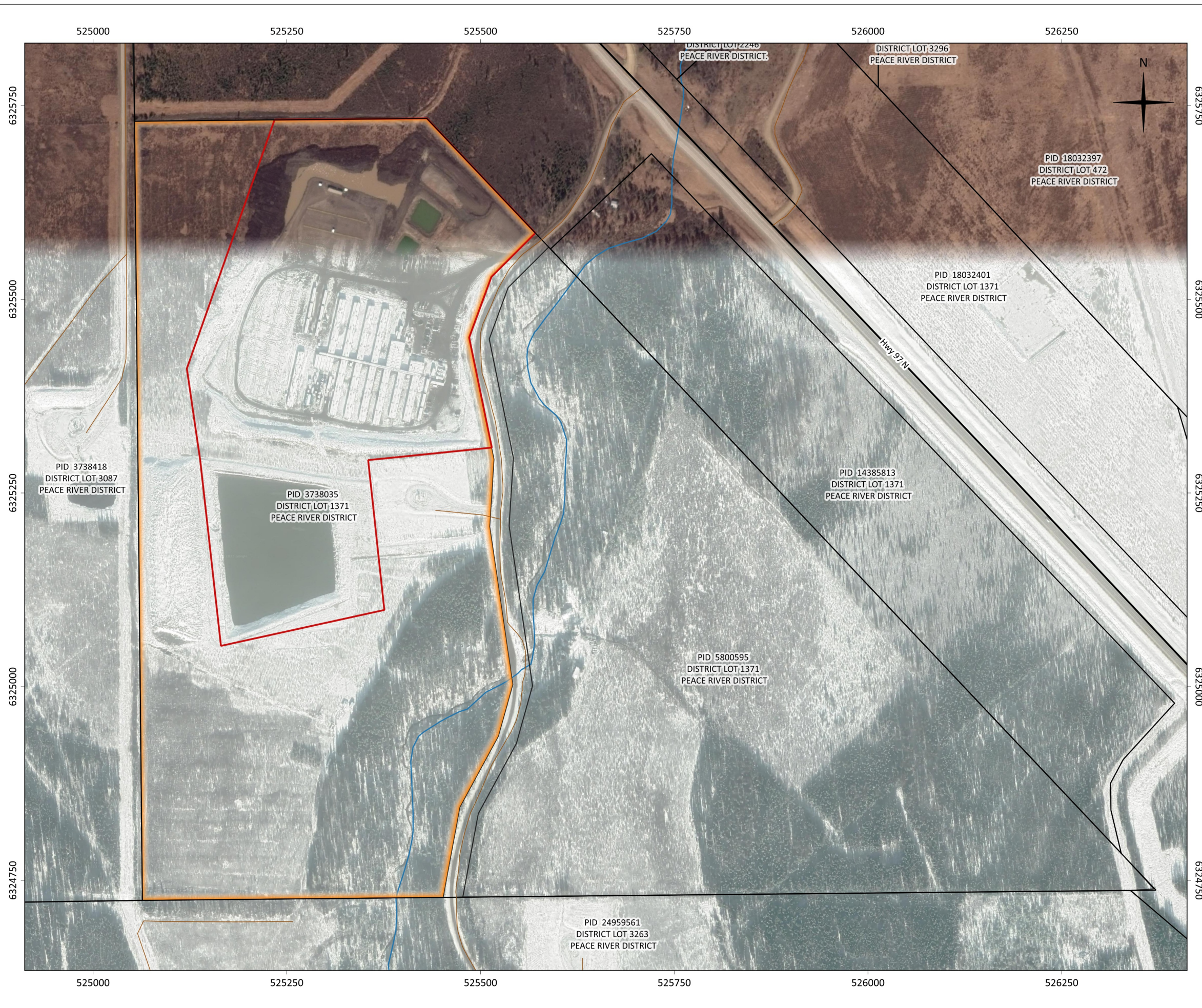
UTM Zone 10, NAD 83
 Date of data acquisition: Unknown
 Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
 For representational purposes only, all locations are approximate.

Our File:	20055	PRRD File:	23-011 ZN	Revision #:	2
Client File:	n/a	GIS:	ML	Date:	Aug. 22, 2023



blackbird.ca
 Fort St. John, BC
 250.793.7262

Figure 1



PEACE RIVER REGIONAL DISTRICT

Bylaw No. 2532, 2023

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1000, 1996"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt "Peace River Regional District Zoning Bylaw No. 1000, 1996;"

NOW THEREFORE the Regional Board of the Peace River Regional District, in open meeting assembled, enacts as follows:

- 1. This bylaw shall be cited for all purposes as "Peace River Regional District Zoning Amendment Bylaw No. 2532, 2023."
- 2. "Peace River Regional District Zoning Bylaw No. 1000, 1996" is hereby amended as follows:
 - a) by adding the following text amendment to Part VI Zones, Section 36 A-2 (Large Agricultural Holdings Zone):

Part VI Zones 2. Regulations – Additional Uses

(g) The following additional use is permitted on land legally described as:

District Lot 1371, PRD, except Plan 28971

- i) 500 person work camp and card lock facility on a 18.2 ha. (44.97 acre) portion of the subject property.

READ A FIRST TIME THIS _____ day of _____, 2023.

READ A SECOND TIME THIS _____ day of _____, 2023.

Public Notice published on the _____ day of _____, 2023.

Public Hearing held on the _____ day of _____, 2023.

READ A THIRD TIME THIS _____ day of _____, 2023.

ADOPTED THIS _____ day of _____, 2023.

(Corporate Seal has been affixed to the original bylaw)

Leonard Hiebert,
Chair

I hereby certify this to be a true and correct copy of "PRRD Zoning Amendment Bylaw No. 2532, 2023, as adopted by the Peace River Regional District Board on _____, 2023.

Tyra Henderson,
Corporate Officer

Corporate Officer



September 25, 2023

Local Government File: 23-011 ZN

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

Re: Zoning Bylaw Amendment – Pink Mountain (north of Beatton River) work camp (PID: 003-738-035)

Dear Ellen,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed zoning bylaw amendment to allow for a work camp of up to 500 people on an 18.2-hectare portion of the 45.11-hectare subject parcel north of Highway 97 and the Beatton River. Ministry staff offer the following comments:

- Ministry staff note that the subject parcel site is located in the same neighbourhood as another work camp (associated with Regional District File TUP 23-002) located just south of Beatton River near Highway 97.
- As stated in the Ministry's TUP 23-002 August 14, 2023, (see attached) referral response letter to the Regional District, similar comments to this proposal apply:
 - "Ministry staff note that the parcel is located outside of the Agricultural Land Reserve (ALR), however ALR polygons are located nearby and it appears some agricultural activity takes place in the region. Based on [iMapBC](#) imagery, it appears that the subject parcel is not currently under any agricultural management."
 - "Weeds and soil borne diseases can greatly reduce the productivity of agricultural areas and under the provincial [Weed Control Act](#) the land occupier has a legal obligation to control noxious weeds on the site. Given the likely increased traffic to and from the site, the Regional District may want to confirm with the applicant if a site-specific weed prevention and

control plan, with a special emphasis on cleaning equipment prior to being brought on site, will be developed as part of this proposal.”

- “Given that there are parcels within the ALR nearby it should also be noted that during certain times of the season (spring seeding, fall harvest) there may be an increase of equipment traffic on the road that could impact traffic flows to and from the camp.”
- Ministry staff note however that unlike the TUP, given the durable nature of the zoning bylaw amendment, the subsequent greater number of anticipated permanent work camp participants, and likely increase in vehicular traffic impacting surrounding agricultural operations, the proposed zoning bylaw amendment, unless supporting farm workers, is unlikely to benefit agriculture in the region in the long-term.

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
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Brenna Schilds P. Ag
Regional Agrologist- BC Peace
Ministry of Agriculture and Food
Phone: 250-795-4101
Email: Brenna.Schilds@gov.bc.ca

Email copy: Agriculture Land Commission - ALC.Referrals@gov.bc.ca

Attachment – Ministry referral response letter, PRRD TUP 23-002, dated August 14, 2023.



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 September 5, 2023, to amend the zoning text within A-2 Large Agricultural Holdings, to allow for a work camp and card lock fuel sales within District Lot 1371, PRD, except Plan 28971.

The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval. The Ministry has the following comments:

1. The ministry has a responsibility to protect the safety and mobility of the highway road network and has concerns due to the proposed land use change. Through previous application reviews, the ministry was provided a Traffic Impact Study, dated April 2015, that was prepared by McElhanney, to address the previously proposed work camp and fuel card lock expansion. At that time the ministry was also provided with a preliminary design for the recommended intersection improvements at Highway 97 and what is referred to as North Juilenne Road.
Although the proposed text amendment is to reflect the current capacity of a 500-bed camp, and fuel cardlock, the ministry wishes to ensure that the existing traffic is not negatively impacting the highway infrastructure.
The ministry is requesting that an addendum to the 2015 Traffic Impact Study be provided for our consideration.
2. The applicant is encouraged to contact MoTI at their earliest convenience to set up a Scope Development Meeting to determine the extent of the requested addendum. This addendum should consider the existing use and traffic volumes with current data, in consideration of the 2015 TIS being out-dated.
3. Applicant will need to re-apply, online, for an Access Permit to the secondary road (North Julienne Road). The existing permit (2017-07148) issued January 19, 2018, is considered invalid, as it does not reflect the fuel card lock. Applicant to apply online here: www.gov.bc.ca/highway-use-permits



4. No storm drainage shall be directed toward North Julienne Road, or the Alaska Highway. 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.
5. 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 97.

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.

Thank you for the opportunity to comment early in the process. If you or the applicant has any questions, please contact me at (250) 261-6027 or by email at DevApps.FSJ@gov.bc.ca.

Sincerely,



Leslie Stephens
Development Officer