

COMMENTS RECEIVED FROM MUNICIPALITIES AND PROVINCIAL AGENCIES

PRRD GIS

No concerns.

PRRD Building

No concerns.

Bylaw

Interests unaffected.

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 Services 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.



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