



REPORT

To: Chair and Directors

Report Number: DS-BRD-374

From: Ashley Murphey, GM of Development Services

Date: January 25, 2024

Subject: OCP & Zoning Amendment Bylaw No. 2540 & 2541, 2024, PRRD File No. 23-014 OCPZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give West Peace Fringe Area Official Community Plan Amendment Bylaw No. 2540, 2024 to amend the designation on a ± 10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from AgR (Agriculture Resource) and S (Settlement) to I (Industrial), S (Settlement), and AgR (Agriculture Resource) first and second readings; and further;

That the Regional Board give Peace River Regional District Zoning Amendment Bylaw No. 2541, 2024 to rezone a ± 10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from A-2 (Large Agriculture Holdings Zone) and P-1 (Park and Open Space) to I-1 (Light Industrial Zone), A-2 (Large Agriculture Holdings Zone), and P-2 (Civic, Assembly and Institutional Zone) first and second readings; and further;

That a Public Hearing be held pursuant to Section 464 of the *Local Government Act*, delegated to the Director of Electoral Area E, and that public notification be authorized pursuant to Section 466 of the *Local Government Act*.

BACKGROUND/RATIONALE:

Proposal

The applicant is looking to amend a ± 7.75 ha (19.15 ac) portion of the property to the 'I' designation and the 'I-1' zone to allow for Oil and Gas Field Services, to make the existing lay down yard permanent, as the Temporary Use Permit renewal has expired.

Staff also recommend amendments to address parcel configuration issues identified through the application review. Staff have recommended to amend a separate ± 3.06 ha (7.56 ac) portion of the property to better reflect the existing public utility use on the parcel, by amending to the 'S' designation and a 'P-2' zone. The parcel configuration also requires amending the designation on a ± 0.015 ha (0.036 ac) portion of the property from 'S' to 'AgR', and the zoning on a different ± 0.035 ha (0.085 ac) portion of the property from 'P-1' to 'A-2'.

Rationale

The Oil and Gas Field Services Contractor use (laydown yard) has been occurring since 2018. In that time there have been no complaints regarding the use, and supportive comments or comments of no concern have been provided by internal and external agencies; therefore, the proposal is supported by staff.

File Details

Owner: Curtis & Elizabeth Brewster
Agent: Aspen Grove Property Services
Area: Electoral Area E
Location: Chetwynd
Legal: DISTRICT LOT 1912 PEACE RIVER DISTRICT INCLUDING THE AREA DESIGNATED ON PLAN EPP122924 EXCEPT PLAN EPP124664
PID: 014-907-852
Lot Size: 83.6 ha (206.6 ac)

Background

Pursuant to PRRD File No. 21-001 TUP, the applicant has an existing Temporary Use Permit, which was renewed in March 2021, for a ± 5.9 (± 14.7 ac) portion of the subject property that permits a laydown area for Oil and Gas Field Services that expires on April 26, 2024. Temporary Use Permits may only be renewed once, therefore this OCP and Zoning amendment is required in order for the use to continue.

Site Context

The subject property is located immediately west of the District of Chetwynd's boundary and southwest of Chetwynd Airport. The Pine River is directly south of the subject property and smaller residential lots are north of the subject property.

Site FeaturesLand

The land is levelled and graveled. The remainder of the property is a mix of forested and cultivated lands.

Structures

There is a municipal water pumphouse located on the property that serves the District of Chetwynd.

Access

Site access is from 50th Street SW (Water Treatment Plant Road).

Comments & ObservationsApplicant Statement

There is a need for Light Industrial land in and bordering the District of Chetwynd. At an OCP open house in Chetwynd (2017), both local governments acknowledged the immediate need for such use. This property has an existing TUP – issued April 8, 2021 PRRD File No. 21-001 TUP. The current activities and land use, including all attached conditions, will remain the same, as specified in this approved TUP.

Agricultural Land Reserve (ALR)

A portion of the subject property is located within the Agricultural Land Reserve, however the portion of the property that is proposed to be amended is not within the Agriculture Land Reserve.

Official Community Plan (OCP)

Pursuant to the West Peace OCP Bylaw No. 2312, 2018, the subject property is designated Ag (Agriculture), AgR (Agriculture Resource) and S (Settlement).

The proposed Oil and Gas Field Services use is not consistent with the AgR or S designations that exist within the amending area. Policy 3.1.3 acknowledges that resource extraction activities are regulated by provincial and federal legislation, however the outdoor storage of materials is not outlined in the OCP. Policy 3.2.1 outlines that the Settlement designation only supports lighter industrial activities that are more serviced oriented and do not produce excessive disruptive emissions, including noise, air, and light pollution.

Therefore, an OCP amendment to Industrial is required. Land within the Industrial designation should be used for industrial uses. The proposal is consistent with the policies of the proposed designation.

Land Use Zoning

Pursuant to Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agriculture Holdings Zone) and P-1 (Park and Open Space Zone). The 7.75 ha amendment area for this application is zoned 'A-2' and 'P-1'. The proposed Oil and Gas Field Services use is not consistent with the permitted uses in both the 'A-2' and 'P-1' zones. Oil and Gas Field Services is a permitted use in the I-1 zone.

Therefore, a Zoning Amendment to 'I-1' is required to accommodate the industrial use proposed. The proposal is consistent with the regulations of the proposed zone.

Fire Protection Area

The subject property is within the Chetwynd Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

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.

Impact Analysis

Population & Traffic

The approval of the OCP/Zoning Amendment is not expected to increase the existing volume of local traffic.

Sewage & Water

Sewage and water will not be required for the uses outlined in the proposed OCP/Zoning Amendment.

Comments Received from Municipalities & Provincial Agencies

Agriculture Land Commission

The site lies outside the ALR, adjacent to the ALC boundary (to the north). Thus, the ALC has no jurisdiction.

The laydown area might be fenced on the north side to discourage trespassing onto ALR land – but it appears from the air photo that there is no actively developed ALR on the northern boundary of the laydown area, thus limiting concerns about trespassing.

BC Energy Regulator (BCER)

Thank you for the opportunity to comment on OCP and Zoning Bylaw Amendment application. The BC Energy Regulator (BCER) has reviewed this application, including associated documents, and has no concerns at this time. Please feel free to contact me at 250-794-5303 or mahesh.khadka@bc-er.ca if you have any questions.

District of Chetwynd

This proposed OCP and Zoning Bylaw Amendment has been approved by the District of Chetwynd Council which supports the proposed continued use as a lay-down yard as Light Industrial storage use. This conforms with past precedent as the area has been used for this purpose in the past. This proposed zoning amendment will allow the continued use as a lay-down yard while providing a permanent solution and operational efficiency.

Ministry of Agriculture and Food

Consider the requirement of a vegetative buffer. See attached letter.

Ministry of Transportation and Infrastructure

No concerns.

PRRD GIS Department

No concerns.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse to give West Peace Official Community Plan Amendment Bylaw No. 2540, 2024 to amend the designation on a ±10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from AgR (Agriculture Resource) and S (Settlement) to I (Industrial), S (Settlement), and AgR (Agriculture Resource) first and second readings; and further,

That the Regional Board respectfully refuse to give Peace River Regional District Zoning Amendment Bylaw No. 2541, 2024 to rezone a ±10.83 ha (26.76 ac) portion of the subject property identified as PID 014-907-852 from A-2 (Large Agriculture Holdings Zone) and P-1 (Park and Open Space) to I-1 (Light Industrial Zone), A-2 (Large Agriculture Holdings Zone), and P-2 (Civic, Assembly and Institutional Zone) 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):

None at this time.

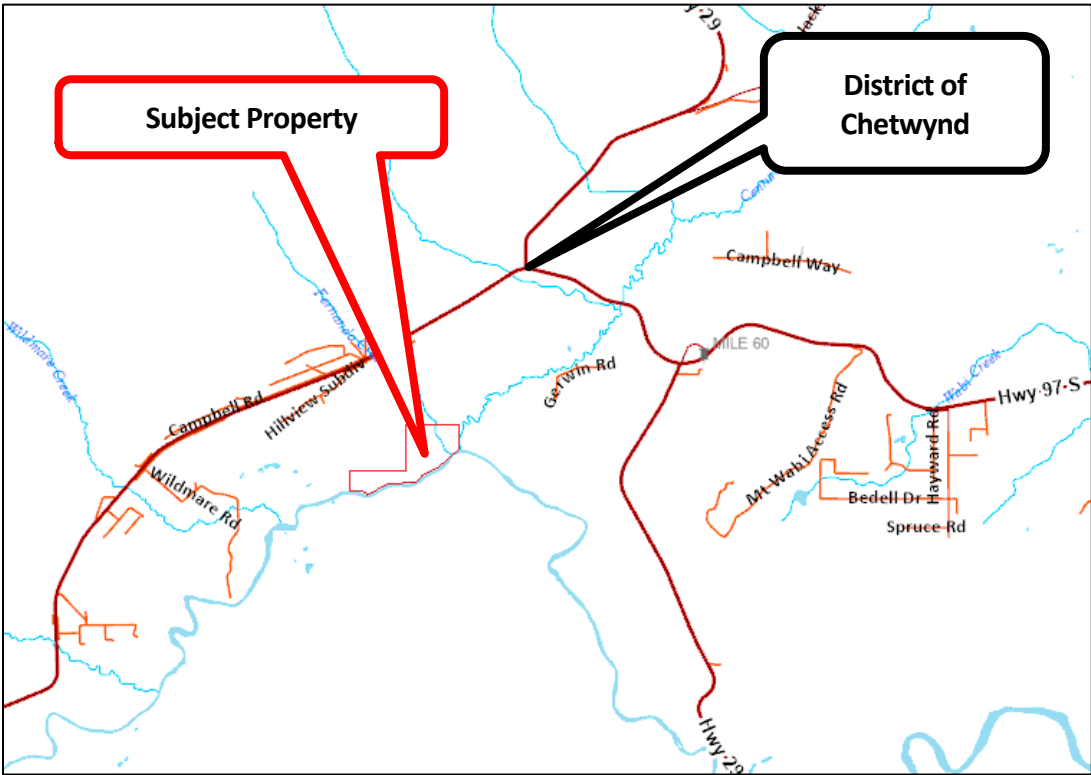
Attachments:

1. Official Community Plan Amendment Bylaw No. 2540, 2024
2. Zoning Amendment Bylaw No. 2541, 2024
3. Maps, PRRD File No. 23-014 OCPZN
4. Application, PRRD File No. 23-014 OCPZN
5. Comments Received from Municipalities & Provincial Agencies

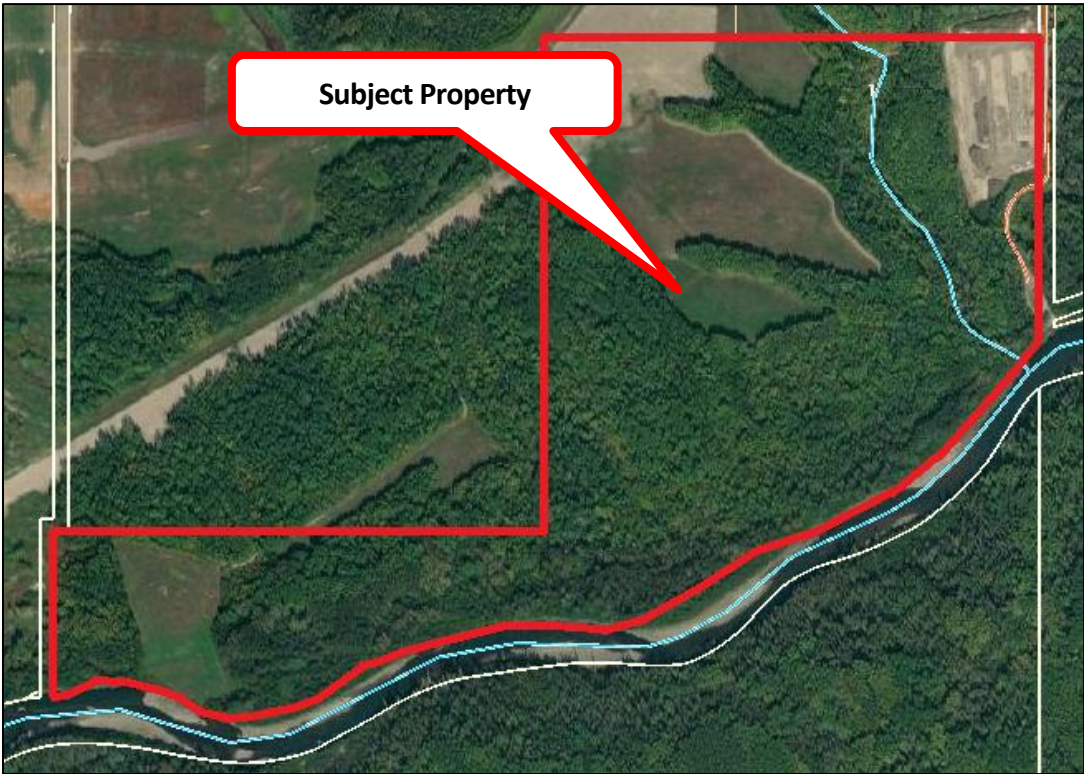
External Links: *(for large attachments that have appeared on past agendas)*

1. [Temporary Use Permit No. 21-001](#) – See Item No. 10.8

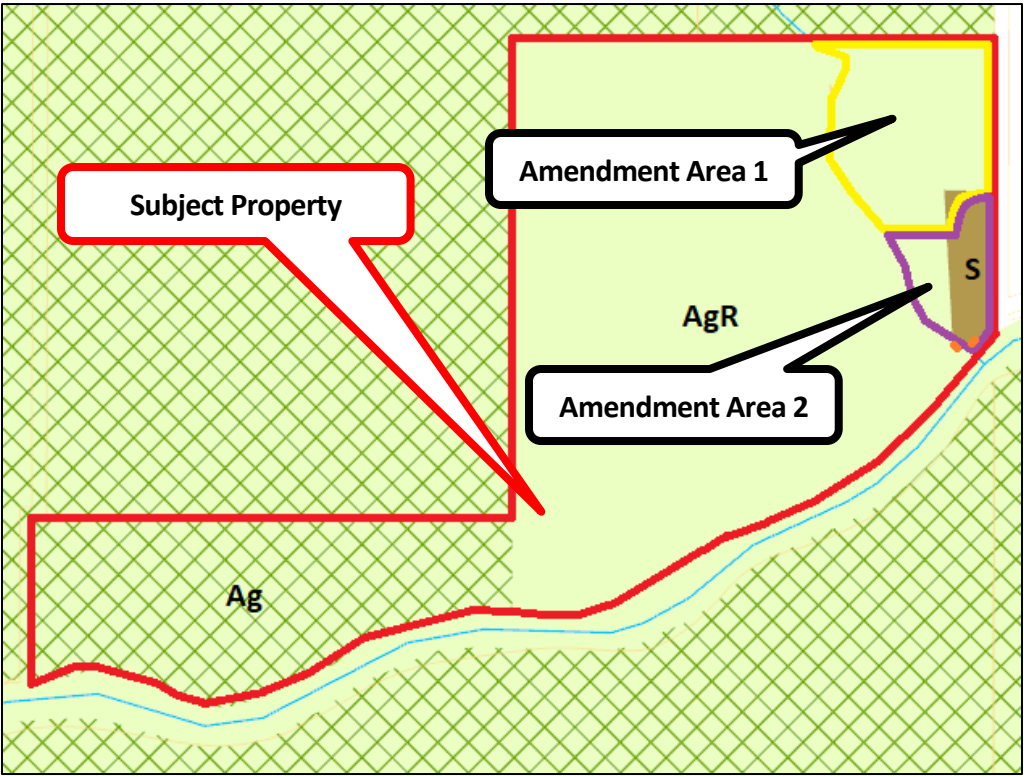
Location: Chetwynd area



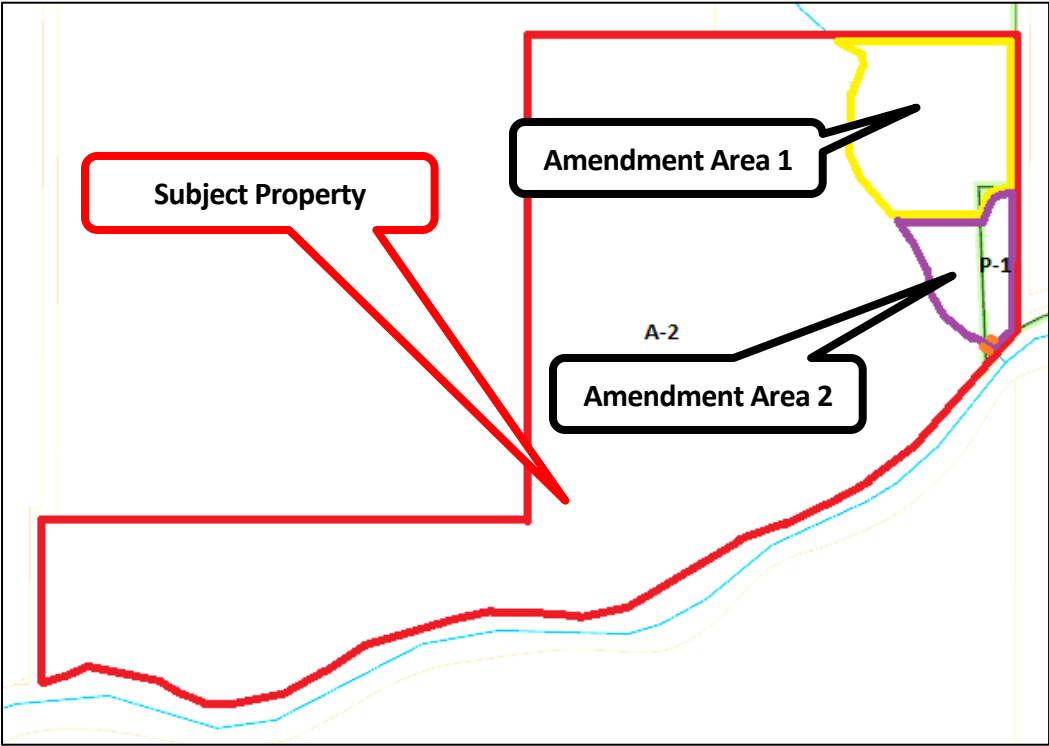
Aerial imagery



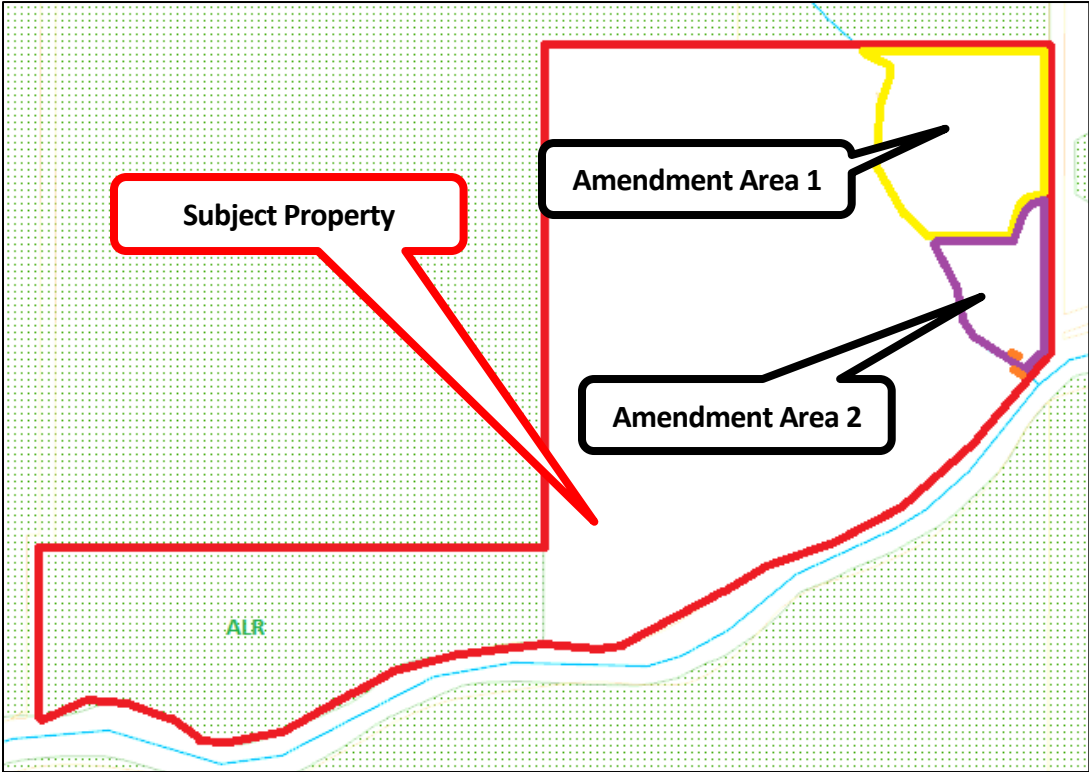
PRRD West Peace Official Community Plan Bylaw No. 2312, 2018:
Agriculture (Ag)/Agriculture-Resource (AgR)/Settlement (S)



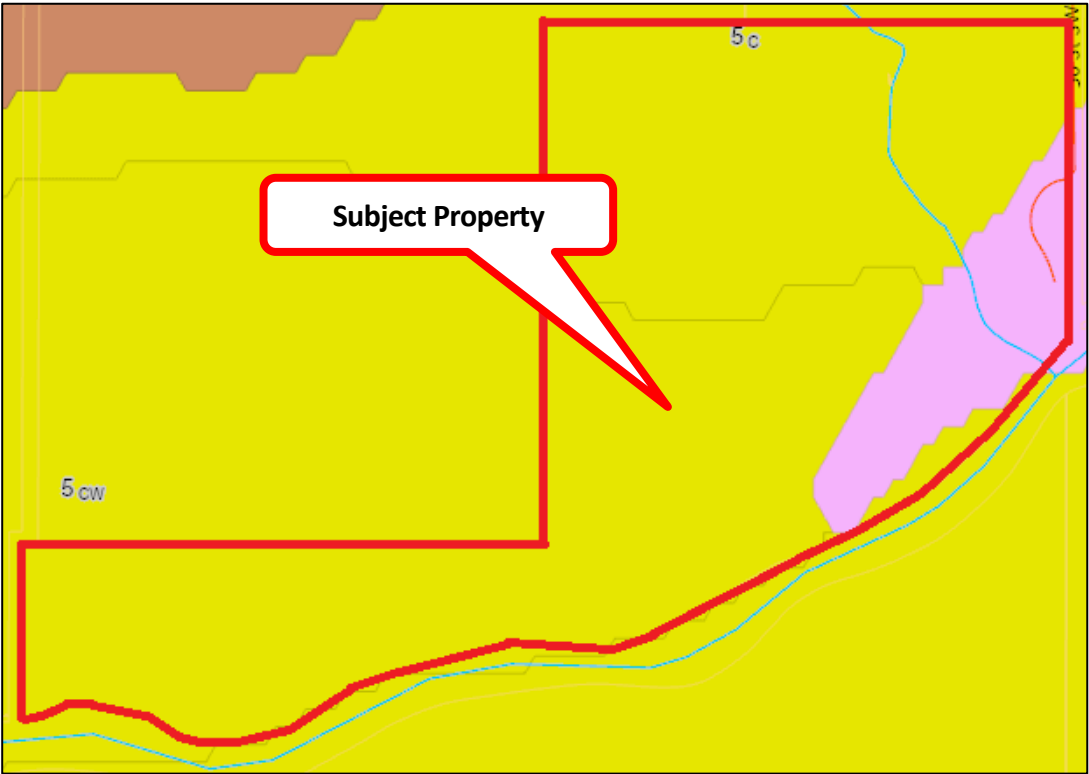
PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)/Park and Open Space (P-1)



Agricultural Land Reserve: Partially Within



CLI Soil Classification: 7^{TP}6^{3T}/5c/5cw





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fsj@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

| | FEE |
|--|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | \$ 1,150.00 |
| <input type="checkbox"/> Zoning Bylaw Amendment* # | \$ 800.00 |
| <input checked="" 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.

- ☐ Exclusion from the Agricultural Land Reserve \$ 1,500.00
(Applicant responsible for additional costs associated with the advertisements, signage, and facility rental, if applicable)

2. PLEASE PRINT

| | |
|--|---|
| Property Owner's Name Curtis Brewster & Elizabeth Brewster | Authorized Agent of Owner (if applicable) Aspen Grove Property Services |
| 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 1912 Peace River District Including the area designated on Plan EPP122924 except Plan EPP124664 PID 014-907-852 | 14.7 acres out of 206.4 acres ha./acres |
| | ha./acres |
| | ha./acres |
| | TOTAL AREA 14.7 acres ha./acres |

4. Civic Address or location of property: Water Treatment Road, Chetwynd

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: Agriculture Resource (AgR)

Proposed OCP designation: Industrial (I)

Text amendment: _____

☒ Zoning Bylaw amendment:

Existing zone: A2 - Zoning Bylaw 1343, 2001 - Agricultural Holdings Zone

Proposed zone: I1 - Light Industrial Zone

Text amendment: _____

☐ 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:

Existing TUP for laydown yard for Light Industrial storage purposes. PRRD File NO. 21-001 TUP

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

(a) North Applicant's home quarter and residence

(b) East Vacant - Crown Land and District of Chetwynd Land - unuseable terrain

(c) South Remainder of parent parcel and Pine River

(d) West Remainder of parent parcel and applicant's other holdings

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

The subject property has been cleared, leveled and graveled and currently, there is an operating Temporary laydown yard for light industrial storage purpose. The applicants are requesting an OCP/Zoning Bylaw amendment to create a permanent laydown yard rather than a Temporary Use permitted laydown yard.

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

There is a need for Light Industrial land in and bordering the District of Chetwynd. At an OCP open house in Chetwynd (2017), both local governments acknowledged the immediate need for such use. This property has an existing TUP - issued April 8, 2021 PRRD File NO. 21-001 TUP. The current activities and land use, including all attached conditions - will remain the same, as specified in this approved TUP (see attached TUP)

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

Not applicable - this is a passive industrial site.

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

Not applicable.

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

OCT 30 2023

Date signed

Signature of Owner

OCT 30 2023

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>Curtis Brewster</u> and <u>Elizabeth Brewster</u> hereby authorize (name of landowner) (name of landowner) | |
| <u>Anne Clayton or Sheila Murray</u> to act on my/our behalf regarding this application. (name of agent) | |
| Signature of Owner: _____ | Date: <u>OCT 30 / 2023</u> |
| Signature of Owner: _____ | Date: <u>OCT 30 / 2023</u> |



PEACE RIVER REGIONAL DISTRICT

CONTAMINATED SITE DECLARATION FORM

I, CURTIS BREWSTER, hereby acknowledge that the
Environmental Management Act, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

DL 1912 PRD PID 014-907-852

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.

Owner/Agent

20 / 10 / 2023 /
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



Peace River Regional District



Legend

- Highway Mile Marker
- Rural Community
- 911 Civic Address
- Bylaw 1000
- Bylaw 1343
- Sections
- Main Roads (> 1:10000)
- Minor Roads (> 1:10000)
- Water Course
- Parcels
- Regional District Boundary
- Municipal Boundaries

1:5,000



254.0 0 127.00 254.0 Meters

NAD_1983_UTM_Zone_10N
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2540, 2024

A bylaw to amend the "West Peace Fringe Area
Official Community Plan Bylaw No. 2312, 2018"

WHEREAS, the Regional Board of the Peace River Regional District did, pursuant to the Province of British Columbia *Local Government Act*, adopt the "West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018;

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

1. This Bylaw may be cited for all purposes as "West Peace Fringe Area Official Community Plan Amendment Bylaw No. 2540, 2024."
2. Schedule B - Map 4 of the "West Peace Fringe Area Official Community Plan Bylaw No. 2312, 2018" is hereby amended by redesignating District Lot 1912, PRD Plan EPP122924, except Plan EPP124664, as follows:
 - i) Amendment Area 1 - ± 7.75 ha. (19.1 acre) portion from AgR "Agriculture Resource and S "Settlement" to I "Industrial";
 - ii) Amendment Area 2 - ± 3.06 ha. (7.56 acre) portion from AgR "Agriculture Resource to S "Settlement";
 - iii) Amendment Area 3 - ± 0.0145 ha. (0.036 acre) portion from S "Settlement" to AgR "Agriculture Resource".as shown on Schedule 'A' which is attached to and forms part of this bylaw.

| | | | | |
|--------------------------------|-------|--------|-------|---------|
| READ A FIRST TIME THIS | _____ | day of | _____ | , 2024. |
| READ A SECOND TIME THIS | _____ | day of | _____ | , 2024. |
| Public Notice mailed on the | _____ | day of | _____ | , 2024. |
| Public Notice published on the | _____ | day of | _____ | , 2024. |
| Public Hearing held on the | _____ | day of | _____ | , 2024. |
| READ A THIRD TIME THIS | _____ | day of | _____ | , 2024. |
| ADOPTED THIS | _____ | day of | _____ | , 2024. |

Brad Sperling, Chair

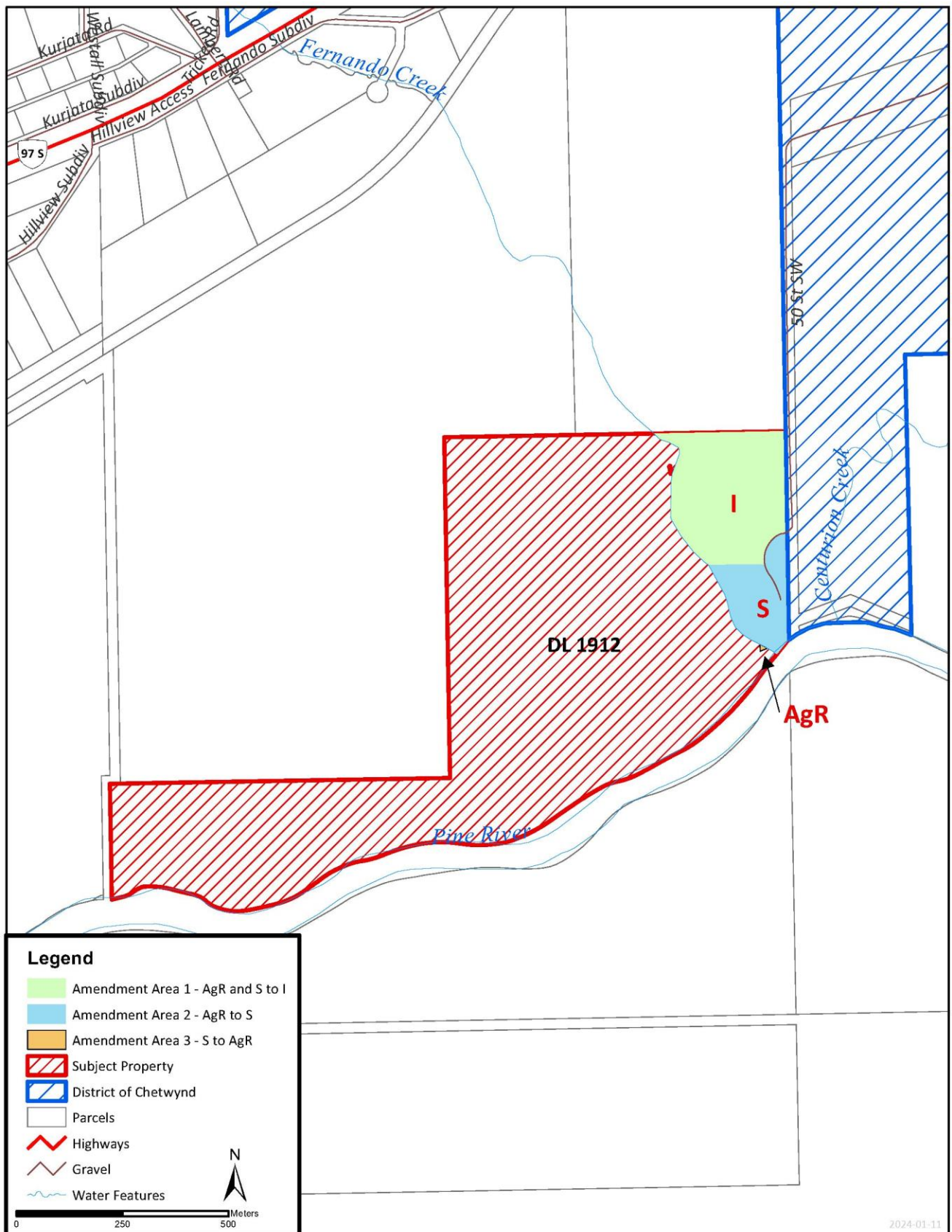
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of
West Peace Fringe Area Official Community Plan
Amendment Bylaw No. 2540, 2024", as adopted by
the Peace River Regional District Board
on _____, 2024.

Tyra Henderson, Corporate Officer

Schedule A



PEACE RIVER REGIONAL DISTRICT
Bylaw No. 2541, 2024

A bylaw to amend "Peace River Regional District
Zoning Bylaw No. 1343, 2001."

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. 1343, 2001";

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. 2541, 2024."
2. Schedule C – Map 6 of "Peace River Regional District Zoning Bylaw No. 1343, 2001" is hereby amended by rezoning District Lot 1912, PRD Plan EPP122924, except Plan EPP124664, as follows:
 - i) Amendment Area 1 - ± 7.75 ha. (19.1 acre) portion from A-2 "Large Agriculture Holdings Zone" and P-1 "Park and Open Space Zone" to I-1 "Light Industrial Zone";
 - ii) Amendment Area 2 - ± 3.06 ha. (7.56 acre) portion from A-2 "Large Agriculture Holdings Zone" and P-1 "Park and Open Space Zone" to P-2 "Civic, Assembly and Institutional Zone"; and
 - iii) Amendment Area 3 - ± 0.0345 ha. (0.085 acre) portion from P-1 "Park and Open Space Zone" to A-2 "Large Agriculture Holdings Zone".as shown on Schedule 'A' which is attached to and forms part of this bylaw.

READ A FIRST TIME THIS _____ day of _____, 2024.

READ A SECOND TIME THIS _____ day of _____, 2024.

Public Notice mailed on the _____ day of _____, 2024.

Public Notice published on the _____ day of _____, 2024.

Public Hearing held on the _____ day of _____, 2024.

Ministry of Transportation and
Infrastructure approval received on the _____, 2024.

READ A THIRD TIME THIS _____ day of _____, 2024.

ADOPTED THIS _____ day of _____, 2024.

Brad Sperling, Chair

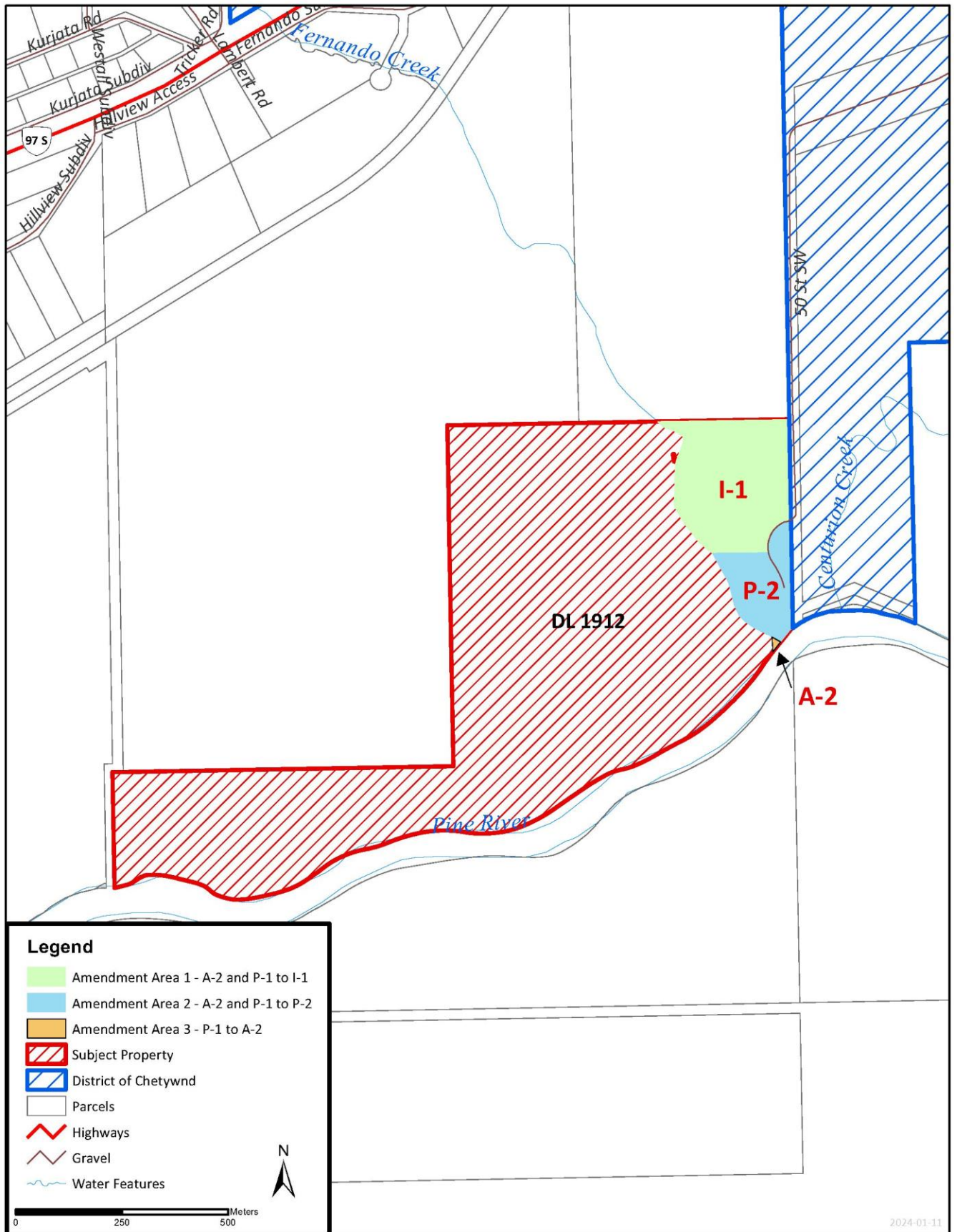
(Corporate Seal has been affixed to the original
bylaw)

Tyra Henderson,
Corporate Officer

I hereby certify this to be a true and correct copy of "PRRD
Zoning Amendment Bylaw No. 2541, 2024", as adopted by the
Peace River Regional District Board on _____, 2024.

Tyra Henderson, Corporate Officer

Schedule A





November 29, 2023

Local Government File: 23-014 OCP ZN

Devin Croin, Planner 3
Peace River Regional District (PRRD)
VIA EMAIL: Devin.Croin@prrd.bc.ca

Re: OCP and Zoning Bylaw Amendment – laydown yard - light industrial storage (PID: 014-907-852)

Dear Devin Croin,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the proposed Official Community Plan (OCP) and Zoning bylaw amendments to allow a laydown yard for light industrial storage purposes on a parcel currently zoned Large Agricultural Holdings (A-2) and OCP designated as Agriculture Resources (AgR).

Ministry staff offer the following comments:

- The proposal is located on a 5.97-hectare portion of an 83.58-hectare parcel adjacent to the District of Chetwynd south-west boundary and north of the Pine River. While the proposed site is located outside of the Agricultural Land Reserve (ALR), the parcel itself is partially within the ALR. There are large areas of ALR land located nearby, and based on aerial imagery some agricultural activity is taking place in two areas of the parcel.
- The proposed project does not appear to include any buffering between the 5.97-hectare area and adjacent ALR land to the north. The Regional District may want to consider a vegetative buffer within the project area to buffer and minimize potential conflicts between agricultural and non-agricultural use, such as littering, trespassing, minimizing the potential spread of invasive species, or concerns over pesticide/herbicide applications. As noted in the Ministry's [Guide to Edge Planning](#), the recommendation is a minimum 15 meter setback for commercial/industrial

buildings from the ALR and a minimum 8 metre width vegetative buffer next to the ALR boundary (p.15-16).

- 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.
- Ministry staff note that given the durable nature of OCP and Zoning bylaw amendments, the subsequent greater amount of anticipated activity on site, and likely increase in vehicular traffic potentially impacting surrounding agricultural operations, the proposal is unlikely to benefit agriculture in the region in the long-term.
- Ministry staff are available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities on ALR land. For more information on [B.C.'s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

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