

## **COMMENTS RECEIVED FROM MUNICIPALITIES AND 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.



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](mailto: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](mailto: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](mailto:Brenna.Schilds@gov.bc.ca)

Email copy: Agriculture Land Commission - [ALC.Referrals@gov.bc.ca](mailto:ALC.Referrals@gov.bc.ca)