



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

Attention: Joshua Raposo, Planner I

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of February 9, 2024, for a Development Variance Permit for subject lot located at PID: 025-186-931, LOT 15 SECTION 17 TOWNSHIP 84 RANGE 19 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT PLAN PGP47255. Section 505 of the Local Government Act does not apply and will not require MoTI formal approval.

The Ministry is in support of the proposal and has the following comments:

1. Section 52 of the Transportation Act applies. Buildings or structures adjacent to a highway or lane must be set back 800m from intersections as well as a controlled access highway. Buildings or structures adjacent to a highway or lane must be set back from the property line, a minimum of 4.5 meters. If buildings or structures are proposed within the 4.5 meter set back or within 800m of the intersection or 800m from the controlled access highway from Bens Road and/or PNG Frontage Road (PNG Road) and subject lot PID: 025-186-931, the landowner is required to obtain a set back permit from MoTI. The owner is to apply online for a “Structure: Setback” permit to MoTI here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://gov.bc.ca/highway-use-permits)
2. **No Commercial Access on file:** MOTI has no record of an access permit issued to this property for industrial/commercial activity. The owner is required to apply to MOTI for an access permit online here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://gov.bc.ca/highway-use-permits)

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 795-3139.

Sincerely,



Pearl Canada, Development Services Officer