



Ministry of
Transportation
and Infrastructure

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

Attn: Planning Services

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral on September 26, 2024, for a Development Permit to vary the interior, exterior, and rear parcel line setbacks to place a 60ft manufactured home on LOT J BLOCK 2 SECTION 35 TOWNSHIP 83 RANGE 19 WEST OF THE SIXTH MERIDIAN PEACE RIVER DISTRICT PLAN 11028, PID 012-626-210, approximately 240 meters South of intersection with 242 Road. Interior parcel line setback to 2.75m (9ft) from 3.0m (10ft). Reduction of 0.25m. Rear parcel line setback to 2.5m (8ft) from 5.0m (17ft). Reduction of 2.5m. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

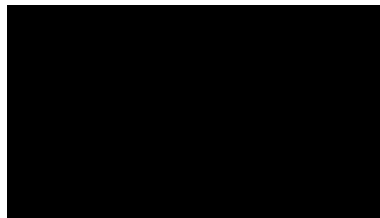
The Ministry is in support of the proposal and has the following comments:

1. Buildings or structures adjacent to Maple Street that will not meet the minimum 4.5-meter setback requirement will require additional permitting in order to gain Ministry formal approval. This can be applied for online using our eDAS permitting system <https://www2.gov.bc.ca/gov/content/transportation/funding-engagement-permits/permits/edas>
2. The applicant should be aware that there is a chance that 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.
3. No storm drainage shall be directed toward Maple Street. This would include but is not limited to collection/run-off of the internal road system or development run-off. All surface and subsurface drainage/storm water from the development is to be dealt with onsite.

Thank you for the opportunity to comment. If you or the applicant have any questions, I encourage you to contact me at (250)-576-8841 or by email at sarah.rouwborst@gov.bc.ca.

Sincerely,

Sarah Trouwborst
Development Services Technician





October 11, 2024

Local government file: 24-010 DVP (revised)

Adam Morton
Planner 2
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Development Variance Permit (DVP) 24-010 (dwelling setbacks) – 9853 Maple Street (PID: 012-626-210) (REVISED)

Dear Adam Morton,

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on the revised DVP application to site a dwelling unit (manufactured home) with reduced setbacks from property lines on the subject parcel.

Based on previous comments provided in the Ministry staff September 23, 2024, letter regarding the initial proposal, Ministry staff offer the following comments:

- As previously noted, the "...0.06-hectare subject parcel is located in the Agricultural Land Reserve (ALR) west of Fort St. John. Similarly sized ALR parcels are located to its north, with somewhat larger (0.4-2.0-hectare) ALR parcels elsewhere surrounding it." The revised application also "...does not reference any current agricultural production taking place on site."
- The revised application rotates the placement of the dwelling as initially proposed, so that the setbacks include a reduced distance of 0.25-metres to 2.5-metre (as compared to 1.0 metres) from the interior property line, and a reduced distance of 2.5-metres to 2.5-metres (similar to the previous proposal) from the rear property line. A reduced exterior parcel line setback is as such not required and the revised proposal will place the dwelling farther away from the rear, interior, and exterior property lines than the initial proposal.

- As previously noted, “Regional District staff may want to review the Agricultural Land Commission’s (ALC) [Information Bulletin 05 \(Residences in the ALR\)](#), with the applicant and confirm any requirements with the ALC regarding the placement of the dwelling, including a Notice of Intent (NOI) to the ALC for the placement of fill or soil removal, if not done so already.”
- Also, as previously noted, “Ministry staff note the small size of the subject parcel, the surrounding parcels, and that this circumstance likely limits the potential for a wider range of farming activity in the area. Nevertheless, it does not appear that approval of this application will make a positive contribution to any future potential agricultural production on the parcel, or in the surrounding neighbourhood.”
- While this revised proposal places the dwelling farther back into the property than initially proposed, nevertheless as previously noted, “Given the proximity of the proposed structure to adjacent property lines, and the potential (while likely limited) for agricultural production to occur nearby, the placement of the structure may also increase potential farm practice complaints and reduce land use compatibility in the future.”

If you have any questions or concerns about our comments, please do not hesitate to contact Ministry staff.

Sincerely,

Gregory Bartle, Land Use Planner
B.C. Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

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

Email copy: Agricultural Land Commission, ALC.Referrals@gov.bc.ca