



## Agricultural Land Commission

201 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000 | Fax: 604 660-7033  
[www.alc.gov.bc.ca](http://www.alc.gov.bc.ca)

December 4, 2020

Reply to the attention of Sara Huber  
ALC Issue: 52003  
Local Government File: 20-016-ZN

Jack Peckham  
South Peace Land Use Planner, PRRD  
[Jack.Peckham@prrd.bc.ca](mailto:Jack.Peckham@prrd.bc.ca)

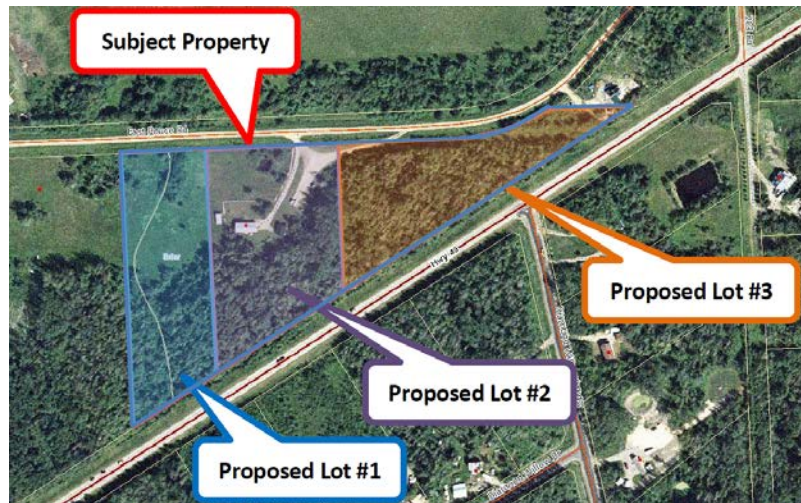
### Re: **Peace River Regional District Zoning Amendment Bylaw No. 2368, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2368, 2021 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *ALC Act* (ALC Act), the Agricultural Land Reserve (ALR) General Regulation, (the “ALR General Regulation”), the ALR Use Regulation (the “ALR Use Regulation”), and any decisions of the ALC.

#### **Current Proposal:**

The Bylaw proposes to amend the zone of the PRRD Zoning Bylaw No. 1343, 2001 for the property identified as 181 East Pouce Road; PID: 027-088-821 (the “Property”) from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) for the final purpose of subdividing the Property into three lots.

#### **Context Map:**



#### **File History:**

In 2006, the Commission approved the subdivision of the 12-ha parent parcel into two parcels of 6 ha each (Application 43399; Resolution #517/2006). This application created the Property.

In 2012, the Commission generally endorsed the South Peace Fringe Area Official Community Plan (OCP) Bylaw No. 2048, 2012, subject to minor amendments. At the time, the Property was designated Rural Neighbourhood (Planning Review 45882; Resolution #21N/2012). The Rural Neighbourhood designation supports a minimum lot size of 1.6 ha.

In 2017, the Commission approved the subdivision of a 1.8 ha lot from the Property (Application 56225; Resolution #297/2017). Resolution #297/2017 was subsequently overturned by the Commission in 2018 (Resolution #37/2018).

In 2020, the Chief Executive Officer (CEO) of the ALC approved the subdivision of the Property into two lots of 2.1 ha and one lot of 2.2 ha, recognizing the previous endorsement of the Commission for the Rural Neighbourhood designation in the South Peace Fringe Area OCP Bylaw No. 2048, 2012 (Application 60796; Resolution #474/2020).

**ALC Staff Comments:**

ALC staff recognize that the Bylaw is intended to support a subdivision which was previously approved by the ALC in Resolution #474/2020. For this reason, ALC staff have no objection to the Bylaw.

\*\*\*\*\*

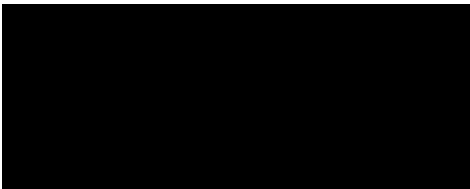
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any Orders of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail ([Sara.Huber@gov.bc.ca](mailto:Sara.Huber@gov.bc.ca)).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Enclosure: Referral of PRRD 20-016-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers

52003m1



**Peace River Regional District**  
Development Application Referral

December 2, 2020

**Re: Zoning Amendment Bylaw No. 2368, 2021**  
**PRRD File No. 20-016-ZN**

You are invited to comment on the attached application for potential effect on your agency's interests. We would appreciate your response within 21 days (**December 23, 2020**). If no response is received within that time, we will assume your agency's interests are unaffected. Please provide information to substantiate your position and, if applicable, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this application.

**Proposal**

To rezone the property from R-5 (Residential 5 Zone) to R-4 (Residential 4 Zone) for the final purpose of subdividing the existing property into three lots.

**Property Information**

Owner: Darlene & William Smith  
Area: Electoral Area D  
Location: Briar  
Legal: Lot 2 of Section 14, Township 78, Range 14, W6M, PRD, Plan BCP30281  
PID: 027-088-821  
Civic Address: 181 East Pouce Road  
Lot Size: 6.38 ha (15.77 ac)  
ALR Status: Within

**This application is being referred to:**

- Ministry of Transportation & Infrastructure (via eDAS)
- Northern Health
- Ministry of Forests, Lands, Natural Resources Operations and Rural Development
- BC Hydro
- Agricultural Land Commission
- District of Chetwynd
- City of Dawson Creek
- City of Fort St. John
- District of Hudson's Hope
- Village Pouce Coupe
- District of Taylor
- District of Tumbler Ridge
- PRRD Environmental Services
- Oil and Gas Commission

**PRRD Contact**

Jack Peckham, South Peace Land Use Planner <[jack.peckham@prrd.bc.ca](mailto:jack.peckham@prrd.bc.ca)>

PLEASE REPLY TO:

☒ Box 810, 1981 Alaska Ave, Dawson Creek, BC V1G 4H8 Tel: (250) 784-3200 Fax: (250) 784-3201 Email: [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)  
☐ 9505 100 St, Fort St. John, BC V1J 4N4 Tel: (250) 785-8084 Fax: (250) 785-1125 Email: [planning@prrd.bc.ca](mailto:planning@prrd.bc.ca)

Signed:	Title:
Date:	Agency: