



Ministry of
Transportation
and Infrastructure

Our file: 2020-06199
Your file: 20-004 DVP
Date: January 14, 2021

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

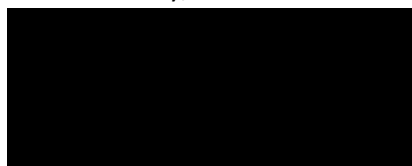
Attn: Nikita Kheterpal, Planner

The Ministry of Transportation and Infrastructure has received and reviewed your referral of December 22, 2020 to reduce the rear setback from 3 meters to 0.54 meters for the existing Quonset structure, which is one of the accessory buildings to the principal dwelling, located at the rear end of the parcel and to increase the maximum accessory building floor area from 232 sq. meters to ± 715 sq. meters. Section 505 of the Local Government Act does not apply and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the development permit.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact Kelsi Windhorst at [REDACTED]

Sincerely,



Kelsi Windhorst, Development Officer



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

January 4, 2021

Reply to the attention of Sara Huber
ALC Issue: 52028
Local Government File: DVP 20-004

Nikita Kheterpal
North Peace Land Use Planner, PRRD
Nikita.Kheterpal@prrd.bc.ca

Re: **Peace River Regional District Development Variance Permit 20-004**

Thank you for forwarding a draft copy of Peace River Regional District (PRR) Development Variance Permit 20-004 (the “DVP”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the DVP 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 DVP proposes to reduce the rear setback from 3 m to 0.54 m for an existing 318 m² Quonset structure, and increase the maximum accessory building floor area from 232 m² to 715 m² on the property identified as 12450 Ash Avenue, Fort St. John; PID: 006-077-765 (the “Property”).

Proposal Context Map:



The Property contains a dwelling (~283 m²), Quonset (318 m²), 2 shops (~229 m² and 133 m²), a trailer (35.4 m²), 5 sheds, and a horse shelter.

ALC Staff Comments:

The ALC recognizes that the Property is not within the ALR; however, the northern boundary of the Property is adjacent to ALR lands. Moreover, the proposed reduction in setback, is located along the northern Property boundary, adjacent to the ALR.

ALR Context Map:

Agricultural Land Reserve: Outside



Generally, ALC staff would recommend implementing urban-side edge planning tools to promote urban/rural compatibility in accordance with Part 3 of the Ministry of Agriculture's [Guide to Edge Planning](#) (2015). However, ALC staff recognize that the Quonset structure is existing, and has been in this location on the Property since 1987. For this reason, ALC staff do not object to the issuance of the DVP.

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 [REDACTED]

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

[REDACTED]
Sara Huber, Regional Planner

Enclosure: Referral of PRRD DVP 20-004

CC: Ministry of Agriculture – Attention: Lori Vickers

52028m1



BYLAW AMENDMENT
REFERRAL FORM

Peace River Regional District
Box 810, 1981 Alaska Avenue,
Dawson Creek, B.C. V1G 4H8
Telephone: (250) 784-3200
Fax: (250) 784-3201

	RESPONSE SUMMARY	Development Variance Permit #20-004
<input type="checkbox"/> Approval recommended for reasons outlined below	<input checked="" type="checkbox"/> Interests unaffected by bylaw	
<input type="checkbox"/> Approval recommended subject to conditions below	<input type="checkbox"/> Approval NOT recommended due to reasons outlined below	

No comments.

Signed: [Redacted Signature]	Title: Planning Manager
Date: Jan. 5, 2021	Agency: City of Fort St. John.



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: December 23, 2020

Re: PID 006-077-765, 12450 Ash Ave

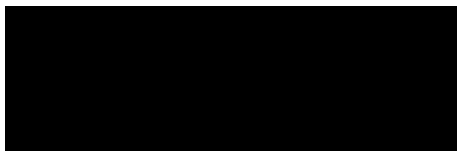
Hello Nikita,

Charlie Lake Fire Department has no concerns with the zoning bylaw amendment. The additional building (Covered Building Type) will not impact the fire departments operations. It does however creates a couple challenges due to construction type.

Comments,

1. Please advise the owner that the fire department would like to see a clear unobstructed pathway along the Quonset that borders the property line.
2. Consider making a clear (debris free) area around the Quonset and stationary structure, no storage of items near or against either building.
3. Please note, if either one of these building are impacted by fire that potential loss of both builds could be lost due to close proximity of one another.

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department