



Ministry of  
Transportation  
and Infrastructure

Our file: 2020-00440 Revision 1

Your file: 21-001 DVP

Date: February 01, 2021

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

Attention: Planning Services, PRRD

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated January 22, 2021 to increase the maximum accessory building floor area from 300 m<sup>2</sup> to  $\pm 500$  m<sup>2</sup> in PRRD Zoning Bylaw No. 1343, 2001 for the subject property (PID 029-879-965, Lot 1, Sec 35, Twp 84, Rge 20, W6M, Peace River, Plan EPP62555). The Ministry is in support of the proposal however the Transportation Act still applies, and the ministry has following comments:

The subject lot fronts on a Controlled Access (CA) Highway. For protection of the highway corridor and the safety of the travelling public, private accesses are permitted only at the discretion of the ministry. CA Highways carry stringent requirements for access, with a preference for alternate access.

- No direct access to Alaska Highway 97N is supported from the subject lot. All access is to be via the side street network 281 Road
- Applicant to apply online for an "Access, Residential and Agricultural" permit before the work commences for an access to the subject lot from 281 Road here:

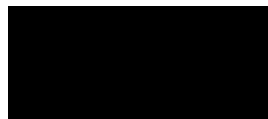
<http://www.th.gov.bc.ca/permits/Apply.asp>

Additional permitting and approval from the ministry may be required for any construction and/or road upgrades within the ministry Right of Way and road allowances. Below is a link to ensure that you are complying with the ministry permitting requirements and apply online for the appropriate permits.

<http://www.th.gov.bc.ca/permits/index.asp>

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

Sincerely,



Raj Chopra District Development Officer

Ministry of  
Transportation and  
Infrastructure

Peace District

Mailing Address:

**District Office Address:**  
#300, 10003 - 110<sup>th</sup> Avenue  
Fort St John, BC V1J 6M7  
Telephone: (250) 787-3237  
Facsimile: (250) 787-3279

**Area Office Locations:**

1201 103 Ave, 3rd floor  
Dawson Creek, BC  
4744 – 52 Street  
Chetwynd, BC V0C 1J0



**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)

February 1, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52069  
Local Government File: DVP 21-001

Nikita Kheterpal  
North Peace Land Use Planner, PRRD  
[Nikita.Kheterpal@prrd.bc.ca](mailto:Nikita.Kheterpal@prrd.bc.ca)

**Re: Peace River Regional District Development Variance Permit 21-001**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Development Variance Permit 21-001 (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, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

The DVP proposes to increase the maximum accessory building floor area from 300 m<sup>2</sup> to 500 m<sup>2</sup> on the property identified as 13759 281 Road, Charlie Lake; PID: 029-879-965 (the “Property”) in order to construct a 90’ by 60’ shop (~501.7 m<sup>2</sup>).

***Proposal Map:***



The ALC recognizes that the Property is not within the ALR; however, the west and north boundaries of the Property are adjacent to ALR lands.

ALC staff would typically recommend that the PRRD incorporate Part 3 of the Ministry of Agriculture’s [Guide to Edge Planning](#) (2015) urban-side edge planning tools to promote urban/rural compatibility and reduce the potential for complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc. However, in this circumstance, the Property is buffered from ALR lands to the north by Highway 97 North and the proposed shop is located on the eastern side of the Property, thus is setback from the ALR lands to the west. For this reason, ALC staff have no objection to the DVP.

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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 21-001

CC: Ministry of Agriculture – Attention: Lori Vickers ([REDACTED])

52069m1



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

Peace River Regional District	Development Variance Permit #21-001	Date: January 22, 2021									
<p>You are requested to comment on the attached zoning bylaw amendment for potential effect on your agency's interests. We would appreciate your response within 21 days (<b>February 12, 2021</b>). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p>											
<p><b>PURPOSE OF AMENDMENTS:</b></p> <p>To increase the maximum accessory building floor area from 300 m<sup>2</sup> to ±500 m<sup>2</sup>.</p>											
<p><b>GENERAL LOCATION:</b> Charlie Lake</p>											
<p><b>LEGAL DESCRIPTION:</b> Lot 1 Section 35 Township 84 Range 20 W6M Peace River District Plan EPP62555</p>											
<b>AREA OF PROPERTY</b> 8.14 ha (20.11 ac)	<b>ALR STATUS:</b> Outside	<b>OCP DESIGNATION:</b> Medium Density Residential (MDR)									
<p>Land Owners: Hermann Dick and Christine Dick</p>											
<p>Please fill out the Response Summary on the back of this Form. If your agency's interests are unaffected, no further information is required. In all other cases, we would appreciate receiving additional 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 bylaw.</p> <p><u>Nikita Kheterpal</u> Title: <u>North Peace Land Use Planner</u></p>											
<p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none"><li>✓ Agricultural Land Commission</li><li>✓ Ministry of Transportation &amp; Infrastructure via eDAS</li><li>✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development</li><li>✓ Northern Health Authority</li><li>✓ Charlie Lake Fire Department</li></ul>											
<p><b>Other:</b></p> <table border="0"><tr><td>✓ District of Chetwynd</td><td>✓ District of Hudson's Hope</td><td>✓ District of Taylor</td></tr><tr><td>✓ City of Dawson Creek</td><td>✓ Village of Pouce Coupe</td><td>✓ District of Tumbler Ridge</td></tr><tr><td>✓ City of Fort St. John</td><td>✓ School District #60</td><td></td></tr></table> <p style="text-align: center;"><i>(As per the Management of Development Function)</i></p>			✓ District of Chetwynd	✓ District of Hudson's Hope	✓ District of Taylor	✓ City of Dawson Creek	✓ Village of Pouce Coupe	✓ District of Tumbler Ridge	✓ City of Fort St. John	✓ School District #60	
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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

	<b>RESPONSE SUMMARY</b>	Development Variance Permit #21-001
<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.

Signer:  Renée Jamusz	Title: Planning Manager
Date: Jan. 26, 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:** January 25, 2021

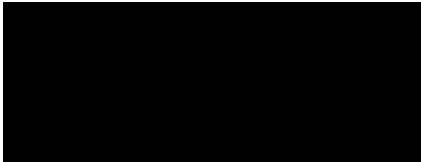
**Re:** Referral PID 029-879-965 (13759 Hwy 97), Permit#21-001

Interests Unaffected by Bylaw, Permit #21-001 DVP.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed development (60'x 90' shop).

CLFD does however, in the interest of fire protection, recommend that the owner makes all efforts to maintain clear unobstructed access completely around the structure once in place.

Regards,



Fire Chief Edward Albury  
Charlie Lake Fire Department

03 February 2021

Peace River Regional District

**RE: Application for development variance permit #21-001- Lot 1 Section 35  
Township 84 Range 20 W6M Peace River District Plan EPP62555**

I have reviewed the application for a development variance increase the maximum accessory building floor area from 300 m<sup>2</sup> to 500 m<sup>2</sup> for the proposed home based business (shop).

Based on the intent of the proposal, Northern Health has no objections, subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the proponent must not cause a health hazard during any demolition or construction activities.
- The proposed "Home based business /Shop" must be connected to permitted sewer as per the requirements of Sewerage System Regulations.
- The applicant must apply and obtain permit (s) for Drinking Water System (s) if building own water system (s) for the purpose of supplying water and or preparing food to sell for the public.
- The applicant must apply and obtain permit (s) or approval from Northern Health if the home based businesses entails preparation and selling of food.

Please do not hesitate to contact me if you have any questions at [REDACTED]

Sincerely

[REDACTED]

Seyoum Gebeyehu, BSc, MSc, BASc, MPH, CPHI (C)  
Environmental Health Officer,  
Health Protection and Disease Prevention,  
Northern Health

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