

25 January 2021

Peace River Regional District

**RE: Zoning Amendment Bylaw No. 2427, 2021 PRRD File No. 20-017-ZN**

I have reviewed the application for a site-specific text amendment in the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow long term use of property for work camp and card lock fuel sales

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 continued use of the worker camp and fuel cardlock.
- The worker camp and fuel cardlock must be connected to permitted sewer and drinking water systems as per the requirements of Drinking Water System Protection Act and regulation made under it and Sewerage System Regulations.
- The worker camp must comply with the Industrial Camp Regulation
- The applicant must apply and obtain permit (s) for Drinking Water System (s) if not connected to the potable water system of City of Fort Nelson or Fort St John.
- The applicant must apply and obtain permit (s) or approval from Northern Health if there will be preparation and sale of food at the worker camp and fuel cardlock.

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



Ministry of  
Transportation  
and Infrastructure

Our file: 2021-00248  
Your file: 20-017 ZN  
Date: January 22, 2021

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

Attention: Planning Services,

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of January 14, 2021 to provide a site-specific text amendment in the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow for a work camp and card lock fuel sales on a 10.7 ha (26.4 ac) portion of the subject property (PID 014-746-701, The Northeast 1/4 of, District Lot 41, Peace River). The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry of Transportation and Infrastructure has no objections to the zoning text amendment.

Thank you for the opportunity to comment. If you or the proponent have any questions or concerns, please contact Raj Chopra at [REDACTED].

Sincerely,

[REDACTED]

Raj Chopra, District Development Officer

## Nikita Kheterpal

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**From:** Charlene Jackson <[REDACTED]>  
**Sent:** Monday, January 18, 2021 11:28 AM  
**To:** Nikita Kheterpal  
**Subject:** Referral response for PRRD File No. 20-017-ZN - Zoning Amendment Bylaw No.2427, 2021

**CAUTION:** This email originated from outside of the organization.

Good Morning Nikita,

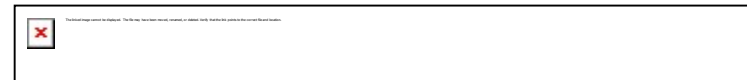
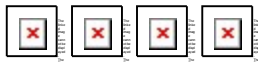
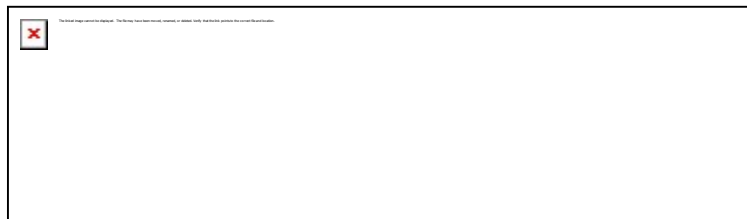
The City of Fort St. John has no comments/concerns with the referral for PRRD File No. 20-017-ZN - Zoning Amendment Bylaw No.2427, 2021.

Kind regards,

**Charlene Jackson**  
*Planning Technologist*



Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



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**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: 52055  
Local Government File: 20-017-ZN

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

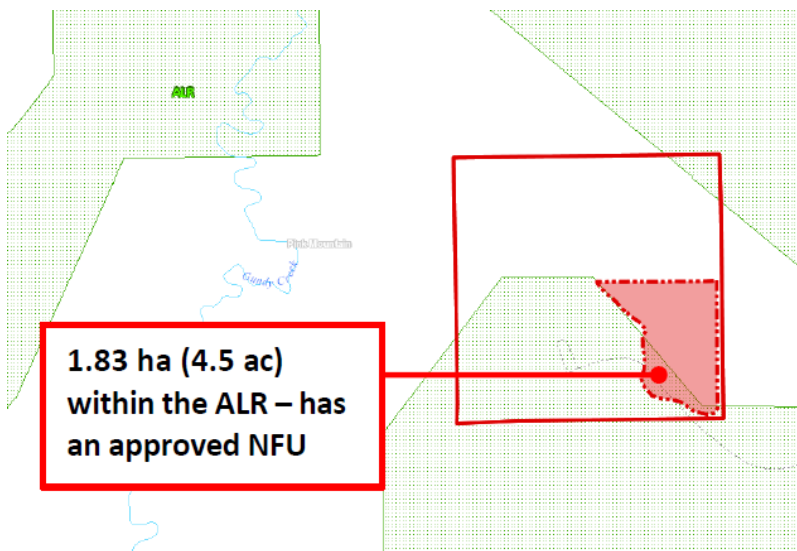
**Re: Peace River Regional District Zoning Amendment Bylaw No. 2427, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2427, 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.

The Bylaw proposes a site-specific text amendment to the A-2 zone of the PRRD Zoning Bylaw No. 1000, 1996 to allow for a work camp and card lock fuel sales on a 10.7 ha portion of the property located on Gundy Creek Road, west of Wonowon; PID: 014-746-701 (the “Property”).

The worker camp has been operating on the property since July 2013, as authorized by PRRD Temporary Use Permit (TUP) 86-2013 and renewed in TUP 16-224, which expires on December 13, 2021. The applicant would like to continue the use on the Property for the long term and hence, is applying for a text amendment.

***Proposal Map:***



In 2017, the applicant became aware that the temporary work camp and associated uses had encroached onto the ALR. The applicant therefore applied to the ALC for non-farm use. The ALC conditionally approved the use of the 1.83 ha encroachment area to operate the temporary work camp for 20 years (Application 55860; Resolution #195/2017).

The area proposed for the Bylaw appears to be consistent with the area approved by the ALC for the work camp in Resolution #195/2021 and given the ALC's approval for 20 years (until 2037), it is recognized that a TUP could no longer be utilized to allow the use on the Property. For this reason, ALC staff do not object to the Bylaw.

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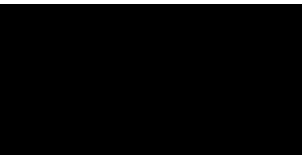
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 20-017-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers

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