



District of Chetwynd

Box 357
Chetwynd, BC
Canada V0C 1J0

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December 16, 2020

Peace River Regional District
P.O. Box 810
Dawson Creek, BC V1G 4H8
By email: jack.peckham@prrd.bc.ca

Attention: Jack Peckham, South Peace Land Use Planner

Dear Mr. Peckham:

Re: PRRD File 20-004 TUP for District Lot 4227 PRD, as shown on plan EPP19152

At the Regular Council meeting held December 14, 2020, District of Chetwynd Mayor and Council adopted the following resolution:

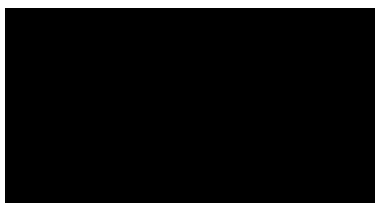
“THAT the email from Peace River Regional District dated December 2, 2020 re: 20-004 TUP – Gayse Referral, be received; and

THAT Council authorize Administration to advise the Peace River Regional District that it has no objections to PRRD Temporary Use Permit 20-004 subject to the following conditions:

- a) That an effective dust abatement program be implemented on the property;
- b) That 10 foot high fencing or substantial landscaping be placed along the length of the applicants' property on 53rd Avenue to act as a buffer for neighbouring properties to offset noise, dust and light pollution;
- c) That lights on the subject property be directed away from residences;
- d) That an effective erosion and sediment control plan be implemented on the subject property; and
- e) That the Ministry of Transportation and Infrastructure be advised that the intersection of Highways 97 and 29 South is already very busy, and vehicle conflicts and near misses are regularly observed by passersby in that area.”

Sincerely,

DISTRICT OF CHETWYND





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

Attention: Jack Peckham, South Peace Land Use Planner

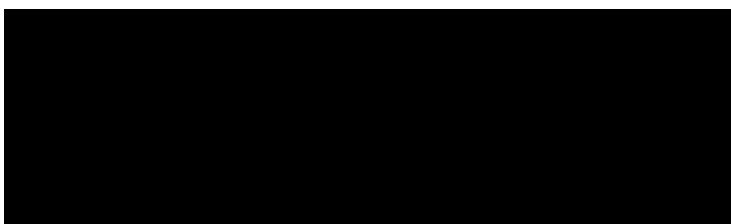
The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of December 2, 2020 to temporarily allow for compressed gas storage or parking lot and laydown yard for light industrial storage within District Lot 4227 Peace River District as shown on plan EPP19152. The Ministry has reviewed the proposal and is not in support of the Temporary Use Permit.

The rezoning and official community plan (OCP) amendment (PRRD File#236/2015) was approved on condition that a covenant be placed on title (attached) which limits the development of the Commercial Portion to only the following uses:

1. Office space to a maximum of 3000 square feet;
2. Gas station;
3. Convenience store.

The temporary use proposed is not in compliance with the covenant regardless of whether the use proposed is temporary or not. If the landowner wishes to utilize the property for compressed gas storage or parking lot and laydown yard for light industrial storage, intersection improvements are required as identified in the traffic impact study dated July 2018 (also attached).

Thank you for the opportunity to comment. If you or the proponent have any questions or concerns, please contact [REDACTED] (778) 576-1114 or by email at [REDACTED]



Ministry of Transportation and Infrastructure, Peace District



Ministry of
Transportation
and Infrastructure

Our file: 2020-06019 – REV 1

Your file: 20-004 TUP

Date: February 4, 2021

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

Attention: Jack Peckham, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral of December 2, 2020 for a Temporary Use Permit (TUP) to temporarily allow for compressed gas storage or parking lot and laydown yard for light industrial storage within District Lot 4227 Peace River District as shown on plan EPP19152. MoTI has the following conditions that must be satisfied prior to final TUP approval:

1. Landowner to apply online for an 'Access, Commercial' permit to MoTI for all connections to 53rd Ave NE and to Old Hart Wabi Road prior to final TUP approval.

Applicant to apply online here: www.gov.bc.ca/highway-use-permits

2. Landowner to apply online for a 'Works: Road Works' permit to MoTI for the gravelled portion of 53rd Ave NE prior to final TUP approval.

Applicant to apply online here: www.gov.bc.ca/highway-use-permits

Extension of the TUP upon expiry will not be supported by MoTI.

No storage or structures are to be placed, and no clearing or works, are supported within MoTI unconstructed road dedication.

The rezoning and official community plan amendment (PRRD File#236/2015) was approved on condition that a covenant be placed on title (attached) which limits the development of the Commercial Portion to only the following uses:

- Office space to a maximum of 3000 square feet;
- Gas station;
- Convenience store.

If the landowner wishes to extend the TUP in future or permanently utilize the property for uses other than those listed in the covenant, a Traffic Impact Study (TIS) will be required to address access issues to and from the site at the intersections of 53rd Ave NE and Old Hart Wabi Road with John Hart Highway 97N. The developer is encouraged to contact MoTI to set up a Scope Development Meeting to determine the Terms of Reference for the TIS.

Ministry of
Transportation and
Infrastructure

Peace District

District Office Address:
300-10003, 110th Avenue
Fort St. John, BC V1J 6M7
Telephone: (250) 787-3237
Email: DevApps.FSJ@gov.bc.ca

Area Office Locations:
1201-103 Ave, 3rd floor
Dawson Creek, BC V1G 4J2
4744-52 Street
Chetwynd, BC V0C 1J0



Ministry of
Transportation
and Infrastructure

Our file: 2020-06019 – REV 1

Your file: 20-004 TUP

Date: February 4, 2021

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

Sincerely,

[REDACTED]