



Agricultural Land Commission

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February 13, 2020

Reply to the attention of Sara Huber
ALC Issue: 51700
Local Government File: 20-002-ZN

Michael Blatz
Land Use Planner, Peace River Regional District
Michael.Blatz@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2303, 2020

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2303, 2020 (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 Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve General Regulation, (the “General Regulation”), the Agricultural Land Reserve Use Regulation (the “Use Regulation”), and any decisions of the ALC.

The Bylaw proposes to rezone the property identified as 8912 Highway 97 North, Charlie Lake; PID: 004-194-713 (the “Property”) from R-4 (Residential 4) to C-2 (Commercial 2) in order to build a new commercial building.

In 1994, the Commission endorsed the Charlie Lake Official Community Plan (the “Charlie Lake OCP”) which designated the Property for Highway Commercial (Planning Review 1707).

In 2005, the Commission endorsed the Fort St. John and Area Comprehensive Development Plan (the “Fort St. John and Area CDP”) which identified the Property in Area 3a, designated for “Mixed Uses”, including commercial and residential uses (Planning Review 17438; Resolution #111/2005).

In 2009, the North Peace Fringe Area Official Community Plan (the “NPFA OCP”) subsequently replaced the Fort St. John and Area CDP the North Peace Official Community Plan, and the Charlie Lake Official Community Plan. The 2009 NPFA OCP designated the Property as Highway Commercial (Planning Review 42477; Resolution #1105/2009).

ALC staff has most recently reviewed the NPFA OCP in 2018, in which staff generally found the NPFA OCP to be consistent with the ALCA and its regulations, as well as previous resolutions of the Commission (Planning Review 46562; No Resolution). The Property remains designated for Highway Commercial.

ALC staff recognizes that this Property has been designated for non-agricultural use since 1994, which has consistently been supported by the Commission in subsequent years. For this reason, ALC staff has no objection to the proposed 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 [REDACTED] or by e-mail ([REDACTED]).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

[REDACTED]

Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2303

CC: Ministry of Agriculture – Attention: Lori Vickers

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