



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

Attention: Michael Blatz, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 3, 2020 to rezone subject property L 1 SEC 19 TP 84 R 19 W6M PEACE RIVER PL 16717 from 'R-4' (Residential 4 Zone) to 'C-2' (General Commercial Zone) pursuant to PRRD Zoning Bylaw No. 1343, 2001. The proposal falls within Section 52 of the Transportation Act and will require formal Ministry approval and signature. The Ministry is not in support of the proposal and we have the following conditions that must be satisfied prior to final approval and signature by the Ministry.

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

Because of the increased density of this development, the Ministry requires a right in/right out paved access to be engineered and constructed prior to final approval.

Alternatively, the land owner may engineer and construct a frontage road to connect to the existing south or north frontage roads to the access point of the development, with or without a right in/right out directly to the subject lot. The future goal may be to have access to the subject lot via a frontage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to only the frontage road at that time.

The land owner also has the option to conduct a traffic impact study (TIS) for the proposed development to determine what improvements may be most appropriate for the proposed commercial zoning at this location.



Ministry of
Transportation
and Infrastructure

Our file: 2020-00595
Your file: 20-002-ZN
Date: February 14, 2020

The land owner is encouraged to contact the Ministry to discuss the requirements of the TIS or design drawings at their earliest convenience. Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at [REDACTED] or by email at [REDACTED].

Sincerely,



Jennifer Dyer
Development Technician
Peace District