



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

February 6, 2020

Reply to the attention of Sara Huber
ALC Issue: 51674
Local Government File: 19-210

Planning Services
Peace River Regional District
planning@prrd.bc.ca

Delivered Electronically

Re: Peace River Regional District Zoning Amendment Bylaw No. 2397

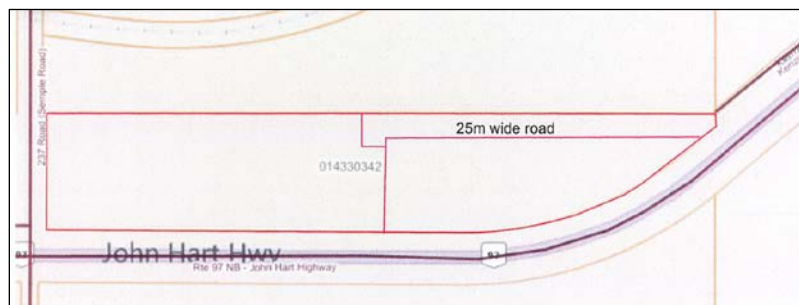
Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2397 (the “Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the Agricultural 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 10244 237 Road; PID: 014-330-342 (the “Property”) from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone) in order to subdivide 4 ha for future residential use.

In 1987, the Commission approved the proposal to subdivide the Property into one 2.7 ha parcel, and three 1.8 ha parcels (Application 20605; Resolution #122/1987). The Commission recognized that the Property is long and narrow, is bordered by the Highway, and is within the vicinity of other subdivisions.

Given the Commission’s previous approval, ALC staff has no objection to the proposed Bylaw. However, ALC staff also note that the Ministry of Transportation and Infrastructure (MoTI) is requiring through its Preliminary Layout Review Status (PLRS), a 25 metre wide road dedication along the entire northern Property boundary of Proposed Lot 2 and that the Kenzie Drive cul-de-sac be a minimum 18 metre radius. Given the use of the proposed road for access to one lot, ALC staff considers the width of 25 metres to be substantial. In order to minimize the impact on the Property, ALC staff recommends reconsidering such width, or that additional rationale be provided to the ALC to support the requirement for such width.

Figure 1: Proposed Subdivision Layout



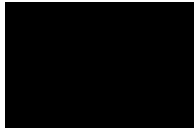
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the 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 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD Zoning Amendment Bylaw No. 2397

CC: Ministry of Agriculture – Attention: Lori Vickers

51674m1



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 | Zoning Bylaw No. 2397, 2020 | Date: January 13, 2020 | | | | | | | | | |
| <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 (February 3, 2020). If no response is received within that time, it will be assumed that your agency's interests are unaffected.</p> | | | | | | | | | | | |
| <p>PURPOSE OF AMENDMENTS: To rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone)</p> | | | | | | | | | | | |
| <p>GENERAL LOCATION: Arras, BC</p> | | | | | | | | | | | |
| <p>LEGAL DESCRIPTION: Parcel A (95167M) of the South West ¼ of Section 18 Township 78 Range 16 W6M Peace River District</p> | | | | | | | | | | | |
| AREA OF PROPERTY 9.81 ha (24.0 acres) | ALR STATUS: Within | OCP DESIGNATION: Low Density Residential (LDR) | | | | | | | | | |
| <p>Land Owners: Viktor Kisser</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>Jessica Russell</u> Jessica Russell</p> | | <p>Title: <u>Junior Planner</u></p> | | | | | | | | | |
| <p>This referral has also been forwarded to the following agencies:</p> <ul style="list-style-type: none">✓ Agricultural Land Commission✓ CN Rail✓ Ministry of Transportation & Infrastructure via eDAS✓ Ministry of Forests, Lands and Natural Resource Operations and Rural Development✓ Northern Health Authority | | | | | | | | | | | |
| <p>Other:</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>✓ Arras Fire Dept.</td><td>✓ School District #59</td></tr></table> | | | ✓ 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 | ✓ Arras Fire Dept. | ✓ School District #59 |
| ✓ 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 | ✓ Arras Fire Dept. | ✓ School District #59 | | | | | | | | | |
| <p>(As per the Management of Development Function)</p> | | | | | | | | | | | |




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

| | | |
|---|---|------------------------------------|
| | RESPONSE SUMMARY | Zoning Bylaw No. 2397, 2020 |
| <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 | |

None.

| | |
|---|-------------------------------|
| Signed:  | Title: Planning Manager |
| Date: Jan. 16, 2020 | Agency: City of Fort St. John |



Ministry of
Transportation
and Infrastructure

Our file: 2020-00178
Your file: PRRD File #19-210
Date: January 16, 2020

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

Attention: Jessica Russell, Junior Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral dated January 13, 2020 to rezone the subject property from R-6 (Residential 6 Zone) to R-5 (Residential 5 Zone). The proposal falls within Section 52 of the Transportation Act and will require formal ministry approval and signature.

The Ministry is in support of the proposal however we have the following conditions that must be satisfied prior to final approval and signature:

1. 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. The future goal may be to have access to the subject lot via a backage road providing access to all lots fronting the CA Highway in the area. Direct access from the subject lot will be permitted to the backage road only at that time.
2. No direct access to the John Hart Highway 97S is permitted. All access is to be via the side road network 237 Road (Semple Road) and/or Kenzie Drive.

The ministry has received a conventional subdivision application from the owner to subdivide the subject lot as shown in this referral package. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer – conditions of subdivision have not been determined.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (250) 787-3237.

Sincerely,



District Development Technician- Peace District

Ministry of
Transportation and
Infrastructure

Peace District

Mailing Address:
District Office Address:
#300, 10003 - 110th 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