





**Agricultural Land Commission**

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March 18, 2020

Reply to the attention of Sara Huber  
ALC Issue: 51716  
Local Government File: 2406-2020

Kole Casey  
South Land Use Planner, Peace River Regional District  
planning@prrd.bc.ca

**Delivered Electronically**

**Re: Peace River Liard Regional District Dawson Creek Rural Area Zoning  
Amendment Bylaw No. 2406, 2020**

Thank you for forwarding a draft copy of Dawson Creek Rural Area Zoning Amendment Bylaw No. 2406, 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.

**Current Proposal**

The Bylaw proposes to rezone the property identified as 5420 224 Road; PID: 014-635-950 (the “Property”) from RR-4 (Small Holdings) zone to RR-1 (Rural Residential 1) zone in order to subdivide the Property into two lots.

**File History**

In 2017, the Commission refused a proposal to subdivide the 10.7 ha Property into two ± 5.3 ha lots to provide a separate residence for the applicants’ daughter (Application 55503; Resolution #54/2017). In reaching its decision, the Commission cited that the Property had adequate agricultural capability and that subdivision would sever productive hayfields and ultimately divide the arable portions of the Property.

In 2018, the applicant requested reconsideration of the Commission’s decision in Resolution #54/2017, stating that the proposal was consistent with the Peace River Regional District Rural Official Community Plan Bylaw No. 1940, 2011 (the “OCP”).

In 2013, the Commission endorsed the OCP by Resolution #26N/2013 (Planning Review 46403). The OCP designated the Property as ‘Rural Neighbourhood’, with a minimum lot size of 1.6 ha. The Commission therefore, found that the subdivision proposal was consistent with Resolution #26N/2013 and approved the application by Resolution #347/2018.

**ALC Staff Comments**

Given the file history associated with the Property, ALC staff understands that the subdivision proposal has previously been approved by the Commission and that the Bylaw is intended to facilitate such subdivision. For this reason, ALC staff raises no objection to the proposed Bylaw.

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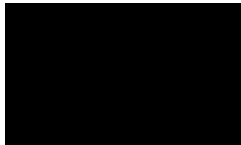
The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of Amendment Bylaw No. 2406, 2020

CC: Ministry of Agriculture – Attention: Lori Vickers

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Ministry of  
Transportation  
and Infrastructure

Our file: 2020-01625  
Your file: PRRD# 20-006 ZN  
Date: April 9, 2020

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

Attention: Kole Casey, South Peace Land Use Planner

The Ministry of Transportation and Infrastructure (ministry) has received and reviewed your referral dated April 3, 2020 to rezone Parcel A(R2285) of the Southeast  $\frac{1}{4}$  of Section 5 Township 81 Range 17 W6M PRD from RR-4 (Small Holdings) Zone to RR-1 (Rural Residential 1) Zone under PRRD Zoning Bylaw No. 1343, 2001 for the final purpose of subdividing the property into two lots.

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 comments:

1. No direct access to the Alaska Highway 97N is permitted. All access is to be via the side road network (Paul Road).

The Ministry has received and reviewed the subdivision application for a two (2) lot subdivision under MoTI file 2018-06376 (PRRD file no. 18-323), which has been granted a preliminary layout non-approval letter on March 6, 2019. The proposed layout as submitted is not guaranteed as it is dependent on review and approval by the Provincial Approving Officer.

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact me at (778) 576-1109.

Sincerely,



Jennifer Dyer  
Development Technician- Peace District

Ministry of  
Transportation and  
Infrastructure

Peace District

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