



Ministry of
Transportation
and Infrastructure

Our file: 2021-00980
Your file: 21-001 ZN
Date: February 25, 2021

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

Attn: Nikita Kheterpal, North Peace Land Use Planner

The Ministry of Transportation and Infrastructure (Ministry) has received and reviewed your referral of February 19, 2021 to rezone +6.6ha of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and a remainder +58ha lot to A-1 (Small Agricultural Holdings Zone). The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the rezoning. Please note the Ministry has not received a subdivision application from the owner to subdivide as proposed in this referral package. The proposed lot 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 Beth Bahm at [REDACTED]

Sincerely,

[REDACTED]

Beth Bahm
Development Officer, Peace District



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

March 8, 2021

Reply to the attention of Sara Huber
ALC Issue: 52107
Local Government File: 21-001-ZN

Nikita Kheterpal
North Peace Land Use Planner, PRRD
Nikita.Kheterpal@prrd.bc.ca

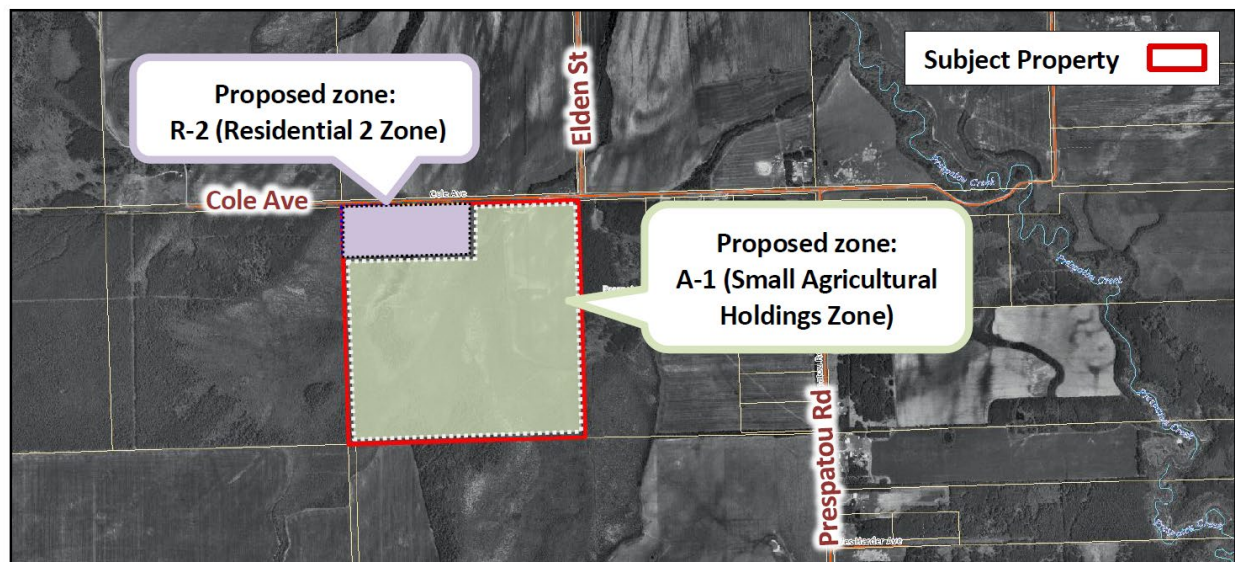
Re: Peace River Regional District Zoning Amendment Bylaw No. 2356, 2021

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2356, 2021 (the “Amendment Bylaw”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaw is consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

Current Proposal:

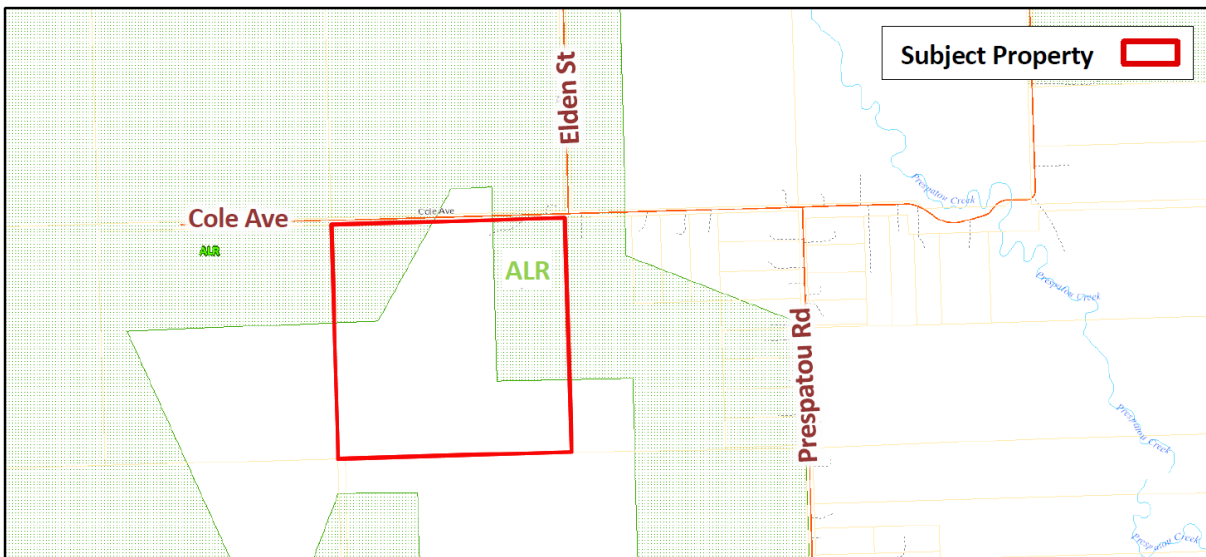
The Amendment Bylaw proposes to rezone 6.6 ha from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) and 58 ha to A-1 (Small Agricultural Holdings Zone) on the property identified as 13733 Cole Avenue; PID: 014-823-365 (the “Property”) in order to facilitate a subdivision of the Property into three lots.

Proposal Map:



The Property is designated as Rural Community under the PRRD Rural Official Community Plan (OCP) Bylaw No. 1940, 2011.

The Property is partially within the ALR (approximately 22.3 ha of the 65 ha Property).

ALR Context Map:**ALC File History:**

In 2013, in review of the PRRD Rural OCP Bylaw No. 1940, 2011, the ALC endorsed the designation of the Property and surrounding area as Rural Community (Planning Review File 46403; Resolution #26N/2013). The objective of the Rural Community designation is to provide areas for population growth that can enhance volunteer groups, support civic facilities, and to provide suitable areas where rural businesses can locate. The minimum lot size under this designation is 1.6 ha.

In 2020, the ALC approved the subdivision of the Property into two 3.3 ha lots and a 58-ha remainder, recognizing the ALC's previous comments in Resolution #26N/2013 (Application 60653; Resolution #320/2020).

ALC Staff Comments:

ALC staff recognize that the Commission has previously endorsed the designation of the Property as Rural Community under the PRRD Rural OCP Bylaw No. 1940, 2011, a designation which is intended to accommodate population growth. Furthermore, ALC staff understand that the Commission has approved the subdivision of the Property, and that the Amendment Bylaw is intended to facilitate such subdivision. For this reason, ALC staff do not object to the Amendment Bylaw.

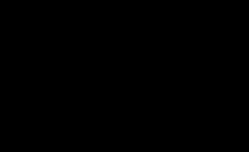
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions 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]

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-001-ZN

CC: Ministry of Agriculture – Attention: Lori Vickers [REDACTED]

52107m1

Jacqueline Burton

From: Morin, Kristi <[REDACTED]>
Sent: Monday, March 8, 2021 10:46 AM
To: Planning Department
Subject: RE: [External] External referral: 21-001 ZN

CAUTION: This email originated from outside of the organization.

Good Morning,

BC Hydro has no objections to the proposed subdivision.

Cheers,

Kristi Morin | Property Coordinator, Property Rights Services

BC Hydro
3333 22nd Avenue
Prince George, B.C.
V2N 1B4



bchydro.com

Smart about power in all we do.

From: Planning Department <planning@prrd.bc.ca>
Sent: 2021, February 19 1:08 PM



Cc: PRRD_Internal <prrd.internal@prrd.bc.ca>; Planning Department <planning@prrd.bc.ca>
Subject: [External] External referral: 21-001 ZN

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Good afternoon,

Please see attached a referral package for a rezoning application in the Peace River Regional District.

If your agency has any comments regarding this application, kindly submit them by **March 12, 2021**.

Please don't hesitate to reach out to me if you have any questions at all.

Thank you.

Regards,

Nikita Kheterpal | North Peace Land Use Planner

Phone: **250-785-8084** | nikita.kheterpal@prrd.bc.ca | www.prrd.bc.ca

Peace River Regional District, 9505 100 Street, Fort St. John, BC V1J 4N4



PEACE RIVER REGIONAL DISTRICT



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Jacqueline Burton

From: Charlene Jackson [REDACTED]
Sent: Monday, March 1, 2021 3:34 PM
To: Planning Department
Cc: Renée Jamurat
Subject: External referral: 21-001 ZN

CAUTION: This email originated from outside of the organization.

Good Afternoon Nikita,

The City does not have any concerns regarding the referral for Zoning Amendment Bylaw No. 2356, 2021, PRRD File No. 21-001_ZN.

Kind regards,

Charlene Jackson
Planning Technologist



Beaton Building | 10003 110 Avenue | Fort St. John, BC | V1J 6M7



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