



Ministry of  
Transportation  
and Infrastructure

Our file: 2021-00953

Your file: 21-002 ZN

Date: March 1, 2021

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

Attn: PRRD, Service Planning

The Ministry of Transportation and Infrastructure has received and reviewed your referral of February 18, 2021 to rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) for the final purpose of building a machine shop. The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval however, we have the following requirement:

1. Applicant to apply online for a Resource and Industrial access permit to the Ministry of Transportation and Infrastructure for the access to Rolla Road. Applicant to apply online here: <http://www.th.gov.bc.ca/permits/Apply.asp>

Thank you for the opportunity to comment. If you or the proponent has any questions, please contact

[REDACTED]

Sincerely,

[REDACTED]

Development Officer



## 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](http://www.alc.gov.bc.ca)

March 8, 2021

Reply to the attention of Sara Huber  
ALC Issue: 52106  
Local Government File: 21-002-ZN

Jack Irving-Peckham  
South Peace Land Use Planner, PRRD  
[Jack.Peckham@prrd.bc.ca](mailto:Jack.Peckham@prrd.bc.ca)

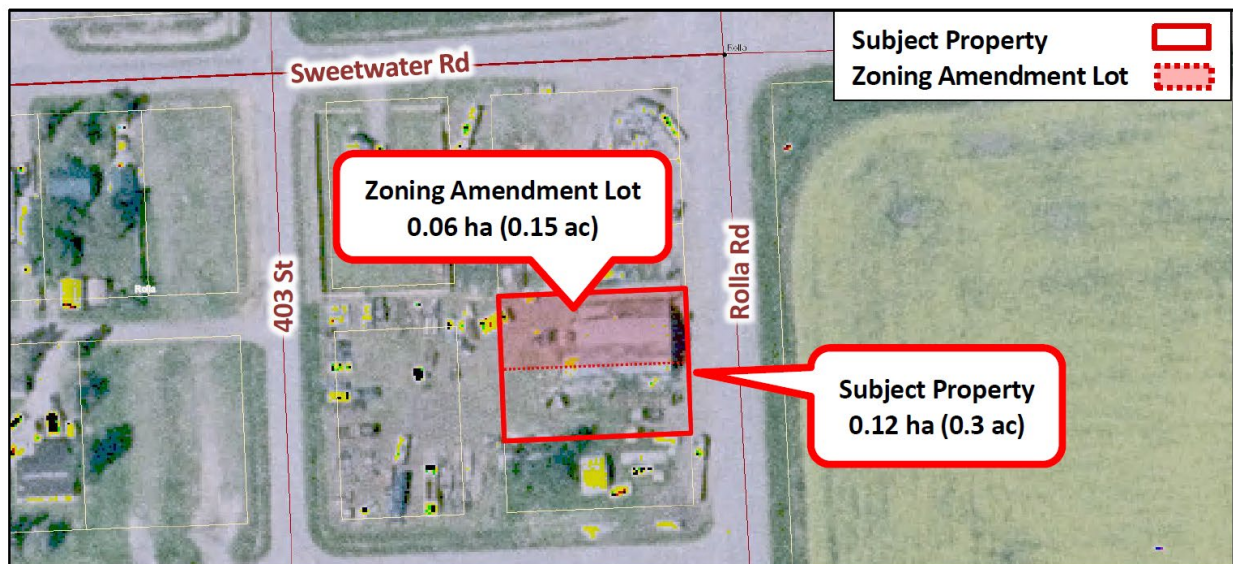
### Re: **Peace River Regional District Zoning Amendment Bylaw No. 2434, 2021**

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2434, 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 the 0.06 ha northern portion of the property identified as 5209 Rolla Road; PID: 004-384-105 (the “Property”) from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire Property one zone and for the final purpose of building a machine shop. The Property is 0.1 ha and is designated Rural Community under the PRRD Rural Official Community Plan (OCP) Bylaw No. 1940, 2011.

#### **Proposal Map:**



#### **ALC File History:**

In 2013, in review of the PRRD Rural OCP Bylaw No. 1940, 2011, the ALC endorsed the Rural Community designation of the Property and surrounding area (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. Principal uses under this designation include agriculture, residential, commercial, light industrial, civic, assembly, institutional, and park and natural environment.

**ALC Staff Comments:**

ALC staff recognize that the Property's Rural Community designation was previously endorsed by the Commission in review of the PRRD Rural OCP Bylaw No. 1940, 2011. This designation allows for rural businesses and light industrial use. As the proposal is to rezone to the M-1 zone, one of three industrial zones under the PRRD Dawson Creek Rural Area Zoning Bylaw No. 479, 1986, the Amendment Bylaw is intended to facilitate a permitted use under the Rural Community designation. For this reason, ALC staff do not object to the Amendment Bylaw.

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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] or by e-mail [REDACTED]

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

[REDACTED]

[REDACTED]

Enclosure: Referral of PRRD 21-002-ZN

CC: Ministry of Agriculture – Attention: [REDACTED]

52106m1

01 March 2021

Jack Peckham,  
South Peace Land Use Planner

**RE: Zoning Amendment Bylaw No. 2434, 2021 PRRD File No. 21-002 ZN (Parcel B (T18682) Block 1 Section 32 Township 79 Range 14 West of the 6th Meridian Peace River District Plan 10648 PID: 004-384-105)**

I have reviewed the application for Zoning amendment to rezone a 0.06 ha portion of the subject property from R-1 (Residential 1 Zone) to M-1 (Service Industrial Zone) to make the entire property one zone and for the final purpose building a Machine Shop.

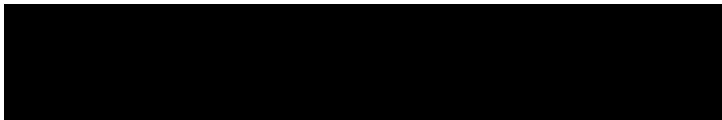
Based on the intent of the proposal, Northern Health has no objections, subject to the following conditions:

- As per the Public Health Act [SBC 2008] Ch. 28, the applicant must not cause a health hazard during demolition of existing structure or building the Machine Shop.
- As per the Public Health Act [SBC 2008] Ch. 28, if the applicant is required by regulation to have a licence or permit to engage in a regulated activity, the applicant must obtain such licence or permit by submitting the appropriate application to the health officer prior to construction or operation of the regulated activity.
- As per the Public Health Act [SBC 2008] Ch. 28, an applicant who engages in a regulated activity must comply with any requirement or duty set out in a regulation respecting the regulated activity.
- As per the Drinking Water Protection Act [SBC 2001] Ch. 9, the applicant must not cause or allow contamination of a drinking water source, a well recharge zone, or an area adjacent to a drinking water source as a result of discharge from the Machine Shop.

Please note that Northern Health's recommendation for approval of the zoning bylaw amendment does not guarantee approval at the time of subdivision. Northern Health assesses all subdivision applications referred in writing by an Approving Officer with the Ministry of Transportation and Infrastructure on the basis of current provincial health legislation and Northern Health policies and guidelines.

Please do not hesitate to contact me if you have any questions at [REDACTED] or [REDACTED]

Sincerely



Health Protection and Disease Prevention,  
Northern Health