



Ministry of
Transportation
and Infrastructure

Our file: 2021-01078

Your file: 21-004 ZN

Date: March 3, 2021

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

Attention: Planning Services, PRRD

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral dated February 25, 2021 to rezone the subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone) within PRRD Zoning Bylaw 1343, 2001. 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 and has the following comments:

If the proposed rezoning is not successful, the owner is required to apply online for a commercial access permit here: [Highway Use Permits - Province of British Columbia \(gov.bc.ca\)](https://gov.bc.ca)

If the application is successful, an access permit from MoTI is not required.

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,

Kelsi Windhorst

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

March 9, 2021

Reply to the attention of Sara Huber
ALC Issue: 52117
Local Government File: 21-004-ZN

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

Re: Peace River Regional District Zoning Amendment Bylaw No. 2435, 2021

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Zoning Amendment Bylaw No. 2435, 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.

The Amendment Bylaw proposes to rezone the property identified as 12733 Charlie Lake Hall Avenue; PID: 011-552-018 (the “Property”) from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone). There is no development proposed, but the Property is used for residential purposes.

The Property is not within the ALR, nor is adjacent to the ALR. For this reason, ALC staff has no objection to the Amendment Bylaw.

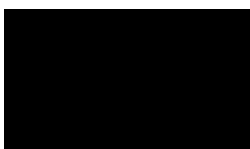
The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations,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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-004-ZN

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

52117m1



PEACE RIVER REGIONAL DISTRICT

CHARLIE LAKE FIRE DEPARTMENT
13065 FIRE HALL ROAD
BOX 250, CHARLIE LAKE, BC, V0C-1H0
250-785-1424



From: Office of the Fire Chief, Charlie Lake Fire Department

Date: February 25, 2021

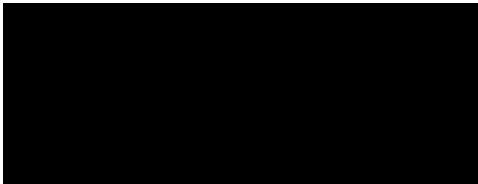
Re: Zoning Amendment Bylaw No. 2435, 2021. PRRD File No. 21-004 ZN
PID 011-552-018 (13759 Hwy 97)

To whom it concerns,

Charlie Lake Fire Department interests are unaffected by Bylaw, Permit #21-004 ZN.

Charlie Lake Fire Department (CLFD) has no concerns with the proposed application NO.21-004 ZN, proposal rezone of subject property from C-2 (General Commercial Zone) to R-2 (Residential 2 Zone)

Regards,



Fire Chief Edward Albury
Charlie Lake Fire Department

Jacqueline Burton

From: Charlene Jackson <[REDACTED]>
Sent: Monday, March 1, 2021 3:35 PM
To: Planning Department
Cc: Renée Jamurat
Subject: External Referral: 21-004 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. 2435, 2021, PRRD File No. 21-004_ZN.

Kind regards,

Charlene Jackson
Planning Technologist



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



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