

RDFFG-Building Inspections

No concerns.

Dana Ferguson

Senior Building Inspector

RDFFG-Environmental Services:

No comment from Environmental Services Administration.

Laura Zapotichny

General Manager of Environmental Services

Fortis BC:

FortisBC has no issues with this proposal.

Arvin Keykhosravi

Planning and Design Technologist

FortisBC – Prince George

BC Hydro:

BC Hydro has no objection in principle to the Development Variance Permit application. Please be guided further by our Design Distribution team copied on this email.

The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. Should the development require distribution service, changes to the property's service or the relocation of distribution lines, please contact BC Hydro's Electrical Service Coordination Centre (ESCC) at 1-877-520-1355.

Monique Mak

Property Coordinator, Property Rights Services

BC Hydro

BC Ministry of Tourism, Arts, Culture, and Sport-Mountain Resorts Branch:

Good morning,

Apologies for the late response on this one. Mountain Resorts Branch has reviewed this referral package and is supportive of the application.

Cassandra Enns

Licensed Land Officer

Ministry of Tourism, Arts, Culture, and Sport.

Ministry of Transportation and Infrastructure:

Please see attached document.



Regional District of Fraser- Fort George
115 George Street
Prince George, BC
V2L 1P8

RE: Amended Referral Response – Original dated November 5, 2024

Attn: Development Services,

The Ministry of Transportation and Infrastructure (MoTI) has received and reviewed your referral on October 2, 2024, for a Development Variance Permit on Lot 1 District Lot 5717, Cariboo District, PID: 030-819-385.

The proposed development is for a full build-out of 30 units. The proposed variance is for the parking requirements, requesting to reduce the allotted parking spaces from 1.5 spaces per dwelling unit, plus 1 space per 100m² of floor area, requesting to reduce to 1.5 spaces per dwelling unit. This proposal would reduce the off-street parking space requirement from 90 to 46 spaces.

The proposed development does not fall within Section 505 of the Local Government Act and does not fall within Section 52 of the Transportation Act. Therefore, no formal approval is required by this Ministry. However, we appreciate the opportunity to provide the following comments;

1. We have reviewed the charges on title and noted the following:
 - a. Covenant No. BB1499057, in favour of Ministry of Forests, Lands and Natural Resource Operations – Pursuant to Section 219 of the Land Title Act (Noted for BLOCK F OF DISTRICT LOT 5717, CARIBOU DISTRICT):
 - i.) Restricts subdivision or strata unless approved by Transferee in writing.
 - ii.) Restricts construction of any building on the Land other than a building the conceptual plans of which have been approved by the Transferee in writing.
 - b. Covenant No. BB1499056, in favour of Ministry of Forests, Lands and Natural Resource Operations - Pursuant to Section 219 of the Land Title Act (Noted for BLOCK F OF DISTRICT LOT 5717, CARIBOU DISTRICT):
 - i.) Restriction placed on the maximum number of Bed Units which may be utilized on the Land is 112.
 - ii.) The Land may not be subdivided except in accordance with any requirements set out in the Resort Master Plan and with prior written approval of the province.



- c. Statutory Right of Way No. CA4265634, in favour of Ministry of Transportation and Infrastructure – (noted for Lot 1, District Lot 5717, Plan EPP48511, Caribou District), as referenced by Plan EPP48511, for the purpose of a cul-de-sac area associated with Northern Lights Road.
2. The identified Statutory Right of Way (SRW) No. CA4265634, in which the current development proposal submitted with this referral, appears to overlap with the SRW plan. Consideration should be taken to revise the plan to be outside of the Statutory Right of Way. Additionally, the northern portion of the Statutory Right of Way, as shown on Plan EPP48511 is currently within a Section 16 Reserve, under the jurisdiction of Ministry of Forests.
 - a. Our ministry is currently reviewing a referral from Ministry of Tourism, Arts, Culture and Sport – Mountain Resort Branch, in regard to a partial cancellation of a portion of the cul-de-sac area and establishing road allowance under the Transportation Act.
 - b. Please have the applicant provide a site plan that clearly overlays the identified SRW Plan EPP48511. It is important to identify how this may impact the overall site parking layout.
3. We note that the site layout provided by the Regional District of Fraser-Fort George, proposes to have the dwellings constructed in two phases, having each phase consist of 15 units. The ministry has concerns with the significant reduction in parking, being 50% of what is currently required. We would appreciate the opportunity to have a discussion with the owner/developer, to discuss options on providing additional parking, that would not encourage off-site parking (i.e. street parking).
4. We also note that the site layout indicates three (3) access locations to the proposed development and parking lot. In the opinion of this ministry, the proximity between these three accesses does not provide safe and efficient movement of traffic along Northern Lights Road. The Ministry would be in support of two accesses on either end of the parking lot, which supports efficient flow of traffic and provides opportunity for additional onsite parking. The applicant is to apply online for an "Access, Residential and Agricultural" permit before the work commences for an access to the subject lot from Northern Lights Drive to MoTI here: <http://www.th.gov.bc.ca/permits/Apply.asp>
5. The Ministry has raised concerns about the decrease in snow storage for our maintenance contractor along Northern Lights Road. Consideration should be taken to ensure that there is enough snow storage, on the subject lands as this area frequently sees large snow fall events.

The applicant should be aware that there is a chance that the area may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act. Please contact the Archaeology Branch immediately at (250) 953-3334 if archaeological site deposits are encountered on the subject property.



Ministry of
Transportation
and Infrastructure

Our file: 2024-04972
Your file: 5717/91486/1
Date: November 12 2024

We recommend that you contact Ministry of Tourism, Arts, Culture and Sports – Mountain Resort Branch, specifically Cassandra Enns@gov.bc.ca, and reference their file number 7410257, to discuss the matters related to the Statutory Right of Way.

Thank you for the opportunity to comment. If you or the applicant have any questions, I encourage you to contact me at (778)-576-8841 or by email at sarah.trouwborst@gov.bc.ca

Sincerely,

Sarah Trouwborst
Development Services Technician