

**RDFFG: Building Inspections:**

Building inspection has no concerns with this proposal.

*Jeremy Hedstrom*

*Building Inspector II*

**Fortis BC**

No concerns.

*Brian Valana, ASCT*

*Planning & Design Workleader*

**Ministry of Transportation and Transit**

Comments attached.



**Our File:** 2026-01292

**Date:** March 19, 2026

**Your File:** REZ 1561/934/1/7

**Response To:** Regional District of Fraser-Fort George  
**Item Referred:** Zoning Bylaw Amendment  
**Civic Address:** 7165 Sutley Road, Prince George  
**Legal Description:** Lot 7 Block 1 District Lot 1561 Cariboo District Plan 934; PID 004-222-750  
**Reviewed By:** Janet Grainger

### **RESPONSE SUMMARY**

The Ministry of Transportation & Transit (MoTT) has received the above-noted referral from the Regional District of Fraser-Fort George regarding the proposed rezoning from RR1 to RR9 to allow two Residential-Single Family dwellings on the subject property. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations.

- It appears this application is outside of the 800-meter radius of a Controlled Access Highway. Should the proposal move forward under a zoning bylaw amendment, Ministry sign off on the bylaw will not be required.
- No storm drainage shall be directed to the MoTT drainage system. This includes, but is not limited to, collection and run-off of the internal road system.
- MoTT setback requirements are to be followed as per Section 12 of the Provincial Undertakings Regulation ([here](#))

#### ***Restriction on placement of buildings or other structures***

***12 An owner, occupier or lessee of land must not, without the consent of the minister, place or cause or allow to be placed any building, trailer, mobile home or other structure within the following distance from the property line fronting on any arterial highway within a municipality or on any highway in unorganized territory:***

- (a) if a public lane or alley provides secondary access to the property, 3 m;*
- (b) in any other case, 4.5 m.*

If you have any questions please feel free to contact myself at (250) 649-2944, or by email at [Janet.Grainger@gov.bc.ca](mailto:Janet.Grainger@gov.bc.ca).

Sincerely,

Janet Grainger  
Development Services Officer  
Fort George District