

Referral Submissions

Regional District Building Inspection

The proposed building has been partially constructed under building permit 24-121 for a personal use accessory building containing no plumbing. The current building has not been approved for occupancy.

If this TUP is permitted the structure will require a building permit for alterations in order to change occupancy from low industrial hazard accessory building occupancy (F-3 classification) to a medium industrial hazard repair garage business occupancy (F-2 classification).

Blaine Harasimiuk

Manager of Inspection Services and Sustainability Practices

Regional District Environmental Services

The delivery of solid waste services is outlined in the Regional Solid Waste Management Plan (RSWMP). The RSWMP is supported by the Municipal Solid Waste Tipping Fee and Site Regulation Bylaw 3166.

The Bylaw establishes tipping fees and site usage of solid waste facilities within the Regional District's solid waste network, as well as identifying the transfer station network designed for rural residential refuse and recycling usage.

The local area transfer stations for this application, the Cummings Road Transfer Station and Recycling depot and the Buckhorn Regional Transfer Station, is designated for residential and small commercial usage only.

Any municipal solid waste that is created from this Temporary Use Permit No.296 would need to be disposed of at the Foothills Boulevard Regional Landfill and would be subject to a commercial disposal charge. Any hazardous waste created from this Temporary Use Permit, such as diesel, gasoline, oil or antifreeze, must be disposed of in a manner compliant with the Environmental Management Act. Any items that have been identified as a Controlled Waste that require disposal will require the applicant to fill out the appropriate Controlled Waste Disposal Application.

Laure Zapotichny

General Manager of Environmental Services

BC Hydro

Thank you for your email. BC Hydro has no objection in principle to the proposed Temporary Use Permit at 13070 Ridgecrest Rd, Prince George. When Development commences Design will assess servicing requirements for the lot and may require an additional SRW (if applicable).

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.

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

1. 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 WorkSafe BC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach). BC Hydro suggests you add an additional 2-3 meters clearance to provide safe working space now and in the future. If you only meet minimum clearances, workers now and going forward will ALWAYS be within Limits of Approach

2. For utility conflict and/or new construction power connections please contact the BC Hydro Electric Service Coordination Centre at 1-877-520-1355 and/or email expressconnect@bchydro.com.

Ravneet Gill

Property Coordinator, Property Rights Services

Ministry of Transportation and Transit

Attached.



Our File: 2026-02407

Date: May 26, 2026

Your File: TUP 1581/25165/20 - TUP 296

Response To: Regional District Fraser-Fort George
Item Referred: General Referral - TUP
Civic Address: 13070 Ridgecrest Road, Prince George
Legal Description: LOT 20 DISTRICT LOT 1581 CARIBOO DISTRICT PLAN 25165;
PID 007-919-891
Reviewed By: Janet Grainger

RESPONSE SUMMARY

The Ministry of Transportation & Transit (MoTT) has received the above-noted referral from the Regional District Fraser-Fort George regarding the proposed Temporary Use Permit to allow mechanical repair and servicing of automobiles for a 3-year period. The Ministry has reviewed the application and has no objections to the proposal as submitted. However, please note the following comments and recommendations:

- 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.

- Should the applicant be granted approval, the applicant must apply online to MoTT for a Commercial Access Permit which can be made [here](#). A BCeID is required for the online



Ministry of
Transportation
and Transit

application, which can be created [here](#) if required. Please note that we will waive the requirement for engineered drawings. If there are any issues or questions related to the application process, please contact DA.FortGeorge@gov.bc.ca.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Grainger".

Janet Grainger
Development Services Officer
Fort George District