



Agricultural Land Commission
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September 23, 2005

Reply to the attention of Simone Magwood

Ministry of Transportation
300 - 10003 -110th Ave
Fort St. John, BC – V1J 6M7

Attention: Doug Rennie – District Operations Technician

Re: Application #W – 36155 Your file: Todd Road Intersection

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to dedicate 0.51 ha of land in order to improve the safety of the intersection of Todd Road and the Alaska Highway. The application was submitted pursuant to Section 6 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.

The Commission writes to advise that it approved your application subject to:

- the area of dedication being restricted to the area shown on the attached plan
- compliance 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.

The decision noted above is recorded as Resolution #487/2005.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read "Erik Karlsen", written over a white background.

Erik Karlsen, Chair

cc: Peace River Regional District (#116/2005)

SM/lv/Encl.
36155d1

Sec. 12

N.W. 1/4

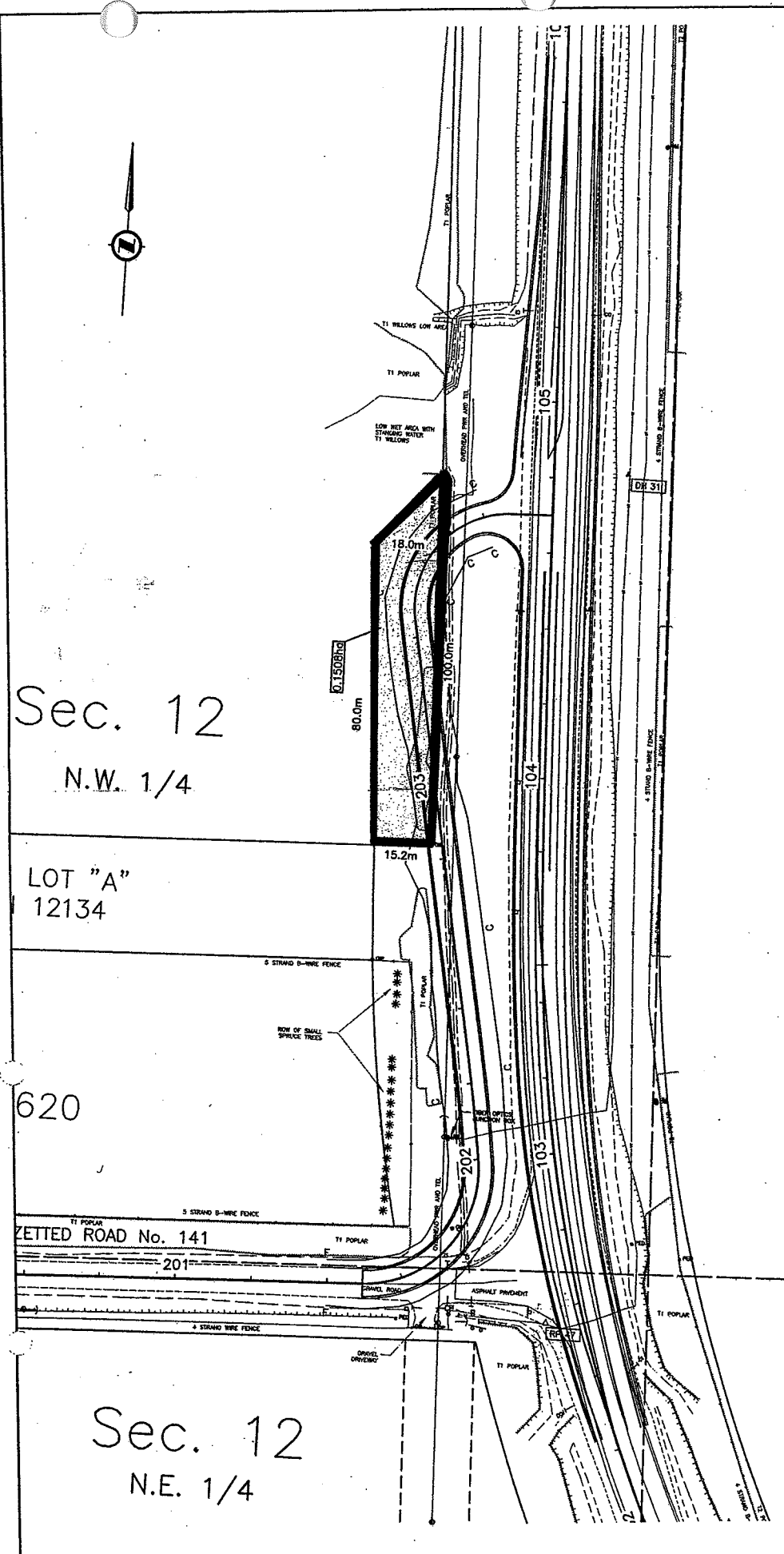
LOT "A"
12134

620

TI POPLAR
ZETTED ROAD No. 141

Sec. 12

N.E. 1/4



Provincial Agricultural Land Commission
 Application: D-36155
 Resolution # 487/2005

 ± 0.15 ha area to be dedicated to the Ministry of Transportation

URBAN SYSTEMS.

Province of British Columbia MINISTRY OF TRANSPORTATION NORTHERN REGION FOR RIGHT-OF-WAY ACQUISITION HIGHWAY 97/TODD ROAD INTERSECTION IMPROVEMENTS REALIGNMENT/LEFT TURN LANE STA. 102+90.00 TO STA. 104+00.00		PROJECT NO. 36272-0000 DRAWING NO. NR-NR-034-101RW
SCALE: 0 1:500 25 0 1:1000 NORTH METERS DATE:	SHEET NO. 25 SHEETS TOTAL 25	PROJECT NO. 36272-0000 DRAWING NO. NR-NR-034-101RW

LEGAL DESCRIPTION
 PLAN N. OF R.C.O.
 POPLAR PACES DE
 GUYTON, ALBERTA,
 1908

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on September 15, 2005 at the Super 8 Motel, 1440 Alaska Avenue, Dawson Creek, BC.

PRESENT: Frank Read Chair
 Harold Kerr Commissioner

ABSENT: Grant Huffman Commissioner

STAFF: Simone Magwood, Regional Research Officer
 Martin Collins, Planner

For Consideration

Simone Magwood presented the staff report dated August 25, 2005 regarding application #W- 36155-0. Mr. Doug Rennie from the Ministry of Transportation he received the staff report and did not identify any errors.

Site Inspection

A site inspection was conducted on September 15, 2005. Those in attendance were:

- Commissioners Read & Kerr,
- Chair Erik Karlsen
- Agricultural Land Commission Staff: Simone Magwood, Regional Research Officer and Martin Collins, Planner
- Doug Rennie, Ministry of Transportation Staff
- Jim Forbes, Land Use Planner, Ministry of Agriculture.

The site inspection lasted from 8:30 a.m. to 9:00 a.m.

The Commission viewed the intersection and Doug Rennie explained to the Commission where the proposed intersection would be located and indicated how much land would be taken by the project. Mr. Rennie explained the safety concerns with the current configuration of the intersection.

Commission Discussion

The Commission noted that the area to be dedicated to build the intersection was small, as the Ministry of Transportation right-of-way was almost big enough for the proposed improvements.

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IT WAS

MOVED BY: Commissioner Read

SECONDED BY: Commissioner Kerr

THAT the staff report be received and the application to dedicate 0.15 ha of land to facilitate safety improvements at the Todd Road intersection be allowed as proposed.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # W – 36155 – 0
Applicant: Ministry of Transportation

DATE PREPARED: August 25, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To dedicate 0.15 ha of land to facilitate proposed intersection improvements and frontage road construction.

This application is made pursuant to Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The parcel of land is being taken for improvements at the junction of Todd Rd 141 N and Highway 97N (the Alaska Highway). The existing intersection is potentially unsafe and the proposed developments would increase safety for vehicular traffic entering and exiting the highway at Todd Road.

Local Government:

Peace River Regional District

Legal Description of Property:

PID: 008-997-501
North West 1/4 of, Section 12 Township 83, Range 18, W6M, Peace River District, Except Plans A398, A1633, 12134 and 32620

Location of Property:

14 km south of Fort St. John on the Alaska Highway

Area of Property Affected:

0.15 ha

Present use of the Property:

Farmed for forage crops, i.e. hay.

Agricultural Capability:

Agricultural Capability:

Data Source: Agricultural Capability Map # 94A/2
The majority of the property is identified as having mixed prime and secondary ratings.

Official Community Plan and Designation:

North Peace Official Community Plan By-law No. 820, 1993 designates the area as RR-A "Rural Resource-Agriculture"

Zoning Bylaw and Designation:

Peace River Regional District Zoning By-Law No. 1343, 2001 designates the area as A-2 (Large Agricultural Holdings Zone
Minimum Parcel Size 63 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local government stated that the proposed use is permitted within all zoning designations and is consistent with the OCP.

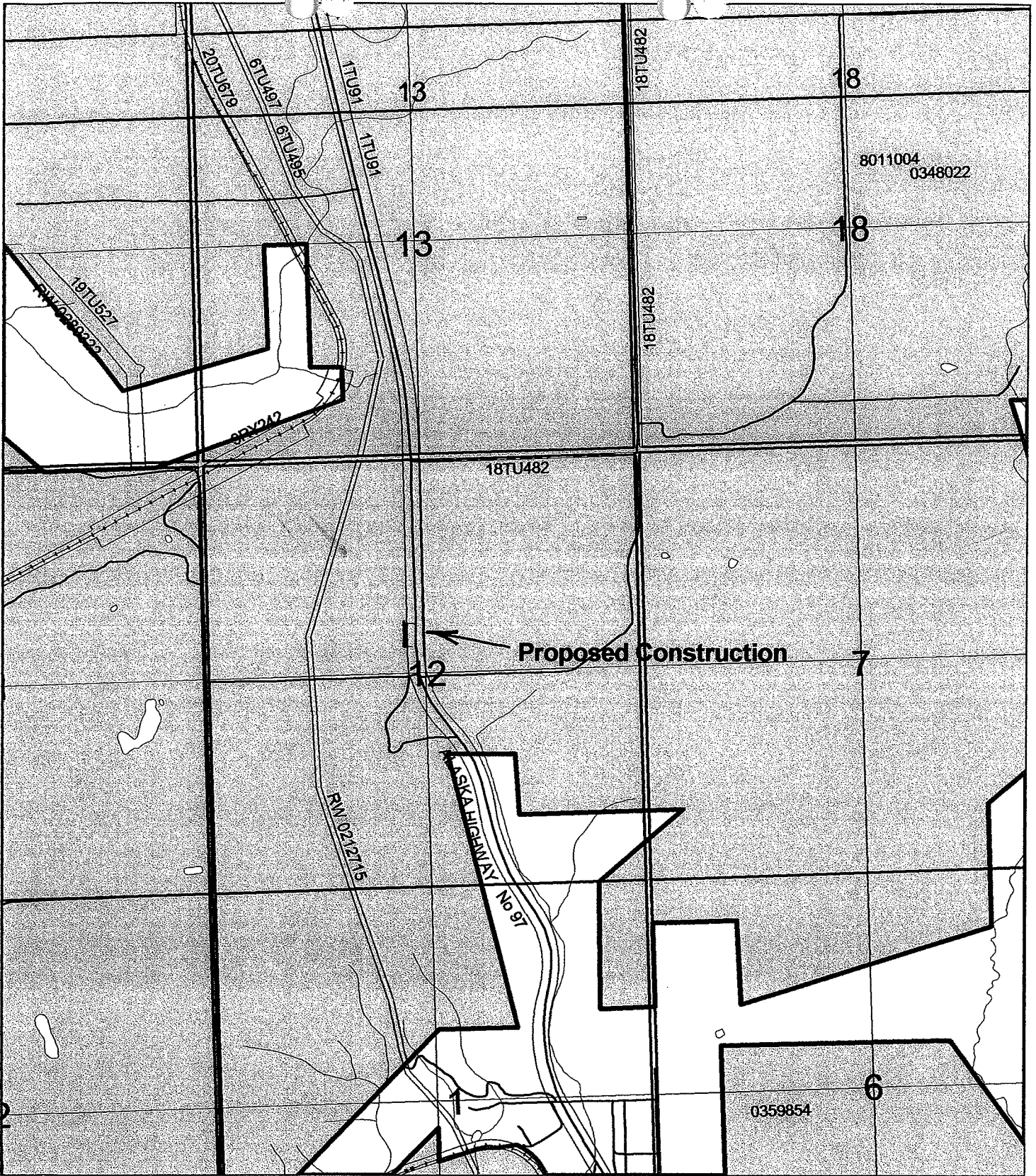
END OF REPORT

Signature

Date



August 26/05



ALC CONTEXT MAP
Application # 36155

Map Scale: 1: 20000

ALC File #: 26-05-36155

BCGS Map Sheet #: 94A.017

Regional District: Peace River