



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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May 2, 2007

Reply to the attention of Simone Rivers
ALC File: W-37331

Scot MacLise
Ministry of Transportation & Highways
213 - 1011 - 4th Ave
Prince George, BC V2L3H9

Dear Mr. MacLise:

Re: Application for Transportation Corridor Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 165/2007 outlining the Commission's decision as it relates to the above noted application.

It is your responsibility to notify affected land owners accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

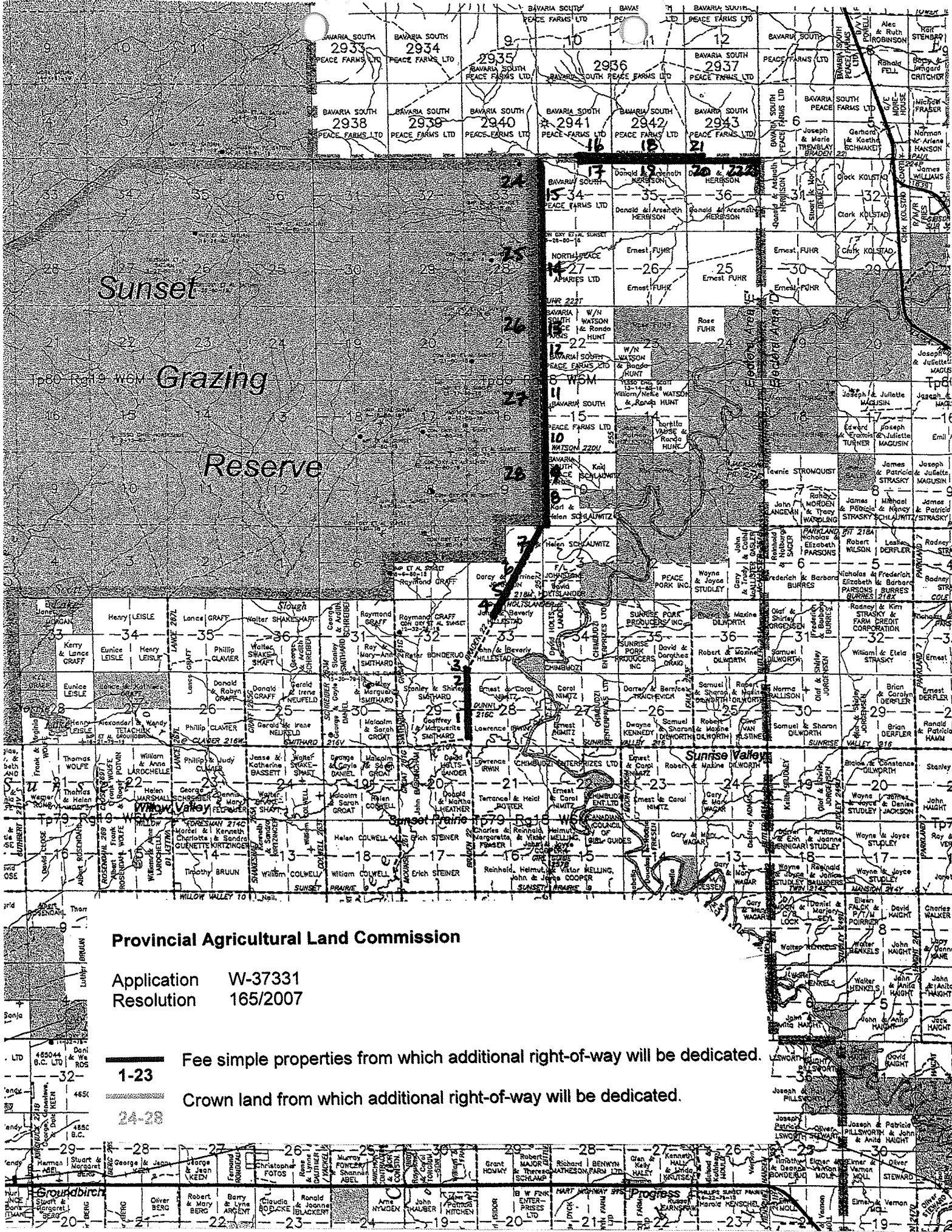
Per:

Erik Karlsen, Chair

cc: Peace River Regional District

Enclosure: Minutes/Sketch Plan

SR/eg
i/37331d1



Sunset

Grazing

Reserve

Provincial Agricultural Land Commission

Application W-37331
 Resolution 165/2007

1-23
 24-28

Fee simple properties from which additional right-of-way will be dedicated.

Crown land from which additional right-of-way will be dedicated.

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12. PID: 014-518-228
The South ½ of Section 22, Township 80, Range 18, W6M, Peace River District
13. PID: 014-518-180
The North West ¼ of Section 22, Township 80, Range 18, W6M, Peace River District
14. PID: 014-501-082
Section 27, Township 80, Range 18, W6M, Peace River District
15. PID: 014-575-612
The West ½ of Section 34, Township 80, Range 16, Peace River District
16. PID: 014-971-071
District Lot 2941, Peace River District
17. PID: 014-659-409
The East ½ of Section 34, Township 80, Range 18, W6M, Peace River District
18. PID: 014-927-535
District Lot 2942, Peace River District
19. PID: 014-580-322
The North ½ of Section 35, Township 80, Range 18, W6M, Peace River District
20. PID: 014-518-694
The North West ¼ of Section 36, Township 80, Range 18, W6M, Peace River District, EXCEPT The West 14 Feet
21. PID: 014-927-527
District Lot 2943, Peace River District, EXCEPT Plan PGP45690
22. PID: 014-518-651
The East ½ of Section 36, Township 80, Range 18, W6M, Peace River District, EXCEPT Plan PGP40710
23. PID: 023-608-501
Lot 1, Section 36, Township 80, Range 18, W6M, Peace River District, Plan PGP40710

Crown Land:

24. Section 33, Township 80, Range 18, W6M, Peace River District
25. Section 28, Township 80, Range 18, W6M, Peace River District
26. Section 21, Township 80, Range 18, W6M, Peace River District
27. Section 16, Township 80, Range 18, W6M, Peace River District
28. Section 9, Township 80, Range 18, W6M, Peace River District

Location: Braden Road, north-west of Dawson Creek

Site Inspection

A site inspection was not conducted.

Discussion

The Commission had no objection to the proposed safety improvements including strengthening and widening as proposed.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Norton

THAT the application be allowed as proposed.

AND THAT the approval is subject to the following conditions:

- the road dedication and widening be in substantial compliance with the plans submitted with the application.

This decision 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.

CARRIED
Resolution # 165/2007



Staff Report
Application # W – 37331
Applicant: Ministry of Transportation & Highways

DATE RECEIVED: April 3, 2007

DATE PREPARED: April 5, 2007

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: Braden Road (#22) safety improvements include strengthening and widening which require additional right-of-way within the ALR. The project will acquire an additional 21.4 ha of land from 23 fee simple properties and 5 pieces of Crown land.

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

BACKGROUND INFORMATION:

The application states that access to fields and relocation of gates and fences will be completed to existing or better standards. Construction on this project is planned for summer, 2007. The application further states that traffic associated with north and south long-distance travel, an operating gas plant and cattle ranching has increased the past few years and the proposed road improvements will result in significantly increased safety advantages.

Local Government:

Peace River Regional District

Legal Description of Properties:

Fee Simple Properties:

1. PID: 014-647-834
The South ½ of Section 29, Township 79, Range 18, W6M, Peace River District, EXCEPT Portions in Plans 23877, 32641, and BCP13080
2. PID: 014-500-094
The North ½ of Section 29, Township 79, Range 18, W6M, Peace River District
3. PID: 014-647-478
The South ½ of Section 32, Township 79, Range 18, W6M, Peace River District
4. PID: 014-647-010
The North West ¼ of Section 33, Township 79, Range 18, W6M, Peace River District, EXCEPT Plan PGP44670
5. PID: 014-646-943
The South West ¼ of Section 4, Township 80, Range 18, W6M, Peace River District

6. PID: 014-646-951
The South East $\frac{1}{4}$ of Section 4, Township 80, Range 18, W6M, Peace River District, EXCEPT Plan PGP43036
7. PID: 014-517-922
The North East $\frac{1}{4}$ of Section 4, Township 80, Range 18, W6M, Peace River District, EXCEPT Plan PGP43037
8. PID: 014-517-981
The South West $\frac{1}{4}$ of Section 10, Township 80, Range 18, W6M, Peace River District
9. PID: 014-500-132
The North West $\frac{1}{4}$ of Section 10, Township 80, Range 18, W6M, Peace River District
10. PID: 014-518-121
The South West $\frac{1}{4}$ of Section 15, Township 80, Range 18, W6M, Peace River District
11. PID: 014-518-155
The North $\frac{1}{2}$ of Section 15, Township 80, Range 18, W6M, Peace River District
12. PID: 014-518-228
The South $\frac{1}{2}$ of Section 22, Township 80, Range 18, W6M, Peace River District
13. PID: 014-518-180
The North West $\frac{1}{4}$ of Section 22, Township 80, Range 18, W6M, Peace River District
14. PID: 014-501-082
Section 27, Township 80, Range 18, W6M, Peace River District
15. PID: 014-575-612
The West $\frac{1}{2}$ of Section 34, Township 80, Range 16, Peace River District
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District Lot 2941, Peace River District
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Section 21, Township 80, Range 18, W6M, Peace River District
Section 16, Township 80, Range 18, W6M, Peace River District
Section 9, Township 80, Range 18, W6M, Peace River District

Location of Property:

Braden Road, north-west of Dawson Creek

Size of Property:

21.4 ha (The entire property is in the ALR).

Agricultural Capability:

Data Source: Agricultural Capability Map # 93P/15
The majority of the property is identified as having Mixed Prime and Secondary ratings.

PREVIOUS APPLICATIONS:

Application #32171-0

Applicant: Ministry of Transportation & Highways

Decision Date: September 21, 1998

Proposal: To legally acquire and expand an existing Section 4 (under the Highways Act) to a width of 30 metres.

Decision: The Commission approved the request to expand, dedicate and improve the existing road subject to conditions.

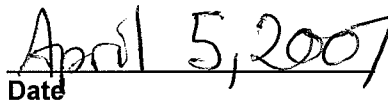
ATTACHMENTS:

- Letter from the Ministry of Transportation describing the project.
- List of properties under application including the area of each that is to be acquired as part of this project
- Map showing location of proposed road works
- ALC Context Map - 1:75,000 - 93P/15 (created by ALC Staff)
- Airphoto - 1:75,000 (created by ALC Staff)

END OF REPORT



Signature



Date