



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

July 5, 2007

Reply to the attention of Simone Rivers  
ALC File: # W - 37401

Catherine Seel  
Ministry of Transportation  
213 - 1011 4th Avenue  
Prince George, BC V2L 3H9

Dear Ms. Seel:

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

Please find attached the Minutes of Resolution # 302/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

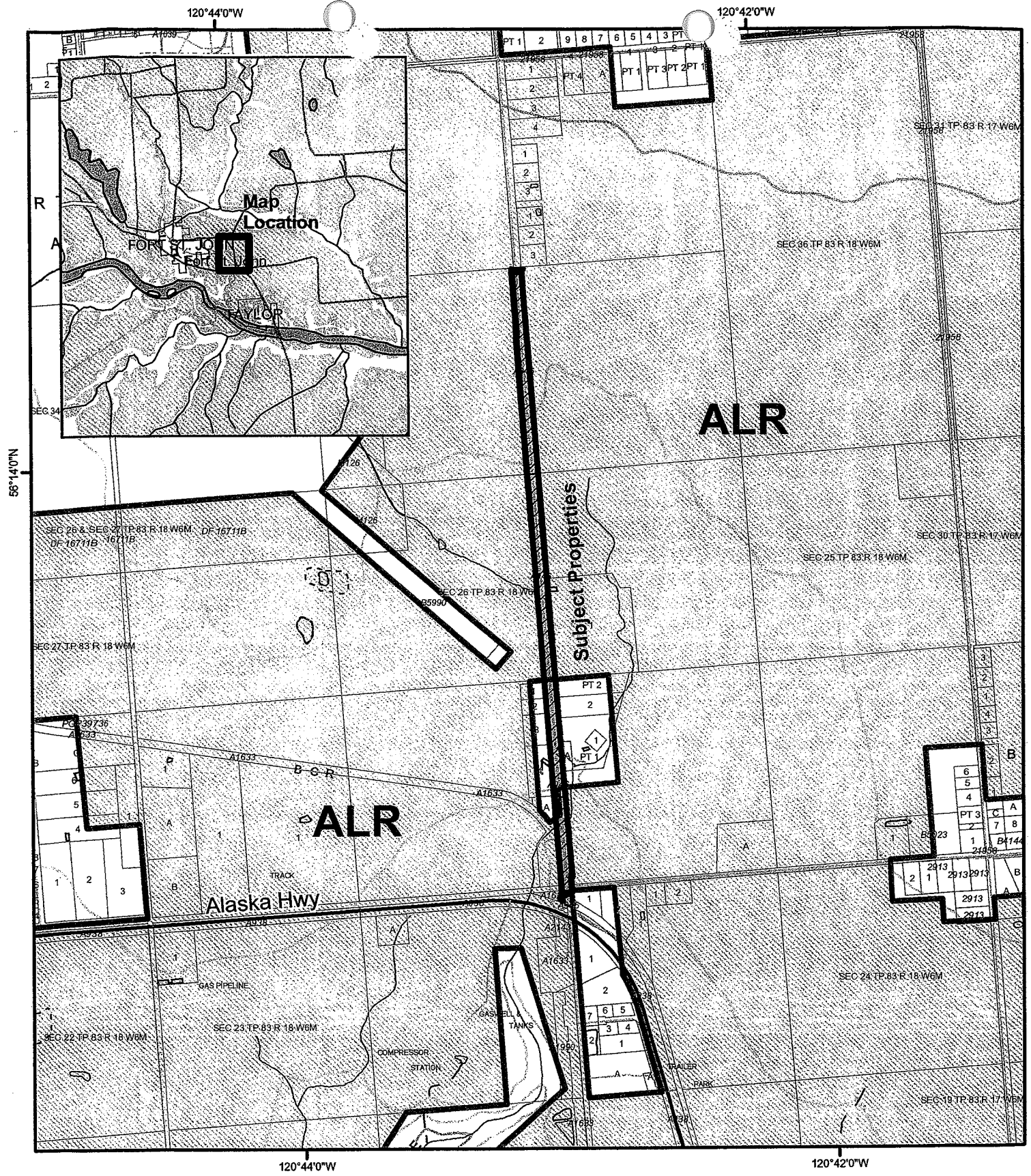
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

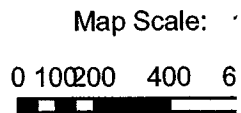
cc: Peace River Regional District (#106/2007)

Enclosure: Minutes/Sketch Plan

SBR/lv  
37401d1



**Provincial Agricultural Land Commission**



Application W-37401  
 Resolution 302/2007

Area approved for road dedication and future use as road



### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission does not believe the proposal would impact existing or potential agricultural use of surrounding lands.

The Commission had no objection to the dedication of the entire properties as road and of their use for future road expansion.

### **Conclusions**

1. That the land under application is not suitable for agricultural use.
2. That the proposal will not impact agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Norton  
**SECONDED BY:** Commissioner Kendrew

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

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 # 302/2007**



**Staff Report**  
**Application # W – 37401**  
**Applicant: Ministry of Transportation**

**DATE RECEIVED:** May 1, 2007

**DATE PREPARED:** June 11, 2007

**TO:** Chair and Commissioners – Interior Panel

**FROM:** Simone Rivers, Land Use Planner

**PROPOSAL:** To dedicate the properties for future road expansion.

This application is made pursuant to Part 4 of BC Regulation 171/2002  
(*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

**BACKGROUND INFORMATION:**

The Ministry of Transportation has purchased the fee simple interest in four (4) properties (total area 2.5 ha) from the previous landowner (the Federal Crown). These properties are located adjacent to the existing road 255 and although long and narrow are not currently dedicated as road. The properties have been owned by the Crown since 1945 and therefore this application does not involve any new takings from the adjacent ALR area.

**Local Government:**

Peace River Regional District

**Legal Description of Properties:**

1. PID: 016-387-732  
That Part of the South East ¼ of Section 35, Township 83, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District as Shown on Plan A946
2. PID: 016-363-507  
That Part of the South East ¼ of Section 26, Township 83, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District as Shown on Plan A946
3. PID: 014-676-354  
That Part of the North East ¼ of Section 26, Township 83, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District as Shown on Plan A946
4. PID: 016-363-671  
That Part of the North East ¼ of Section 23, Township 83, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District as Shown on Plan A946

**Purchase Date:**

April 2007

**Location of Properties:**

Properties located on 255 Road, Fort St. John

**Size of Property:**

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

**Agricultural Capability:**

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

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**


The Regional District has no objections to this proposal as the proposed transportation uses are permitted in the "A-2" zone.

**ATTACHMENTS:**

- ALC Context Map – 94A.027 – 1:20,000 (created by ALC Staff)
- Airphoto – 1:15,000 (created by ALC Staff)

**END OF REPORT**

  
Signature

  
Date