



Agricultural Land Commission Staff Report

DATE: September 7, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Martin Collins

RE: Application # 51826

PROPOSAL: Transportation, Utility Corridor Use - Upgrade Magusin Road (Road 245) to minimize the impact to the community of Farmington (school) by creating a "Preferred Route" for Oil and Gas traffic to use the newly upgraded road instead of Parkland Road. The intersection of Magusin and Hwy 97 will be upgraded and realigned improving sight distance and safety. Includes widening, strengthening, improved drainage and paving. A total of 4.1 ha is required for the ~4 km stretch of road, averaging 10 meters of width.

PROPOSAL INFORMATION

Background: The current 245 road right of way is 20 meters wide with a gravel surface.
Received Date: July 12, 2010
Applicant: Ministry of Transportation & Infrastructure
Agent: Catherine Seel
Local Government: Peace River Regional District

DESCRIPTION OF LAND

PID: 014-546-833
Legal Description: Legal Subdivision 1 Section 21 Township 80 Range 17 West of the 6th Meridian Peace River District Except Plan 26071
Civic Address: Magusin Road, Farmington
Area: 13 ha
ALR Area: 13 ha
Purchase Date: August 9, 1989
Owner:

PID: 014-521-903
Legal Description: The North East 1/4 of Section 16 Township 80 Range 17 West of the 6th Meridian Peace River District
Civic Address: Magusin Road, Farmington
Area: 65 ha
ALR Area: 65 ha
Purchase Date: August 2, 1989
Owner: Joseph & Juliette Magusin

PID: 014-460-688
Legal Description: The North West 1/4 of Section 10 Township 80 Range 17 West of the 6th Meridian Peace River District
Civic Address: Magusin Road, Farmington
Area: 65 ha
ALR Area: 65 ha
Purchase Date: May 5, 2005
Owner: Peter Brown

PID: 014-478-226
Legal Description: The South 1/2 of Section 10 Township 80 Range 17 West of the 6th Meridian Peace River District, Except Plan 22694
Civic Address: Magusin Road, Farmington
Area: 125.6 ha
ALR Area: 125.6 ha
Purchase Date: May 5, 2005
Owner:

PID: 014-597-853
Legal Description: The South West 1/4 of Section 22 Township 80 Range 17 West of the 6th Meridian Peace River District, Except Plan 26071
Civic Address: Magusin Road, Farmington
Area: 3.1 ha
ALR Area: 3.1 ha
Purchase Date: June 12, 2002
Owner: Peter & Margaret Magusin

PID: 014-459-876
Legal Description: The South East 1/4 of Section 16 Township 80 Range 17 West of the 6th Meridian Peace River District
Civic Address: Magusin Road, Farmington
Area: 64.6 ha
ALR Area: 64.6 ha
Purchase Date: November 2, 1979
Owner: Emil Arndt

PID: 014-459-906
Legal Description: The South West 1/4 of Section 15 Township 80 Range 17 West of the 6th Meridian Peace River District
Civic Address: Magusin Road, Farmington
Area: 64.5 ha
ALR Area: 64.5 ha
Purchase Date: November 2, 1979

Owner:

PID: 014-499-762

Legal Description: The North East 1/4 of Section 9 Township 80 Range 17 West of the 6th Meridian
Peace River District

Civic Address: Magusin Road, Farmington

Area: 64.7 ha

ALR Area: 64.7 ha

Purchase Date: April 27, 1981

Owner: Randy & Cathy Derfler

PID: 014-478-455

Legal Description: The North West 1/4 of Section 15 Township 80 Range 17 West of the 6th
Meridian Peace River District, Except Parcel

Civic Address: Magusin Road, Farmington

Area: 57.9 ha

ALR Area: 57.9 ha

Purchase Date: June 12, 2002

Owner: Peter & Margaret Magusin

PID: 013-127-501

Legal Description: The North East 1/4 of Section 4 Township 80 Range 17 West of the 6th Meridian
Peace River District

Civic Address: Magusin Road, Farmington

Area: 65 ha

ALR Area: 65 ha

Purchase Date: September 27, 1996

Owner: Rodney Strasky

PID: 014-519-887

Legal Description: The North West 1/4 of Section 3 Township 80 Range 17 West of the 6th Meridian
Peace River District

Civic Address: Magusin Road, Farmington

Area: 64.9 ha

ALR Area: 64.9 ha

Purchase Date: November 1, 1993

Owner:

PID: 008-740-488

Legal Description: The South East of 1/4 Section 9 Township 80 Range 17 West of the 6th Meridian
Peace River District

Civic Address: Magusin Road, Farmington
Area: 64.8 ha
ALR Area: 64.8 ha
Purchase Date: August 21, 2009
Owner: Patricia & James Strasky

Total Land Area: 718.1 ha
Total ALR Area: 718.1 ha
Current Land Use: Road, cultivated land and forested areas.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
4.1	Mixed Prime and Secondary	CLI

Surrounding Land Uses:

North	Crop fields in the ALR
East	Crop fields and forested, unimproved ALR
South	Crop fields and forested, unimproved ALR
West	Crop fields and forested, unimproved ALR

Official Community Plan

Bylaw Name: Not provided
Designation:
OCP Compliance:

Zoning

Zoning Bylaw Name: Not provided
Zoning Designation:
Minimum Lot Size:
Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Board/Council	No Comment	No comments were received from the Regional District about the project.

STAFF COMMENTS

Staff suggest that the application be allowed on the grounds the improvements have an overall community benefit and will also benefit farm vehicle movement in this farming area.

ATTACHMENTS

51826_ContextMap20k.pdf
51826_AirphotoMap25k_HD.pdf

END OF REPORT

Signature _____

Date _____