



Provincial Agricultural Land Commission - Staff Report

Application: 52286

Applicant: Ministry of Transportation and Infrastructure - Northern Region
Agent: Taso Gavriel
Local Government: Peace River Regional District

Proposal: Widening 14 km of Braden Road by extending the Road shoulders between the John Hart Highway to 218 M Road, improving 4 intersections, the Baringham Bridge approaches, Railway crossing and paving the Road by autumn of 2012. At total of 20.8 ha of ALR (on 27 parcels) would be affected.

BACKGROUND INFORMATION

The Commission approved, by Resolution # 165/2007, the widening of Braden Road (by an average of 8 meters). A total of 21.4 ha of ALR was affected.

PROPERTY INFORMATION

PID: 014-646-951
Legal Description: The South East 1/4, Section 4, Township 80, Range 18, West of the 6th Meridian Peace River District, Except Plan PGP43036

Property Area: 45.8 ha
ALR Area: 45.8 ha
Purchase Date: July 10, 2001
Location: Braden Road, north-west of Dawson Creek
Owner:

PID: 014-646-943
Legal Description: The South West 1/4, Section 4, Township 80, Range 18, West of the 6th Meridian Peace River District

Property Area: 65.5 ha
ALR Area: 65.5 ha
Purchase Date: July 10, 2001
Location: Braden Road, north-west of Dawson Creek
Owner: Jack and Patrina Hillestad

PID: 014-647-834
Legal Description: The South 1/2, Section 29, Township 79, Range 18, West of the 6th Meridian Peace River District, Except Portions in Plans 23877, 32641, BCP13080 and BCP32717

Property Area: 115.7 ha
ALR Area: 92.2 ha
Purchase Date: October 3, 2007
Location: 6758 - 216 Road
Owner: Stanley & Shirley Smithard

PID: 014-572-826
Legal Description: The North East 1/4 of Section 20 Except Portions in Plans 32641 and BCP16549 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 2.1 ha
ALR Area: 0.1 ha
Purchase Date: March 30, 2005
Location: 5619 Braden Road
Owner: David Holtlander

PROPERTY INFORMATION

PID: 014-572-893
Legal Description: The South East 1/4 of Section 20 Township 79 Range 18 West of the 6th Meridian Peace River District Except Plan 32641

Property Area: 64.9 ha
ALR Area: 64.9 ha
Purchase Date: April 29, 1991
Location: 5809 Braden Road
Owner: Donald & Martha Heather

PID: 005-888-182
Legal Description: The South East 1/4 of Section 17 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: October 31, 2000
Location: Braden Road
Owner: William & Helen Colwell

PID: 013-236-393
Legal Description: The South East 1/4 of Section 5 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 66.2 ha
ALR Area: 66.2 ha
Purchase Date: July 10, 1985
Location: 7327 Braden Road
Owner: Adam & Beatrice Neil

PID: 014-512-165
Legal Description: The North East 1/4 of Section 8 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.1 ha
ALR Area: 65.1 ha
Purchase Date: January 23, 1998
Location: 6095 Braden Road
Owner: Glen Mcnolty

PID: 005-786-631
Legal Description: The North East 1/4 of Section 31 Township 78 Range 18 West of the 6th Meridian Peace River District Except Plan A1973

Property Area: 64.0 ha
ALR Area: 64.0 ha
Purchase Date: January 6, 1987
Location: Braden Road
Owner: Leslie & Brenda Neil

PID: 013-926-136
Legal Description: The North West 1/4 of Section 21 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.0 ha
ALR Area: 42.2 ha
Purchase Date: May 23, 1989
Location: 5526 Braden Road
Owner: Lawrence Irwin

PROPERTY INFORMATION

PID: 013-926-161
Legal Description: The South West 1/4 of Section 28 Except Part in Plan BCP13079 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 61.7 ha
ALR Area: 58.5 ha
Purchase Date: September 8, 2004
Location: Near Sunset Creek
Owner:

PID: 005-690-471
Legal Description: The North West 1/4 of Section 28 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 64.6 ha
ALR Area: 58.0 ha
Purchase Date: December 18, 1986
Location: 6540 Dunns Road
Owner: Ernest & Carol Nimitz

PID: 014-647-141
Legal Description: The South West 1/4 of Section 33 Township 79 Range 18 West of the 6th Meridian Peace River District Except the Most Westerly 14 Feet in Parallel Width Thereof and Plan PGP44670

Property Area: 62.4 ha
ALR Area: 40.9 ha
Purchase Date: March 1, 2006
Location: North of Sunset Prairie
Owner: Vaclav Vokurka

PID: 014-647-010
Legal Description: The North West 1/4 of Section 33 Township 79 Range 18 West of the 6th Meridian Peace River District Except, Plans PGP44670 and BCP33438

Property Area: 64.1 ha
ALR Area: 43.5 ha
Purchase Date: November 13, 2007
Location: North of Sunset Prairie
Owner: Vaclav Vokurka

PID: 014-647-036
Legal Description: The North East 1/4 of Section 33 Township 79 Range 18 West of the 6th Meridian Peace River District Except Plan PGP44670

Property Area: 64.1 ha
ALR Area: 43.5 ha
Purchase Date: March 1, 2006
Location: North of Sunset Prairie
Owner: Vaclav Vokurka

PROPOSAL DETAILS

PROPERTY INFORMATION

PID: 014-739-062
Legal Description: Parcel A (J19387) of the South West 1/4 of Section 29 Township 78 Range 18 West of the 6th Meridian Peace River District

Property Area: 63.0 ha
ALR Area: 59.9 ha
Purchase Date: November 8, 2006
Location: 6524 S Hwy 97
Owner: Grant & Karen Hommy

PID: 014-512-211
Legal Description: The North West 1/4 of Section 29 Township 78 Range 18 West of the 6th Meridian Peace River District

Property Area: 64.2 ha
ALR Area: 64.2 ha
Purchase Date: March 1, 2010
Location:
Owner: Melf & Isabella Jessen

PID: 016-360-354
Legal Description: The South West 1/4 of Section 32 Township 78 Range 18 West of the 6th Meridian Peace River District

Property Area: 64.9 ha
ALR Area: 64.9 ha
Purchase Date: December 17, 2009
Location: Braden Road
Owner: Jaroslaw Suchanek

PID: 014-508-443
Legal Description: The North West 1/4 of Section 32 Township 78 Range 18 West of the 6th Meridian Peace River District, Except Plan CG613 and the Westerly 4.883 Metres

Property Area: 64.1 ha
ALR Area: 64.1 ha
Purchase Date: June 14, 1983
Location:
Owner: Benwyn Farm Ltd

PID: 014-511-827
Legal Description: The West 1/2 of Section 4 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 131.8 ha
ALR Area: 131.8 ha
Purchase Date: May 21, 2009
Location: 6568 212 Rd
Owners: Elizabeth Alexander, Mary McClarty

PID: 014-546-027
Legal Description: The South West 1/4 of Section 9 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: July 26, 2005
Location: Braden Road
Owner: Ritchard & Faye & Michael & Anndra Graff

PROPERTY INFORMATION

PID: 014-546-116
Legal Description: The North West 1/4 of Section 9 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: November 26, 1999
Location: 6571 - 214 Rd
Owner: Fern Wetherill

PID: 014-500-019
Legal Description: The South West 1/4 of Section 16 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: September 29, 2008
Location: 6572 - 214 Road
Owner: Paul & Tatjana Melling

PID: 014-501-376
Legal Description: The North West 1/4 of Section 16 Township 79 Range 18 West of the 6th Meridian Peace River District, Except Parcel A (A9249) and Parcel B (A9206)

Property Area: 63.9 ha
ALR Area: 63.9 ha
Purchase Date: March 17, 2011
Location:
Owner: Charles Fraser

PID: 011-304-359
Legal Description: Parcel B(A9206) of the North West 1/4 of Section 16 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 0.4 ha
ALR Area: 0.4 ha
Purchase Date: January 7, 1969
Location: Braden Road
Owner: Garnet Irwin

PID: 014-499-983
Legal Description: The South West 1/4 of Section 21 Township 79 Range 18 West of the 6th Meridian Peace River District

Property Area: 65.0 ha
ALR Area: 65.0 ha
Purchase Date: February 27, 1985
Location: 5798 Braden Road
Owner:

Total Land Area: 1,648.5 ha
Total ALR Area: 1,524.6 ha

LAND USE

Current Land Use:

Farming: pasture, hayland, and forested land.

Surrounding Land Uses:

North: Mix of pasture and forested areas in the ALR

East: Mix of pasture and forested areas in the ALR

South: Mix of pasture and forested areas in the ALR

West: Mix of pasture and forested areas in the ALR

PROPOSAL DETAILS

Non- Farm Use Area: 20.8 ha

Non- Farm Use Type: Transportation/Utilities: Roads

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: CLI

Mapsheet: 93 P/15

RELEVANT APPLICATIONS

Application ID: 43914

Legacy #: 37331

Applicant: Ministry of Transportation & Infrastructure

Proposal: Braden Road (#22) safety improvements include strengthening and widening and 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 piece of Crown land..

Decision:

Resolution #	Decision Date	Decision Description
165/2007	April 24, 2007	Allowed the widening of Braden Road as requested.

Note: Phases 1 and 2 of the Braden Road expansion project.

ALC STAFF COMMENTS

Staff recommends that the application be allowed as proposed on the grounds this is Phase 3 of the Commission approved expansion of Phases 1 and 2.

It is recommended that the approval be conditional upon the replacement of affected agricultural infrastructure to the same or better standard.

END OF REPORT

Prepared by: Martin Collins