



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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January 30, 2007

Reply to the attention of Terra Kaethler  
ALC File: O-36967

Corporation of Delta  
4500 Clarence Taylor Crescent  
Delta, BC V4K 3E2

Dear Sir/Madam:

**Re: Application for Transportation Use in the ALR**  
Your File: ENG06-106

Please find attached the Minutes of Resolution # 668/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plans to this office. If acceptable, the Commission will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

TK/lv/Enclosure: Minutes  
36967d1





## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on December 19, 2006, in Fort Langley, B.C.

<b>PRESENT:</b>	Erik Karlsen	Chair
	Sylvia Pranger	Vice Chair
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

### For Consideration

Application: # O - 36967  
Applicant: Corporation of Delta  
Proposal: To upgrade the intersection of Ladner Trunk Road at 80th Street to provide improved access to greenhouses operating on 80th Street and properties to the South. Land to be taken will be needed for ditch relocation work and fisheries habitat planting as well as some road surface widening for right turn lanes.

Legal:

1. PID: 024-579-254  
Parcel 1, New Westminster District, EXCEPT Part Road Plan LMP50211, Section 32, Township 3, Plan LMP42884;
2. PID: 013-228-463  
North 1/2, Section 31, Township 3, New Westminster District, EXCEPT 1) part shown on Reference Plan 8317, 2) Portion of the South 1/2 of said North 1/2 on Plan 7066, 3) South 1/2 of the North East 1/4 Section 31, 4) Part Subdivided by Plan LMP7706, 5) Part Subdivided by Plan LMP8800, 6) Part on Statutory R/W Plan LMP38341, 7) Part on Statutory R/W Plan LMP50391, 8) Part Dedicated Road on Plan BCP19927, 9) Part Dedicated Road on Plan BCP25717

Location: Ladner Trunk Road at 80th Street

### Site Inspection

No site inspection conducted.

### Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. Impacted property owners were notified, and there were no objections. Therefore, the Commission determined that the proposal would not significantly impact existing or potential agricultural use of surrounding lands.

Page 2 – Resolution #668/2006  
Re: Application # O-36967

**IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Seitz

THAT the application be approved.

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 # 668/2006**



**Staff Report**  
**Application # O – 36967**  
**Applicant: Corporation of Delta**

**DATE RECEIVED:** September 25, 2006

**DATE PREPARED:** November 30, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Terra Kaethler, Land Use Planner

**PROPOSAL:** To upgrade the intersection of Ladner Trunk Road at 80th Street. Purpose of the upgrade is to provide improved access to greenhouses operating on 80th Street and properties to the South. Land to be taken will be needed for ditch relocation work and fisheries habitat planting as well as some road surface widening for right turn lanes.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

**BACKGROUND INFORMATION:**

The intersection of Ladner Trunk Road and 80th Street is the principal of two accesses to the Boundary Bay Airport and its proposed "aviation-related" industrial area, which extends from 72 Street to the alignment of 84 Street. Both accesses cross the BC Rail line to Roberts Bank, but only 80 Street is eligible for an overpass, because an overpass at 72 Street would be in the runway flight path.

By Resolution #1342/1981, the Commission refused exclusion for a general industrial park at Boundary Bay Airport but allowed exclusion of ± 30 ha subject to a restrictive covenant allowing for only "port / terminal uses relating directly to the aviation business". The resolution did not deal with access issues but it was expected that road improvements might eventually become necessary. 25 years later, that time has come.

**Local Government:**

The Corporation of Delta

**BACKGROUND INFORMATION (cont):**

**Legal Description of Property:**

1. PID: 024-579-254  
Parcel 1, New Westminster District, EXCEPT Part Road Plan LMP50211, Section 32, Township 3, Plan LMP42884;
2. PID: 013-228-463  
North 1/2, Section 31, Township 3, New Westminster District, EXCEPT 1) part shown on Reference Plan 8317, 2) Portion of the South 1/2 of said North 1/2 on Plan 7066, 3) South 1/2 of the North East 1/4 Section 31, 4) Part Subdivided by Plan LMP7706, 5) Part Subdivided by Plan LMP8800, 6) Part on Statutory R/W Plan LMP38341, 7) Part on Statutory R/W Plan LMP50391, 8) Part Dedicated Road on Plan BCP19927, 9) Part Dedicated Road on Plan BCP25717

**Purchase Date :**

Parcel 1: September 12, 2005  
Parcel 2: April 05, 2005

**Location of Property:**

Ladner Trunk Road at 80th Street

**Size of Property:**

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

**Present use of the Property:**

Intersection

**Surrounding Land Uses:**

Greenhouses @ 4431 and 4526 - 80th Street

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/2d & 92G/3a  
The majority of the property is identified as having Prime Dominant ratings.

**PREVIOUS APPLICATIONS:**

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**Application #12514-0**

**Applicant:** Gov. of Canada/Boundary Bay Airport

**Decision Date:** July 30, 1981

**Proposal:** Exclude a 118.98 ha area of ALR land for airport related use as part of the Boundary Bay airport reactivation.

**Decision:** Refused as submitted, but allowed the exclusion of 75.5 ha subject to the registration of a restrictive covenant over the excluded area limiting its use to port/terminal uses directly related to the aviation industry. Upon a reconsideration request from the Government of Canada, the Commission dropped the condition of the covenant and allowed exclusion (July 26, 1990).

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

N/A

**STAFF COMMENTS:**

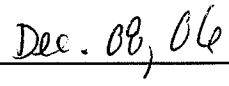
- See background information.
- The applicants have complied with the regulation to notify impacted property owners and provided copies of notification and signed copies of new road dedication plans with the application. There were no objections.

**ATTACHMENTS:**

- ALR Base Map: 92G/2 & 92G/3
- ALR Constituent Map # 4
- Aerial Photograph –ALC Context Map #92G/2 & 92 G/3

**END OF REPORT**

  
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Signature

  
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Date