



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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15 February 2012

Reply to the attention of Eamonn Watson  
ALC File: #52571

Jace T. Standish, P.Ag.  
2760 210 Street  
LANGLEY BC V3Z 2A9

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

Please find attached the Minutes of Resolution # 32/2012 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to ensure that all parties owning land or services directly impacted by the proposed new road are informed of this decision.

As the survey plan or plans are completed, please ensure that the Commission receives two copies of each plan, referenced to file #52571.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'B Underhill', is written over a light blue horizontal line.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: City of Surrey, Attention: Jeannie Lee, P.Eng.  
BC Assessment, Surrey, B.C.

TP/  
52571d1



Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on February 14, 2011 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

**FOR CONSIDERATION**

**Application:**

(Submitted pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation))

- Application: Construct a new street adjacent to the Roberts Bank Rail Corridor
- Applicant: City of Surrey
- Agent: Jace T. Standish, P.Ag. (sub-consultant with SENES Consultants Limited to EBA Engineering Consultants Ltd.)
- Proposal: Accommodate double-tracking of rail line in order to allow long trains to pass each other. The existing road south of the BC Rail line will be dead-ended at the current rail crossing at 131A Street. A new road will be constructed north of the BC Rail line, east from 131A Street to a new level crossing east of the King George Boulevard overpass. The project will directly affect lands owned by the City of Surrey (13.4 ha—parts of 13 parcels), Christa & Thomas Reuter (0.5 ha), Harjinder & Chhinderpal Sekhon (0.3 ha), and Sunshine Shopping Centre Ltd. (0.5 ha). It will also affect rights of way of BC Hydro, BC Rail, TELUS, Greater Vancouver Water District, Greater Vancouver Sewer & Drainage District and the City of Surrey.
- Legals: See attached list
- Location: North side of BC Rail line between 131A Street and the "Birdies and Buckets Golf Centre"
- Background: As trains have become longer and more frequent, it has become necessary to find locations for long trains to pass each other. It was originally proposed to accommodate this need by construction of an overpass at 168 Street, in the middle of an active farming area. It was decided instead to move the passing area farther west, to an area where a new road can be built mainly through a City of Surrey natural state park. One farm which now has a private crossing of the rail line will be served by the new road. Many residents and farmers on both sides of the track are unhappy that this location has been chosen for the passing area, but many residents and farmers were unhappy with the earlier proposal for an overpass at 168 Street.

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**DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)**

On June 27<sup>th</sup>, 2011 the Commission delegated decision-making to the CEO by Resolution #016N/2011 (File: 135-45/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following application may be decided by the CEO.

**Criterion 4**

Non-farm use applications made pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation).

**DECISION:**

After reviewing the entire file material, I, Richard Bullock, Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion # 4 of Resolution #016N/2011 and approve the application on behalf of the Commission.

Approval is subject to the conditions that to the extent possible, vegetative buffering and noise attenuation shall be provided to minimize the effect on nearby ALR lands, residences and farm operations from trains idling on adjacent trackage.

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.

**RESOLUTION # 32/2012**

**I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION**



Richard Bullock, Chief Executive Officer



**Legal Descriptions of impacted parcels**

<i>PID</i>	<i>LEGAL DESCRIPTION</i>	<i>OWNER</i>
000-616-087	Bk.1 DL.168 Gp.2 NWD, Plan 3839 except Firstly, part outlined red on Plan 6363; Secondly, part subdivided by Plan 13934; Thirdly, east 33 feet; Fourthly, Pcl.A (Plan 38428); Fifthly, Pcl.B (Plan 42263); Sixthly, part on Highway Plan 49472; Seventhly, part subdivided by Plan BCP24086	Sunshine Shopping Centre Ltd.
000-648-337	Lot "T" DL.51 Gp.2 NWD, Plan 24277 except part on SRW Plan 38002	SURREY
000-738-239	Pcl."A" (Explanatory Plan 12420) of Lot 33, DL.51 Gp.2 and Sec.4&9 Tp.2 NWD, Plan 6632 except Pcl."ONE" (E14236)	SURREY
000-868-558	Pcl."A" (Explanatory Plan 14546) of Lot 5 DL.51 Gp.2 NWD, Plan 7984 except Pcl."ONE" Plan 38002	SURREY
000-942-987	Lot 40, DL.51 Gp.2 NWD, Plan 24938	SURREY
006-536-611	Lot 51, DL.51 Gp.2 NWD, Plan 30413 except Firstly, Pcl.A (Explanatory Plan 34762); Secondly, Pcl.B (Reference Plan 35242); Thirdly, part in Plan LMP26933	Reuter
007-378-335	Lot 7, DL.51 Gp.2 NWD, Plan 7987 except Firstly, part lying south of line 100 feet northerly of southerly boundary; Secondly, part on Plan 38428	SURREY
009-183-973	Lot 1, DL.51 Gp.2 NWD, Plan 9873 except part on Plan 38002	SURREY
009-183-981	Lot 2, DL.51 Gp.2 NWD, Plan 9873 except part on Plan 38002	SURREY
009-184-007	Lot 3, DL.51 Gp.2 NWD, Plan 9873 except part on Plan 38002	SURREY
009-184-023	Lot 4, DL.51 Gp.2 NWD, Plan 9873 except part on Plan 38002	SURREY
009-740-601	Block "F", DL.51 Gp.2 NWD, Plan 12794 except Pcl."ONE" (Reference Plan 35320)	SURREY
011-002-361	Block 2, DL.138 Gp.2 NWD, Plan 3839 except Firstly, part red on SRW Plan 6363; Secondly, part on Highway Plan 49472	Sekhon
011-190-647	Lot 3, DL.232 Gp.2 NWD Plan 6357 except Firstly, Pcl."A" (Reference Plan 10494); Secondly, Pcl."B" (see E23545); Thirdly, part on Plan 38428	SURREY
011-226-641	Lot 30, DL.51 Gp.2 NWD, Plan 6632 except Firstly, Pcl."A" (Explanatory Plan 10832); Secondly Pcl."B" (Plan 38002)	SURREY
001-297-018	Lot 5, DL.51 Gp.2 NWD, Plan 7984 except Firstly, Pcl."A" (Explanatory Plan 14546); Secondly Pcl."B" (656480E)	SURREY