



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

17 April 2012

Reply to the attention of Tony Pellett  
ALC File: #52648

C & F Land Resource Consultants Ltd.  
4383 Happy Valley Road  
VICTORIA BC V9C 3Z3

Attention: Brian French, P.Ag.

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

Please find attached the Minutes of Resolution # **165/2012** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to inform your client(s) of this decision.

As the survey plan is completed, please ensure that the Commission receives two paper prints, referenced to file #52648.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'K. Pellett', written in a cursive style.

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Corporation of Delta

BC Assessment, #200, 11331 Coppersmith Way RICHMOND BC V7A 5J9

TP/  
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Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on April 16, 2012 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 roadway, drainage ditch and utility services within an easement allowed by the Commission for that eventual purpose  
Applicant: Shato Holdings Ltd.  
Agent: Brian French, P.Ag.  
Proposal: Provide safe access to and from an existing hotel complex  
Legal: Pcl. "F" (Ref. Plan 6417) D.L. 26 Gp. 2 NWD  
Location: Adjacent the northwest corner of the Highway 17 / 99 interchange  
Background: -The northern leg of Highway 17 (officially 62B Street) has three commercial enterprises on its west side: the Town and Country Hotel, a gasoline service station and an office complex. The hotel predated the ALR; the Commission allowed expansion (1981) and exclusion (1998).  
-The gas station is on a parcel excepted by Sec. 23(1) of the ALC Act.  
-The Commission excluded the site of the office complex in 1979.  
- In 2004 the Commission conditionally excluded the subject property, which lies west of the office complex, gas station and hotel driveway.  
- In 2007, the owner of the hotel and the subject property applied for the property to be re-included into the ALR subject to an easement for a roadway to Vasey Road, given that changes to traffic patterns at the highway interchange were making left turns into the hotel and gas station hazardous. The Commission agreed. The subject property was then deeded to Delta after the easement had been registered.

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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.

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 # 165/2012**

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

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**Richard Bullock, Chief Executive Officer**