



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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December 19, 2008

Reply to the attention of Ron Wallace
ALC File: O-38548
Your File: 5330-1646-240

Township of Langley
4700-224 Street
Langley, BC V2Z1N4

Attention: Alanna Dean, P. Eng., M. Eng., Project Manager

Re: **Application for Transportation, Utility and Recreational Trail Uses in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 805/2008 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. The Commission will then authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

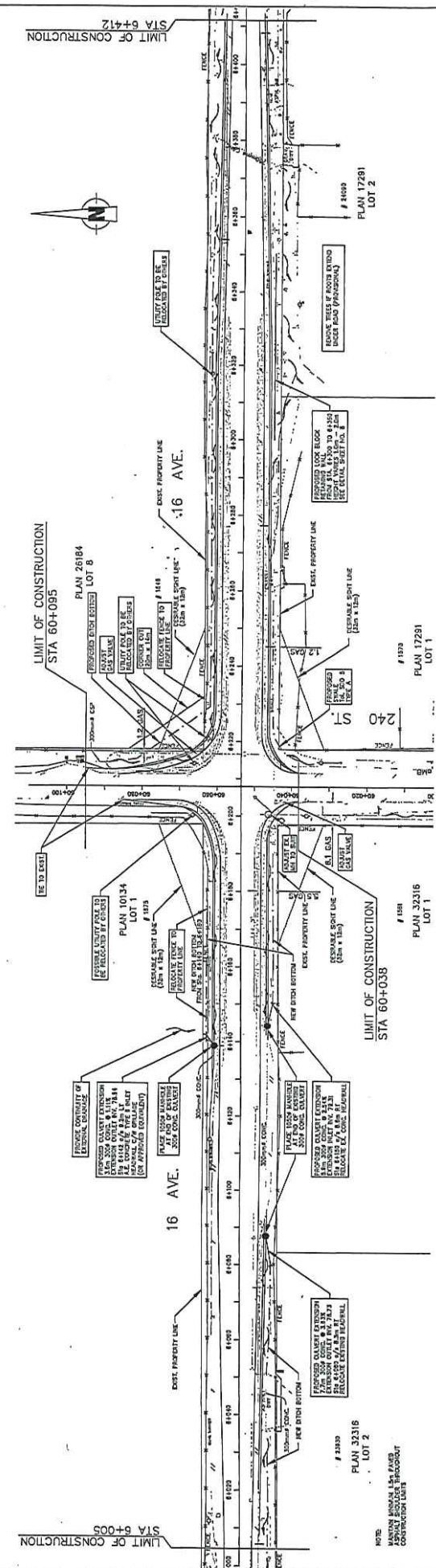
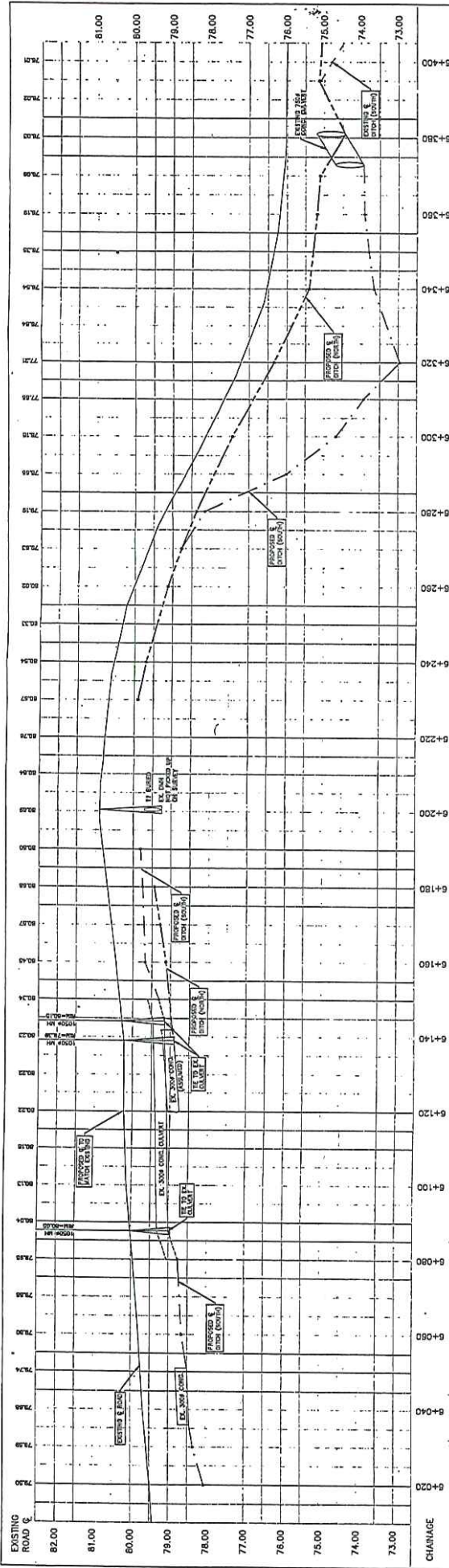
A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a white background.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: BC Assessment, Langley

RW/
i/O-38547d1



LEGEND		WELLS		BENCHMARK		SEAL		NOTES		REVISIONS		The Corporation of the Township of Langley			
Symbol	Wellworks	Symbol	Benchmark	Symbol	Notes	No.	Date	1600 AVENUE / 2400 STREET PLAN APRIL 2005 PLAN 32315 SHEET NO. 3							
Symbol	Scour	Symbol	Station # 4623	ENGINEERING AND LAND SURVEY 1600 AVENUE / 2400 STREET LANGLEY, B.C. V3A 4R8 TEL: (604) 881-1111 FAX: (604) 881-1112				1. PROPOSED ROAD WIDENING AND IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BRITISH COLUMBIA ROAD DESIGN HANDBOOK AND THE CANADIAN ROAD DESIGN HANDBOOK. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE PROVINCE OF BRITISH COLUMBIA. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE PROVINCE OF BRITISH COLUMBIA.		2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE PROVINCE OF BRITISH COLUMBIA.		3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE PROVINCE OF BRITISH COLUMBIA.		4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE PROVINCE OF BRITISH COLUMBIA.	

Provincial Agricultural Land Commission
 Application #O-38548
 Resolution #805/2008

Approved Road Widening in the ALR



A meeting was held by the Provincial Agricultural Land Commission on November 18, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 38548
Applicant: Township of Langley
Proposal: The project is a widening of 16th Avenue at this intersection (16th Avenue and 240th Street) to provide left turn lanes. This corner will require ditch relocation and sight line improvements (tree removal). The Township has designed the project so as not to require land from Lot 1, Plan 10134 and this will be the only lot in this intersection requiring a taking.
Legal: PID: 008-805-351
Lot 8, Section 15, Township 10, New Westminister District, Plan 26184
Location: North east corner at the intersection of 16th Avenue and 240th Street.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission believed the proposed widening of 16th Avenue at the intersection of 16th Avenue and 240th Street, Langley would have a minimal impact to agriculture and is therefore in support of the application.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- The land required for the proposed widening of 16th Avenue to provide left turn lanes be in substantial compliance with the plan submitted with the application.
- The road widening project must be completed within (3) three years from the date of this decision.

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 # 805/2008