



**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

18 March 2010

Reply to the attention of Tony Pellett  
ALC File: 51447

Pacific Land Resource Group Inc.  
#101, 7485 130 Street  
SURREY BC V3W 1H8

Attention: Oleg Verbenkov

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

Please find attached the Minutes of Resolution # **2253/2010** outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

As proponent it is your responsibility to notify any affected landowner of the Commission's decision. A copy of the minutes must be provided to each landowner.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

*KA Pellett*

Erik Karlsen, Chair

Enclosures: Minutes, copy of Part A.1.0 of the application documentation

TP/  
51447d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on March 17, 2010 at Richmond, BC.

### FOR CONSIDERATION

**Application: 51447** (Submitted pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation))

Application: 51447  
Applicant: City of Langley  
Agent: Pacific Land Resource Group  
Proposal: Widen Highway 1A (Fraser Highway) by 5.75 m to accommodate a replacement bridge crossing over the Nicomekl River  
Legal: PID: 011-153-628 [within the City but owned by the Township of Langley]  
Lot 2, D.L. 36 Gp.2 NWD Plan 5335 except Plan 37620  
Location: North side, 21000 block Fraser Highway  
Background: The existing bridge is proposed to be replaced by a wider structure accommodating four lanes of through traffic, one left turn lane, two bicycle lanes and pedestrian lanes. At the request of the farm community the bridge has been designed to accommodate traffic to and from Old Yale Road at a new traffic signal.  
Attachment: Copy of Application [bound report]

---

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

On September 11, 2009 the Commission delegated decision-making to the CEO by Resolution #003N-2009 (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, Erik Karlsen, Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion # 4 of Resolution #003N/2009 and on behalf of the Commission approve the application subject to the completion of the project details contained in Part A.1.0 of the application documentation.

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 # 2253 /2010

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

Erik Karlsen, Chief Executive Officer

## **PART A. INTRODUCTION**

### **1.0 Project Overview**

The City of Langley in concert with the Province, Translink and Federal Government are funding the replacement of the Fraser Highway bridge crossing over the Nicomekl River. The Transportation Corridor application for the proposed project includes the following works and services:

The project is designed to improve the flow of agricultural and non-agricultural traffic in the area. New signalization will enable farm vehicles to safely navigate through the Fraser Hwy/Old Yale Road intersection. The widening of the Fraser Highway bridge deck and the construction of additional lanes & new sidewalks will provide for better traffic and pedestrian flow to the town centre and business areas located along the Langley Bypass (see Appendix C – Context Plan). Project details include:

- Signalization and modification of the Old Yale Road and Fraser Highway intersection;
- Realignment of the ditches on Old Yale Road and on the north and south sides of the Fraser Highway, vegetated MSE walls, rip-rap scour protection, and perforated storm water drainage pipe / with discharge to rip-rap drainage aprons;
- 5.75 m road widening on the north side of the Fraser Highway will impact approximately 1076m<sup>2</sup> of ALR land to allow the installation of street lighting, pavement widening and pedestrian linkages;
- Installation of a barrier ditch and agricultural fencing on the North (ALR) side of the Fraser Highway to tie in between the railing on the bridge and the existing gate access to the field (note: culvert under reinstated access to be “up-sized to a 450mm pipe);
- Full replacement of the existing bridge over the Nicomekl River with a new bridge structure which will accommodate four traffic lanes (2 lanes in each direction, plus a left turn lane), bicycle lanes and pedestrian sidewalks on each side;

(see Appendix B, Aerial Photo which identifies the location of the project, and Appendix K, which shows the location of the proposed works.)

Following the improvements, the Fraser Highway from the Langley Bypass to Old Yale Road would generally be classified as an Urban Arterial Divided (UAD) at a maximum speed limit of 70 km/h, with transition to the east into the Township to a future Rural Arterial Divided (RAD) standard.