



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: 51597

Ministry of Transportation & Infrastructure
7818 Sixth Street
BURNABY BC V3N 4N8

Attention: Dean Lange, Acquisition Coordinator

Re: Application for Transportation Corridor in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2264/2010** outlining the Commission's decision as it relates to the above noted application.

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:

A handwritten signature in black ink that reads 'KA Pellett'. The letters are cursive and slanted to the right.

Erik Karlsen, Chair

Enclosure: Minutes

cc: District of Mission

TP/
51597d1



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: 51597 (Submitted pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation))

Applicant: Ministry of Transportation & Infrastructure (MoTI)

Proposal: Reconstruct the intersection of Lougheed Highway and Nelson Street

Legal: PID: 000-639-648 Rem. D.L.456 Gp.1 NWD [John & Steve Wynnyk]

PID: 003-706-494 Rem. NE¼ Sec.24 Twp.14 NWD [Highlander]

Location: District of Mission, east end of Silverdale ALR block

Background: In the Silverdale area, the CPR was completed in 1886, Nelson Road in 1895 and the Lougheed Highway in 1930, at which time the Nelson Road railway crossing was realigned slightly so that the road could meet the highway at a right angle. The north leg of Nelson Road remained on the original alignment, resulting in an offset, skewed intersection with the highway. The Lougheed Highway is now being four-laned, requiring no new right-of-way for the highway itself but requiring redesign of the intersection at the road now called Nelson Street.

In order to eliminate the skew, the southern alignment of Nelson Street is proposed to encroach farther into D.L. 456, which is intensively farmed. An owner of that farm has spoken to Commission staff expressing the view that the new alignment would have no effect on drainage and that the loss of land is negligible compared to the benefit of a safer intersection. Crossing the railway and turning onto the highway while hauling feed is risky with current traffic levels, but MoTI has advised that a traffic signal will be installed.

The application does not mention a traffic signal one way or the other.

Attachment: Property acquisition plan, context map 1:10,000, airphoto 1:2,500

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 installation of a traffic signal at the intersection of Nelson Street and Lougheed Highway.

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 # 2264 /2009 2010

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

Handwritten signature of Erik Karlsen in cursive script.

Erik Karlsen, Chief Executive Officer