



Provincial Agricultural Land Commission - Staff Report

Application: 52117

Applicant: Ministry of Transportation & Infrastructure
Agent: Douglas Beaumont
Local Government: Alberni-Clayoquot Regional District

Proposal: Transportation, Utility Use - Highway # 4, Whiskey Creek Right-of-Way safety improvements. The applicant proposes to construct a left-turn lane requiring the use of 0.3 ha of ALR land in order to mitigate highway accidents.

BACKGROUND INFORMATION

The entrance to the Whiskey Creek Service Station and Cafe has been the location of 11 car accidents between 2004-2008. The majority of these accidents were the result of left turns into the gas station and cafe from the west-bound lane.

PROPERTY INFORMATION

PID: 010-949-399
Legal Description: Lot: A District Lot 39 Newcastle District Plan 46701 Except That Part in Plan VIP64964
Property Area: 6.0 ha
ALR Area: 6.0 ha
Purchase Date: March 13, 1997
Location: The western edge of Coombs Errington
Owner: Gaetano & Gisela Pomponio

LAND USE

Current Land Use:

Forest

Surrounding Land Uses:

North: ALR - 5 ha
Non-ALR 5 ha
East: ALR - 2 ha

South: ALR - 16 ha
West: Redman Rd, Gas Station and Cafe

PROPOSAL DETAILS

Non-Farm Use Area: 0.3 ha
Non-Farm Use Type: Transportation/Utilities: Public Transportation Facilities

Agricultural Capability:

The majority of the area under application is rated as: Secondary

Source: BCL

Mapsheet: 92F.038

PREVIOUS APPLICATIONS

PREVIOUS APPLICATIONS

Application ID: 4229

Legacy #: 30191

Applicant: Gaetano & Gisela Pomponio

Proposal: To subdivide a 0.14 ha portion of the 6 ha lot which is divided from the bulk of the property by the Alberni Highway

Decision:

Resolution #	Decision Date	Decision Description
915/1995	November 14, 1995	The Commission refused the application as proposed on the grounds that it was not prepared to support any further residential intrusion into this area.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- 1) The improved BCLI rating of the subject property is predominantly 8:O3W, 2: 5:2PA 5:4P.
- 2) There were 11 accidents between 2004-2008 with one fatality. The majority of the accidents result from left turns from the west bound land resulting in rear end crashes or collisions with east bound vehicles. The proposed improvement plan is attached.
- 3) The Ministry of Transportation and Infrastructure has contacted the owner (Gaetano and Gisela Pomponio) of the land proposed for highway improvements. MOT and the land owners are in agreement that there is a safety issue, and that some of the land will need to be purchased to accommodate the intersection improvement.

ATTACHMENTS

52117_Proposal.pdf
52117_ContextMap10k.pdf
52117_AirphotoMap5k.pdf
52117_Proposal Sketch.pdf

END OF REPORT

Prepared by: Liz Sutton