



Agricultural Land Commission
133-4940 Canada Way
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June 11 2012

Reply to the attention of Tony Pellett
ALC File: #52740

Zenith Appraisal & Land Consulting Ltd.
#310, 16477 · 64 Avenue
SURREY BC V3S 6V7

Attention: David Wood, Property Agent

Re: Application for Transportation Corridor in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **163/2012** 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 or plans are completed, please ensure that the Commission receives two paper prints, referenced to file #52740.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'B. Underhill', written over a white background.

Brian Underhill, Executive Director

Enclosure: Minutes

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

TP/
52740d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 8, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 52740

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

- Application: Widen 1.3 km of Westminster Highway (Nelson/McMillan widening project), with permanent loss of 0.6 ha of ALR land and temporary non-farm use of 0.4 ha of ALR land during the construction period
- Applicant: City of Richmond
- Agent: Zenith Appraisals & Land Consulting Ltd. *per* David Wood
- Proposal: Complete farm-friendly access to Fraserport in the context of Application #51633
- Legal: PID: 000-533-581 Lot-15 Sec.8 Bk.4N Rge.4W NWD Plan-26787
except part on Statutory Right of Way Plan NWP88249
PID: 000-911-267 Lot-30 Secs.9&16 Bk.4N Rge.4W NWD Plan-45249
except part on Statutory Right of Way Plan NWP88249
PID: 002-005-638 S½-Lot-1 Sec.5 Bk.4N Rge.4W NWD Plan-4086
except Firstly, part subdivided by Plan 22583
Secondly, part on Statutory Right of Way Plan NWP88278
Thirdly, part subdivided by Plan LMP33028
PID: 003-603-342 Lot"B" Sec.5 Bk.4N Rge.4W NWD Plan-22583
PID: 004-029-348 Lot"A" Sec.5 Bk.4N Rge.4W NWD Plan-22583
PID: 024-502-898 Part (Plan-4766) of Sec.9 Bk.4N Rge.4W NWD
PID: 025-389-807 Lot"A" Sec.9 Bk.4N Rge.4W NWD Plan-LMP53136
- Location: Westminster Highway, south side of Highway 91, Richmond
- Background: -Until recently all commercial traffic (notably port-to-port traffic) using Port Metro Vancouver's "Fraserport" facility travelled along Westminster Highway, severely disrupting farm traffic (which had no alternative route). By Resolution #2491/2010 under Application #51633, the Commission approved a partial connection between Highway 91 and Nelson Road. Upon completion of that connection, non-farm or non-local commercial traffic was barred from Westminster Highway to the west of Nelson Road and a commitment was made to improve safety for farm vehicles on Westminster Highway to the east of Nelson Road.
- The current application is intended to enable that safety improvement by widening the road from 2 lanes to 4 lanes, including paved shoulder bike lanes. The existing ditch on the south side of Westminster Hwy will be enclosed, thereby substantially reducing the extent of right of way widening, which would otherwise have compromised a significant area of prime farmland.
- Topsoil will be salvaged and used to improve agricultural productivity on specific areas in need of such improvements within the project area.
- Other compensation measures are detailed in the application.
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DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27th, 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 on behalf of the Commission approve the application as submitted.

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 # 163/2012

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION


Richard Bullock, Chief Executive Officer