



**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

December 10, 2008

Reply to the attention of Simone Rivers  
ALC File: W-38527

Patrick Beaven  
659 Victoria Drive  
Penticton, BC V2A5N5

Dear Mr. Beaven:

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

Please find attached the Minutes of Resolution # 774/2008 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.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: *Simone Rivers*

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District  
BC Assessment, Dawson Creek

SBR/  
i/38527d1



**Discussion**

The Commission recalled that it had recently approved a transmission line through the ALR (Resolution # 611/2008) and acknowledged that the proposed switching station was necessary in order to join the approved transmission line into the main grid. The Commission believed that the location of the proposed switching station was chosen so as to minimize the impact on agriculture as a non-cleared and uncultivated site was chosen. The Commission also believed that the proposed fencing and buffering of the site was necessary in order to minimize the impact of the switching station on the landowner.

**IT WAS**

**MOVED BY:** Commissioner Norton

**SECONDED BY:** Commissioner Dowswell

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- The completion of fencing and vegetated buffering around the site as proposed.
- the subdivision must be completed within three (3) 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.

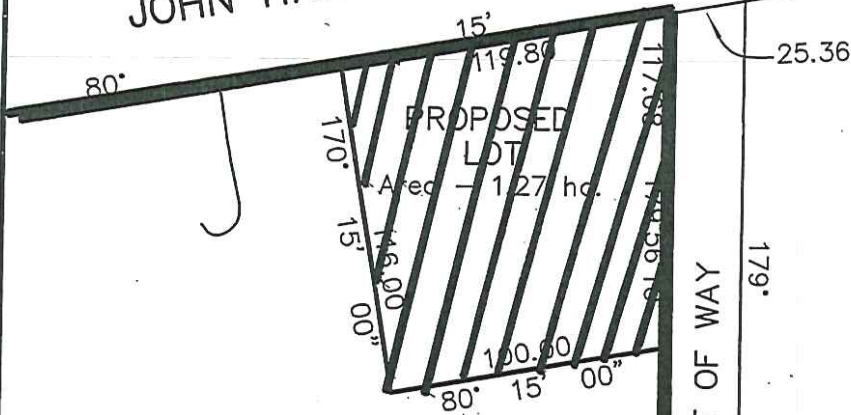
**CARRIED**

**Resolution # 774/2008**





JOHN HART - PEACE RIVER HIGHWAY PLAN H572



REMAINDER  
NW 1/4  
SECTION 17  
TOWNSHIP 78  
RANGE 16  
W6M

REMAINDER  
NE 1/4  
SECTION 17  
TOWNSHIP 78  
RANGE 16

**SUBJECT  
PROPERTY**

SCALE BAR  
1:2500



**NOTES**

1. ASTRONOMIC BEARINGS DERIVED FROM PLAN H572

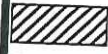
PROPOSED IPP RIGHT OF WAY

**Provincial Agricultural Land Commission**

Application # W-38527  
Resolution # 774/2008



Subject Property



Approved subdivision of one 1.27 ha lot

**SCHEDULE A**



MMM GROUP  
101-389 Queensway Ave  
V1Y 8E6  
t:250.869.1334  
f:250.869.1364  
www.mmm.ca

**SNC LAVALIN  
BEAR MOUNTAIN WIND FARM**

SKETCH PLAN OF PROPOSED TENURE REQUIRED FOR  
SUBSTATION PURPOSES IN THE NW 1/4 OF Sec 17,  
Tp 78, R 16, W6M EXCEPT PLANS H572 AND B7610

SCALE: 1:2500      DATE: 08/07/08      Drawing: 8502.08.\_A R1

PROJECT: 8502.08.\_