



Agricultural Land Commission Staff Report

DATE: September 4, 2009
TO: Vice Chair and Commissioners - Interior Panel
FROM: Simone Rivers

RE: Application # 45755

PROPOSAL: To construct a new 500 kV Transmission Line from Nicola Substation (near Merritt) to Meridian Substation (Coquitlam). The entire transmission line is approximately 250 km long with 35 km crossing lands within the ALR.

PROPOSAL INFORMATION

Background: Legacy Application # 38808
Received Date: February 6, 2009
Applicant: BC Hydro
Agent: Lisa D'Errico
Local Government: Thompson-Nicola Regional District

DESCRIPTION OF LAND

Total Land Area: ha
Total ALR Area: ha
Current Land Use: In Interior: Predominantly range land, one area of irrigated forage production
In South Coast: Forage production, pasture, golf course, ALR properties not developed for agricultural use, cranberry and proposed blueberry farming operations.

PROPOSAL DETAILS

Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
0.0		

Surrounding Land Uses:

Official Community Plan

Bylaw Name:

Designation:

OCP Compliance:

Zoning**Zoning Bylaw Name:****Zoning Designation:****Minimum Lot Size:** ha**Zoning Compliance:****STAFF COMMENTS**

A new 500 kV transmission line is proposed between Merritt and Coquitlam. 36 km of the 250 km line passes through the ALR. This project required a full Provincial Environmental Assessment Review and as such there are comprehensive plans for mitigation of impacts to agricultural lands included with the project.

The project runs through two panel regions and as such, requires decisions from both the Interior Panel and the South Coast Panel on the portions of the project in the respective regions.

There are 59 private parcels within the ALR which intersect the Project corridor. Of these parcels, 47 are part of an identified 32 agricultural operations and 12 parcels are not currently being used for agricultural purposes. In addition, the corridor passes through 7 grazing license areas.

In support of this project, the following documentation was provided:

Agriculture Land Resource Use Assessment – prepared by Golder Associates and dated November 10, 2008. This report includes an assessment of potential impacts of the project on agricultural land and operations as well as proposals for mitigation of these impacts. It appears that extensive consultation with the landowners has already occurred. Portions of this report are included as attachments for the Commission's information.

The "Proponent's Table of Commitments and Assurances" which is part of the environmental management plan includes nine commitments (out of a total of 82) that have been made as part of the Agricultural Land and Resource Use plan and focus specifically on agriculture.

Within the ALR, the transmission corridor follows an existing right-of-way and proposes to add a third transmission line to the existing corridor.

Within the Interior the ALR impacted is largely range and grazing land of about five ranches in the Nicola Valley and along the Coldwater River. The proposal will cross one section of irrigated hay field.

In the South Coast, the project cuts through ALR at the bottom Harrison Lake, top of the Hatzic Valley and north of Pitt Meadows through Pitt Polder.

ATTACHMENTS

38808_ContextMap100k_01.pdf

38808_ContextMap100k_02.pdf

38808proposal information.pdf

38808_AirphotoMap_01.pdf

38808_AirphotoMap_02.pdf

END OF REPORT

Signature

Date
