



## Agricultural Land Commission Staff Report

**DATE:** May 19, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Martin Collins

**RE:** Application # 51712

**PROPOSAL:** BC Hydro proposes to construct a new 344 km 287 KV Transmission Line connecting the existing Skeena Substation at Terrace with a new substation to be constructed near Bob Quinn Lake.

The purpose of the Northwest Transmission Line (NTL) project is to increase electrical capacity to support economic development (such as mining and independent power production).

The application is for a 28 meter wide right of way corridor through the ALR (southwest of Terrace) for a distance of 7.6 km (affecting ~ 21 ha). The new right of way will parallel an existing 30 meter wide hydro right of way through the ALR.

### PROPOSAL INFORMATION

**Background:** The majority of the right of way in the ALR affects lands which are forested and not developed for agriculture. Only one cleared field is bisected by the right of way.

**Received Date:** April 26, 2010

**Applicant:** BC Hydro & Power Authority

**Agent:** Marie Crawford

**Local Government:** Regional District of Kitimat-Stikine

### DESCRIPTION OF LAND

**PID:** 015-109-755

**Legal Description:** District Lot 1926 Range 5 Coast District

**Civic Address:**

**Area:** 64 ha

**ALR Area:** 64 ha

**Purchase Date:** November 1, 2004

**Owner:** Steven & Melinda McPherson

  

**PID:** 015-109-500

**Legal Description:** Block A District Lot 1934 Range 5 Coast District

**Civic Address:**

**Area:** 29.2 ha

**ALR Area:** 29.2 ha  
**Purchase Date:** April 4, 2000  
**Owner:** Leonard & Marion & David Kozier

**PID:** 014-810-115  
**Legal Description:** District Lot 1718 Range 5 Coast District EXCEPT Plan 8347  
**Civic Address:** Adjacent to interprovincial Highway 16 in the rural community of New Reno, 3 km

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
21.0	Secondary	CLI

### Surrounding Land Uses:

### Official Community Plan

**Bylaw Name:**  
**Designation:**  
**OCP Compliance:**

### Zoning

**Zoning Bylaw Name:**  
**Zoning Designation:**  
**Minimum Lot Size:**  
**Zoning Compliance:**

## STAFF COMMENTS

Staff suggest that the Commission consider the following:

- 1) The proposed right of way affects a very small area of developed farmland in the Remo area. However in this location it will share an existing right of way. The initial clearing of the right of way and its maintenance might increase the permanent grazing area in the region.
- 2) Six privately owned ALR parcels and eighteen crown or B.C. Hydro owned ALR properties are affected by the right of way.
- 3) The transmission towers may have the effect of disrupting farm machinery movement should any of the affected parcels in the ALR be cleared in the future.
- 4) Weed control might be an issue to be addressed so as to not permit noxious weeds a foothold.

## ATTACHMENTS

51712 sketch plan.pdf

west of Terrace.

**Area:** 50.9 ha  
**ALR Area:** 25 ha  
**Purchase Date:** August 23, 2000  
**Owner:**

**PID:** 004-413-270

**Legal Description:** District Lot 2275 Range 5 Coast District, Except Plans 3510, 5108, 8495 and 11334

**Civic Address:**

**Area:** 160 ha  
**ALR Area:** 8 ha  
**Purchase Date:** December 13, 2007  
**Owner:** 636608 BC Ltd Inc

**PID:** 004-404-661

**Legal Description:** District Lot 3061 Range 5 Coast District

**Civic Address:**

**Area:** 74.5 ha  
**ALR Area:** 25 ha  
**Purchase Date:** February 27, 2008  
**Owner:** James & Bernice McLean

**PID:** 015-110-346

**Legal Description:** District Lot 1927 Range 5 Coast District Except Thereof a Strip of Land Being the Northerly 10 metres in Parallel Width Thereof

**Civic Address:**

**Area:** 64 ha  
**ALR Area:** 64 ha  
**Purchase Date:** August 16, 2000  
**Owner:** Roberta & Frederick & James Muller

**Total Land Area:** 442.6 ha

**Total ALR Area:** 215.2 ha

**Current Land Use:** Forested rural homesites, a pasture, forested crown land.

51712\_ContextMap125k.pdf  
51712\_AirphotoMap50k.pdf

**END OF REPORT**

**Signature**

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**Date**

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