



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

May 28, 2014

ALC File: 53540

BC Hydro
6911 Southpoint Drive, 11th Floor
Burnaby, B.C. V3N 4X8

Attention: Gabriella Szabo

Dear Ms. Szabo:

Re: Application to Conduct a Utility Use on Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution #140/2014 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

If necessary, please send two (2) copies of the final survey plan 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.

Further correspondence with respect to this application is to be directed to Eamonn Watson at Eamonn.Watson@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, consisting of a stylized 'C' followed by a long, sweeping horizontal line that tapers to the right.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #140/2014

cc: City of Chilliwack
8550 Young Road, Chilliwack, B.C. V2P 8A4

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53540.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner

COMMISSION STAFF PRESENT:

Jennifer Carson	Planner
Eamonn Watson	Planner
Colin J. Fry	Chief Tribunal Officer

PROPOSAL (Pursuant to s. 6 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*)

To construct 0.5 km of overhead primary power line crossing the Vedder Canal and 1.5 km of three-phasing along Boundary Road in order to relocate another line to avoid an environmentally sensitive area and improve maintainability and reliability of electrical service. The total project area would be approximately 1.1 ha.

PROPERTY INFORMATION:

Subject Property 1:

Owners: Abe David Regier and Marlene Joyce Love (As joint tenants)

Legal: PID: 011-107-936
Lot 1, Except: Part on Statutory Right of Way, Plan 83828, Section 6, Township 23,
New Westminster District, Plan 4788

Location: 41570 Keith Wilson Road, Chilliwack

Size: 0.09 ha of ALR land affected

Subject Property 2:

Owner: District of Chilliwack

Legal: PID: 013-571-184
Parcel "B" (Explanatory Plan 42092) North East Quarter of the South East Quarter Section 6, Township 23, Except: Part on Statutory Right of Way, Plan 83828, New Westminster District

Location: 41510 Keith Wilson Road, Chilliwack

Size: 0.84 ha of ALR land affected

Subject Property 3:

Owners: Hugo Schroeder and Anni Schroeder (As joint tenants)

Legal: PID: 009-549-218
Lot 1, Except: Part on Statutory Plan 83828, Section 6, Township 23, New Westminster District, Plan 11550

Location: 5450 Boundary Road, Chilliwack

Size: 0.17 ha of ALR land affected

LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

- 6 The following are the purposes of the commission:
- (a) to preserve agricultural land;
 - (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

The Commission understands that the proposed new overhead primary line crossing the Vedder Canal and the three-phasing along Boundary Road would avoid an environmentally sensitive area and would also improve maintainability and reliability of electrical service.

Furthermore, the Commission understands that infrastructure upgrade projects of this nature are necessary from a community perspective and determining the location of the project is considered from a system wide perspective. As a result, the Commission believes the upgrades service the community and related impacts on agricultural land are minimal.

IT WAS
MOVED BY: Commissioner Miles
SECONDED BY: Commissioner Bullock

THAT the request to use 1.1 ha for the purpose of relocating and upgrading power transmission infrastructure be approved as proposed.

AND THAT the power line construction must be in substantial compliance with the plans and information submitted with the application.

AND FINALLY THAT 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 #140/2014