



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

November 17, 2005

Reply to the attention of Simone Rivers

BC Hydro & Power Authority
Attention: Allan Baxter
8th Floor – 333 Dunsmuir Street
Vancouver, BC – V6B 5R3

Dear Mr. Baxter:

Re: Application # W- 36306-0

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to build a hydro transmission line from Fort St. John to the proposed Fox Creek Substation. The proposed transmission line is to be approximately 53 km long and affect approximately 90.9 ha of ALR land. The application was submitted pursuant to section 6 of the *Agricultural Land Commission Act* (the "ALCA").

The Commission writes to advise that it approved your application subject to:

- The submission of the final route of the transmission line and a list of Agricultural Land Reserve properties through which the line will run when the route has been finalized (the list the Commission has received to date is attached to this letter).
- compliance 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. The Commission suggests you contact Peace River Regional District at your earliest convenience.

It is the responsibility of BC Hydro to inform affected land owners of this decision.

The decision noted above is recorded as Resolution # **597/2005**.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc: Peace River Regional District – File # 167/2005

SR/eg/Enclosure
36306d1

Properties Affected by Proposed Transmission Line (as of November 9, 2005)

Private Land - ALC #36306

1. PID: 004-453-191
Parcel 1, Section 26, Township 84, Range 21, W6M, Peace River District, Plan 31614
2. PID: 012-659-282
Block A, Section 36, Township 84, Range 21, W6M, Peace River District, Except The most Westerly 25 Metres in Parallel Width Thereof
3. PID: 024-763-977
West 1/2, Section 1, Township 85, Range 21, W6M, Peace River District
4. PID: 014-653-869
Section 10, Township 86, Range 21, W6M, Peace River District
5. PID: 011-239-565
North West 1/4, Section 14, Township 86, Range 21, W6M, Peace River District
6. PID: 013-397-346
Fractional North East 1/4, Section 14, Township 86, Range 21, W6M, Peace River District
7. PID: 014-653-745
South 1/2, Section 24, Township 86, Range 21, W6M, Peace River District
8. PID: 011-466-278
That part of the South East 1/4, Section 23, Township 86, Range 21, W6M, Peace River District, Lying East of Plan H538
9. PID: 014-653-729
North West 1/4, Section 24, Township 86, Range 21, W6M, Peace River District
10. PID: 024-319-937
West 1/2, Section 25, Township 86, Range 21, W6M, Peace River District
11. PID: 024-319-929
East 1/2, Section 25, Township 86, Range 21, W6M, Peace River District
12. PID: 015-156-109
West 1/2, Section 30, Township 86, Range 20, W6M, Peace River District, Except The South 14 Feet
13. PID: 014-787-245
Section 36, Township 86, Range 21, W6M, Peace River District, Except The West 25 Metres
14. PID: 014-796-384
Parcel A (T13928), Section 6, Township 87, Range 20, W6M, Peace River District
15. PID: 014-729-431
Section 8, Township 87, Range 20, W6M, Peace River District, Except The south 25 Metres
16. PID: 014-969-165
District Lot 3242, Peace River District
17. PID: 023-474-483
Section 21, Township 88, Range 20, W6M, Peace River District
18. PID: 025-329-332
Section 27, Township 88, Range 20, W6M, Peace River District
19. PID: 014-654-482
Parcel B (L19264), South 1/2, Section 26, Township 88, Range 20, W6M, Peace River District
20. PIC: 010 285 806
Block A, North 1/2 of Section 25, Township 88, Range 20, W6M, Peace River District
21. PID: 014 730 537
North 1/2 of North 1/2, Section 25, Township 88, Range 20, W6M, Peace River District
22. PID: 014-645-769
Fraction Section 36, Township 88, Range 20, W6M, Peace River District
23. PID: 014-889-536
Fractional North 1/2 of Section 31, Township 88, Range 20, W6M, Peace River District
24. PID: 013-600-575
Fraction Section 2, Township 113, Peace River District
25. PID: 015-957-225
Fractional South 1/2, Section 3, Township 113, Peace River District, Except Plan PGP38136

26. PID: 014-391-996
Parcel A (N35612), Fractional West 1/2, Section 1, Township 113, Peace River District,
EXCEPT Plan PGP36343

Crown Properties

1. Section 12, Township 85, Range 21, W6M, Peace River District
2. Section 13, Township 85, Range 21, W6M, Peace River District
3. Section 23, Township 85, Range 21, W6M, Peace River District
4. Section 31, Township 85, Range 21, W6M, Peace River District
5. Section 7, Township 87, Range 20, W6M, Peace River District
6. Block A, Section 17, Township 87, Range 20, W6M, Peace River District
7. Section 17, Township 87, Range 20, W6M, Peace River District, Except Block A
8. Section 20, Township 87, Range 20, W6M, Peace River District
9. Section 29, Township 87, Range 20, W6M, Peace River District
10. Section 32, Township 87, Range 20, W6M, Peace River District
11. Section 5, Township 88, Range 20, W6M, Peace River District
12. Section 8, Township 88, Range 20, W6M, Peace River District
13. Section 9, Township 88, Range 20, W6M, Peace River District
14. Section 16, Township 88, Range 20, W6M, Peace River District
15. Section 22, Township 88, Range 20, W6M, Peace River District
16. Block A, North ½, Section 26, Township 88, Range 20, W6M, Peace River District, Except Plan PGP45294
17. Block A, North ½, Section 26, Township 88, R 20, W6M, Peace River District, Plan PGP45294
18. Section 20, Township 87, Range 20, W6M, Peace River District



Staff Report
Application # W – 36306
Applicant: BC Hydro & Power Authority
Agent: Allan Baxter

DATE RECEIVED: October 14, 2005

DATE PREPARED: October 20, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To construct a new transmission line northwest of Fort St. John to connect and serve the proposed Fox Creek Substation.

This application is made pursuant to Section 6 of BC Regulation 171/2002 (*Agricultural Land Reserve Use, Subdivision and Procedure Regulation*).

BACKGROUND INFORMATION:

The Commission recently approved the subdivision of 2.4 ha of land (application # 36162) on a property north of Fort St. John for use as a BC Hydro Substation. The current application proposes to build the transmission line that will service the substation.

BC Hydro states that demand for electricity is increasing in the Peace River Regional District. Population and the oil and gas industry load are expected to continue to grow in and around the area north of the city. The existing Fort St. John Substation is expected to reach its firm capacity in late 2006/07. In addition, there are currently three very long distribution feeder lines supplying areas north, west and east of the city which are heavily loaded and will not be able to meet future load demands at the projected rate of growth. The substation at Fox Creek will feed an extension to the existing 138kV wood-pole transmission line. As a result of this, the northern distribution feeders will be shortened, thus improving the power quality and reliability in the area.

BC Hydro considered a number of possible alternative routes for the proposed transmission line extension to the Fox Creek substation site. The alternative routes were provided with the application. Based on overview technical and environmental studies, feedback received from open houses, correspondence and input from various government agencies, a preferred fourth route option was developed. This fourth route is the proposed route under application.

BC Hydro has stated that there may be some additional changes to the route alignment as ongoing discussions with landowners continue. They state that they plan to notify the Commission on an ongoing basis of any changes in the properties impacted by the proposed construction

The private land within the ALR impacted by this project involves a total of 26 properties owned by 17 different individuals or companies. Seventeen different parcels of Crown land are also impacted.

The average width of the wood pole transmission line is 24 m.

Local Government:

Peace River Regional District

Legal Description of ALR Properties impacted by the Proposed Transmission Line:

Private Land

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Parcel 1, Section 26, Township 84, Range 21, W6M, Peace River District, Plan 31614
2. PID: 012-659-282
Block A, Section 36, Township 84, Range 21, W6M, Peace River District, Except The most Westerly 25 Metres in Parallel Width Thereof
3. PID: 024-763-977
West 1/2, Section 1, Township 85, Range 21, W6M, Peace River District
4. PID: 014-653-869
Section 10, Township 86, Range 21, W6M, Peace River District
5. PID: 011-239-565
North West 1/4, Section 14, Township 86, Range 21, W6M, Peace River District
6. PID: 013-397-346
Fractional North East 1/4, Section 14, Township 86, Range 21, W6M, Peace River District
7. PID: 014-653-745
South 1/2, Section 24, Township 86, Range 21, W6M, Peace River District
8. PID: 011-466-278
That part of the South East 1/4, Section 23, Township 86, Range 21, W6M, Peace River District, Lying East of Plan H538
9. PID: 014-653-729
North West 1/4, Section 24, Township 86, Range 21, W6M, Peace River District
10. PID: 024-319-937
West 1/2, Section 25, Township 86, Range 21, W6M, Peace River District
11. PID: 024-319-929
East 1/2, Section 25, Township 86, Range 21, W6M, Peace River District
12. PID: 015-156-109
West 1/2, Section 30, Township 86, Range 20, W6M, Peace River District, Except The South 14 Feet
13. PID: 014-787-245
Section 36, Township 86, Range 21, W6M, Peace River District, Except The West 25 Metres
14. PID: 014-796-384
Parcel A (T13928), Section 6, Township 87, Range 20, W6M, Peace River District
15. PID: 014-729-431
Section 8, Township 87, Range 20, W6M, Peace River District, Except The south 25 Metres
16. PID: 014-969-165
District Lot 3242, Peace River District
17. PID: 023-474-483
Section 21, Township 88, Range 20, W6M, Peace River District
18. PID: 025-329-332
Section 27, Township 88, Range 20, W6M, Peace River District
19. PID: 014-654-482
Parcel B (L19264), South 1/2, Section 26, Township 88, Range 20, W6M, Peace River District
20. PID: 014-652-561
North 1/2 of the North East 1/4 of, Section 26, Township 88, Range 20, W6M, Peace River District

21. PID: 014-652-668
Fractional East 1/2, Section 35, Township 88, Range 20, W6M, Peace River District
22. PID: 012-944-106
Fractional South 1/2, Section 5, Township 113, Peace River District
23. PID: 005-592-631
Fractional West 1/2, Section 4, Township 113, Peace River District
24. PID: 010-192-239
Fractional South East 1/4, Section 4, Township 113, Peace River District
25. PID: 015-957-225
Fractional South 1/2, Section 3, Township 113, Peace River District, Except Plan
PGP38136
26. PID: 014-391-996
Parcel A (N35612), Fractional West 1/2, Section 1, Township 113, Peace River District,
EXCEPT Plan PGP36343

Crown Properties

1. Section 12, Township 85, Range 21, W6M, Peace River District
2. Section 13, Township 85, Range 21, W6M, Peace River District
3. Section 23, Township 85, Range 21, W6M, Peace River District
4. Section 31, Township 85, Range 21, W6M, Peace River District
5. Section 7, Township 87, Range 20, W6M, Peace River District
6. Block A, Section 17, Township 87, Range 20, W6M, Peace River District
7. Section 17, Township 87, Range 20, W6M, Peace River District, Except Block A
8. Section 20, Township 87, Range 20, W6M, Peace River District
9. Section 29, Township 87, Range 20, W6M, Peace River District
10. Section 32, Township 87, Range 20, W6M, Peace River District
11. Section 5, Township 88, Range 20, W6M, Peace River District
12. Section 8, Township 88, Range 20, W6M, Peace River District
13. Section 9, Township 88, Range 20, W6M, Peace River District
14. Section 16, Township 88, Range 20, W6M, Peace River District
15. Section 22, Township 88, Range 20, W6M, Peace River District
16. Block A, North ½, Section 26, Township 88, Range 20, W6M, Peace River District, Except
Plan PGP45294
17. PID: 024-759-589
Block A, North ½, Section 26, Township 88, R 20, W6M, Peace River District, Plan
PGP45294

Location of Properties

The properties are located west of Fort St. John and run north to Fox Creek area near 272 Road and Prespatou Road for 53 km

ALR Area Impacted by Proposed Transmission Line:

86.4 ha (37.2 ha of private land and 49.2 ha of Crown land)

PREVIOUS APPLICATIONS:

Application #36162-0

Applicant: BC Hydro

Decision Date: July 28, 2005

Proposal: To subdivide a 2.38 ha parcel from the 63 ha parcel for use as a hydro substation site

Decision: Allowed

STAFF COMMENTS:

Staff recommend that the Commission consider the following:

- BC Hydro has attempted to run the transmission line along existing rights-of-way or along the section boundaries where possible. They have already undertaken extensive public consultation to determine the preferred route for this transmission line.
- As the ALR is so extensive in this area it would be difficult for a non-ALR route to be found.

Staff recommend approval subject to notification by BC Hydro of the final route for the transmission line including the property legal descriptions and calculation of the final area of ALR impacted by the transmission line.

END OF REPORT

Simone Rivers
Signature

Oct 25, 2005
Date