



Agricultural Land Commission
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June 16, 2006

Please reply to the attention of Roger Cheetham

Waneta Expansion Power Corporation
PO Box 9131
STN Govt - 3rd Floor - 844 Courtney Street
Victoria, BC V8W 9B5

Dear Sir/Madam:

RE: **Application #Q-36529**
Part of Road SRW Plan 14964

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a transmission utility corridor within a portion of the subject property as part of the Waneta Hydroelectric Expansion Project. The application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation).

The Commission wishes to thank your agent for taking the time to meet with its representatives on 29th May 2006. The Commission found the meeting and site visit informative. In particular, the Commission noted that the transmission line only affects a small amount of land within the Agricultural Land Reserve.

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

- appropriate measures being taken to prevent the spread of noxious weeds, to include:
 - The cleaning of equipment by crews and contractors prior to entering and, if weeds are present within the right of way, also before leaving the site,
 - The minimal disturbance of vegetation with revegetation where required,
 - The revegetation as soon as possible after disturbance and installation
- 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 the Kootenay Boundary Regional District at your earliest convenience.

The decision noted above is recorded as Resolution # **284/2006**.

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Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

pc: Regional District of Kootenay Boundary (#A-W8)

RC/lv
36529d1.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on 30th May 2006 in Cranbrook, B.C.

PRESENT: Monika Marshall Chair
 Carmen Purdy Commissioner

STAFF: Roger Cheetham, Planning Officer

For Consideration

Roger Cheetham presented the staff report of Ron Wallace dated 2nd March 2006 regarding application #Q- 36529.

Site Inspection

A site inspection was conducted on 29th May 2006. Those in attendance were:

- Commissioners Marshall & Purdy
- Agricultural Land Commission Staff: Roger Cheetham, Planning Officer

The Commission noted that only a small portion of the proposed transmission line was located within the Agricultural Land Reserve.

The site inspection lasted from approximately 6:30 p.m. to 7:00 p.m.

Commission Discussion: The Commission recognized that the transmission line was an essential component of the project and that it had no significant impact on agriculture.

IT WAS

MOVED BY: Commissioner M Marshall

SECONDED BY: Commissioner C. Purdy

THAT the staff report be received and the application be approved subject to appropriate measures being taken to prevent the spread of noxious weeds.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # Q – 36529
Applicant: Waneta Expansion Power Corporation

DATE RECEIVED: March 2, 2006

DATE PREPARED: May 9, 2006

TO: Chair and Commissioners – Kootenay Panel

FROM: Ron Wallace, Regional Research Officer

PROPOSAL: To construct a transmission utility corridor within a portion of the subject property as part of the Waneta Hydroelectric Expansion Project (the "Project"). The area of the proposed transmission utility is 1.47 ha.

This application is made pursuant to Part 4 Section 6 of BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation).

BACKGROUND INFORMATION:

This application is part of the Waneta Hydro-Electric Expansion Project (WEP) requiring approximately 9.8 km of new a transmission line to be constructed to connect Waneta Dam Expansion Power Plant to the Selkirk substation. The majority of the new transmission line is located on crown or private land outside of the ALR with the exception of this small area proposed within road SRW Plan 14964.

Local Government:

Regional District of Kootenay-Boundary

Legal Description of Property:

Part of Road SRW Plan 14964

Location of Property:

Near Castlegar

Area of ALR Property Impacted

1.47 ha.

Present use of the Property:

There are some pasture lands and existing hay fields that have already been impacted by two existing utility corridors in the vicinity. This proposal will not alter or hinder the existing farm activities in the vicinity.

Surrounding Land Uses:

WEST: Columbia River
SOUTH: Forest land
EAST: Forest land
NORTH: Gravel Pit

Agricultural Capability:

Data Source: Agricultural Capability Map # 82F/4
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A


LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comment or recommendation.

STAFF COMMENTS:

Staff recommends support as the proposed transmission line would have minimal impact on agriculture and provides a community need.

END OF REPORT



Signature

19 May 2006

Date