



**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

July 26, 2006

Reply to the attention of Simone Rivers

Rhonda Maskiewich  
#200 - 286 St. Paul Street  
Kamloops, B.C. V2C 6G4

Dear Ms. Maskiewich:

Re: **Application # WW-36746**  
**That part of the Fractional North 1/2 of, Section 17, Township 83, Range 18,  
West of the 6<sup>th</sup> Meridian, Peace River District, Lying North of the Peace River,  
Except Plans 19259 and 31395**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your client's application to install 630 m of pipe across the above described property to a realigned sewage outfall in the Peace River, south of Fort St. John. The application was submitted pursuant to section 6 of BC Regulation 171/2002 (Agricultural Land Reserve Use Subdivision and Procedure Regulation).

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

- the use being restricted to the area identified on the attached plan.
- 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 decision noted above is recorded as Resolution #344/2006.

Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

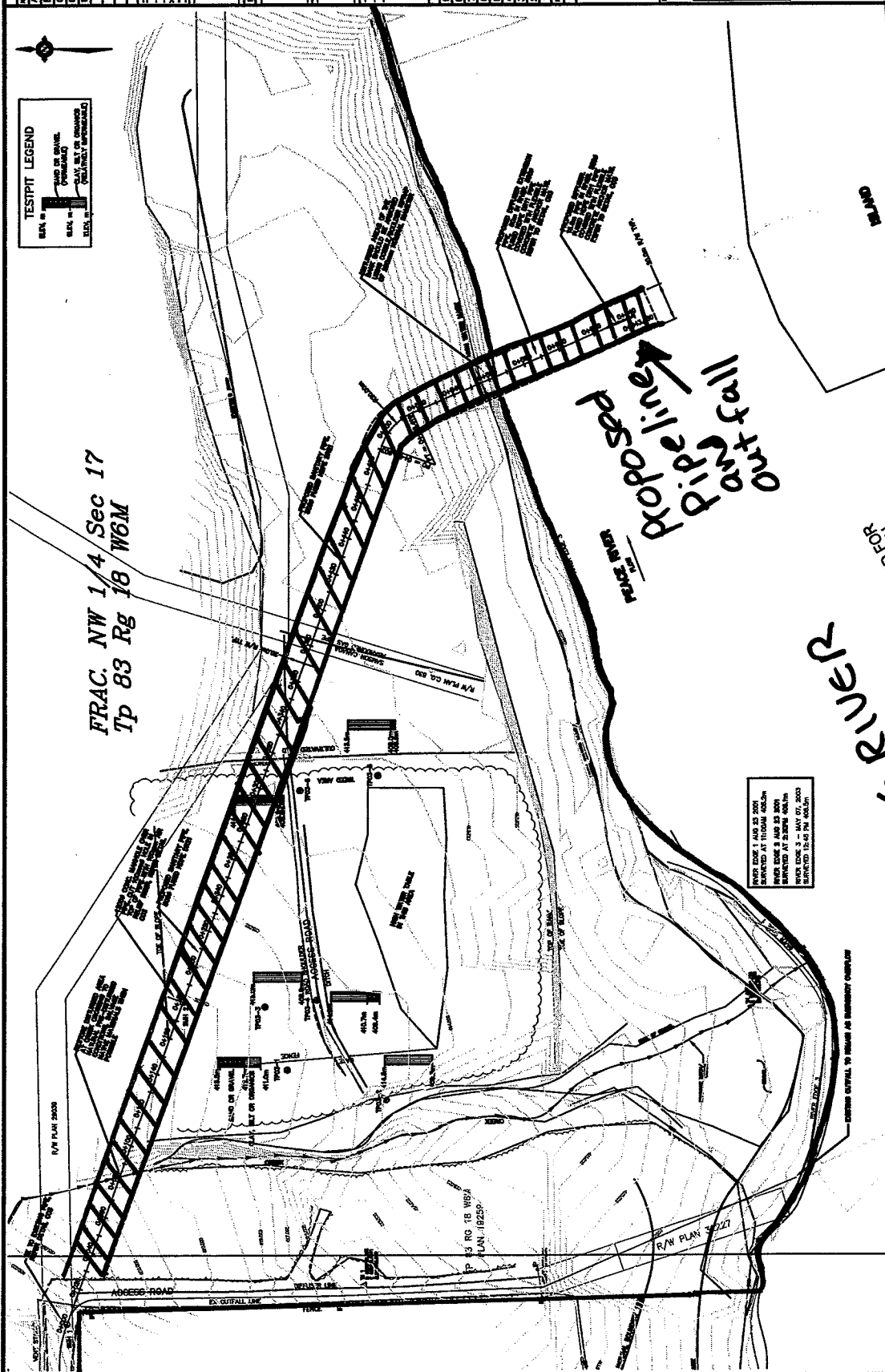
Per:

Erik Karlsen, Chair

cc: City of Fort St. John (Attn: Victor Shopland)

SBR/lv/Encl.  
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ISSUES	
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FRAC. NW 1/4 Sec 17  
 Tp 83 Rg 18 W6M



Proposed Pipeline  
 Outfall

Peace River

ISSUED FOR APPROVAL  
 MAY 10, 2006

WORK DONE 1 - AUG 25, 2005  
 WORK DONE 2 - AUG 25, 2005  
 WORK DONE 3 - MAY 07, 2006  
 WORK DONE 4 - MAY 07, 2006

Provincial Agricultural Land Commission  
 Application: W-36746  
 Resolution # 344/2006

-  Subject property.
-  Approved area for pipeline.

URBANSYSTEMS  
 CITY OF  
 PEACE RIVER  
 SITE PLAN

**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 29, 2006 at the George Dawson Inn, 11705 8<sup>th</sup> Street, Dawson Creek, B.C.**

**PRESENT:** Frank Read Chair  
John Kendrew Commissioner

**ABSENT:** Grant Huffman Commissioner

**STAFF:** Simone Rivers, Land Use Planner  
Martin Collins, Regional Planner  
Brian Underhill, Director, Strategic Planning and Corporate Policy

**For Consideration**

Simone Rivers presented the staff report dated June 8, 2006 regarding application #W-36746.

**Site Inspection**

A site inspection was not conducted.

**Commission Discussion**

The Commission had no objection to the application as it represents a benefit to the Community and the area of ALR affected is small.

**IT WAS**

**MOVED BY:** Commissioner Kendrew

**SECONDED BY:** Commissioner Read

THAT the staff report be received and the application to install 630 m of pipe across the property described as That part of the Fractional North 1/2 of, Section 17, Township 83, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District, Lying North of the Peace River, Except Plans 19259 and 31395 be allowed as requested

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

CARRIED



**Staff Report**  
**Application # W – 36746**  
**Applicant: City of Fort St. John**  
**Agent: Rhonda Maskewich, P.Ag**

**DATE RECEIVED:** June 6, 2006

**DATE PREPARED:** June 15, 2006

**TO:** Chair and Commissioners – North Panel

**FROM:** Simone Rivers, Regional Research Officer

**PROPOSAL:** To install 630 m of pipe across ALR land to a realigned sewage outfall in the Peace River, south of Fort St. John.

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

**BACKGROUND INFORMATION:**

The property under application is owned by the City of Fort St. John and leased to a farmer who uses it to grow hay.

Treated effluent from the City of Fort St. John's south sanitary sewer system is discharged to the Peace River on a continual basis. Concern has been raised as to the adequacy of the outfall pipe and discharge location in the river. Urban Systems has been retained by the City to engineer the re-alignment of the outfall pipe so that it discharges into the river approximately 400 m downstream of the existing discharge location.

The existing outfall pipe was originally built in the early 1980's. When the outfall and discharge pipe were constructed, the discharge point and diffuser terminated in the flowing river channel. Since then, siltation from Bouffieux Coulee has created a fluvial fan in the river channel. This, together with other river processes, has caused the main river channel to move away from the end of the pipe. This has caused the outfall to be buried by silts resulting in effluent seeping down the bank before entering the river. Both health and environmental concerns have been raised as the public can easily access this area of seepage as it is a popular area of walking. The alignment will move the outfall into the deeper flowing channel which will address these health and environmental concerns. The project will impact 1.2 ha of ALR land.

A total of 630 m of pipe will be installed across ALR land. Approximately 190 m of the pipe will cross a field which is under cultivation. It is intended that the installation across the cultivated field will occur after the harvest of this year's hay crop. The pipeline has been designed to be buried at least 2.5 m from the soil surface which will permit the continued operation of heavy equipment on this property after the pipeline is installed.

The agent's report included a list of proposed mitigation measures to reduce the impacts to the agricultural capacity of the land including stockpiling of topsoil, measures to minimize compaction, conservation of soil horizons, seeding and repairs to fencing.

The agent ends her submission by stating that there are few options available for the location of the pipeline that will not impact ALR lands. The chosen location is well suited for the project as the bank profile does not appear to be prone to erosion. The current user of the property, Mr. Callison, has been consulted and is supportive of the project as proposed.

**Local Government:**

City of Fort St. John

**Legal Description of Property:**

PID: 003-648-494

That part of the Fractional North 1/2 of, Section 17, Township 83, Range 18, West of the 6<sup>th</sup> Meridian, Peace River District, Lying North of the Peace River, Except Plans 19259 and 31395

**Location of Property:**

2km south of the municipal boundary of Fort St. John adjacent to the Old Fort Subdivision on the Peace River.

**Area of Property Impacted by Proposed Works**

1.2 ha

**Present use of the Property:**

Hay

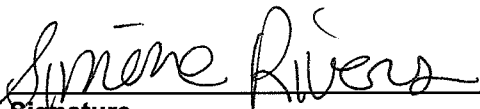
**Agricultural Capability:**

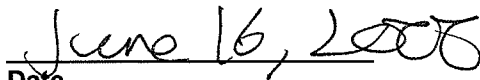
Data Source: Agricultural Capability Map # 94A/2

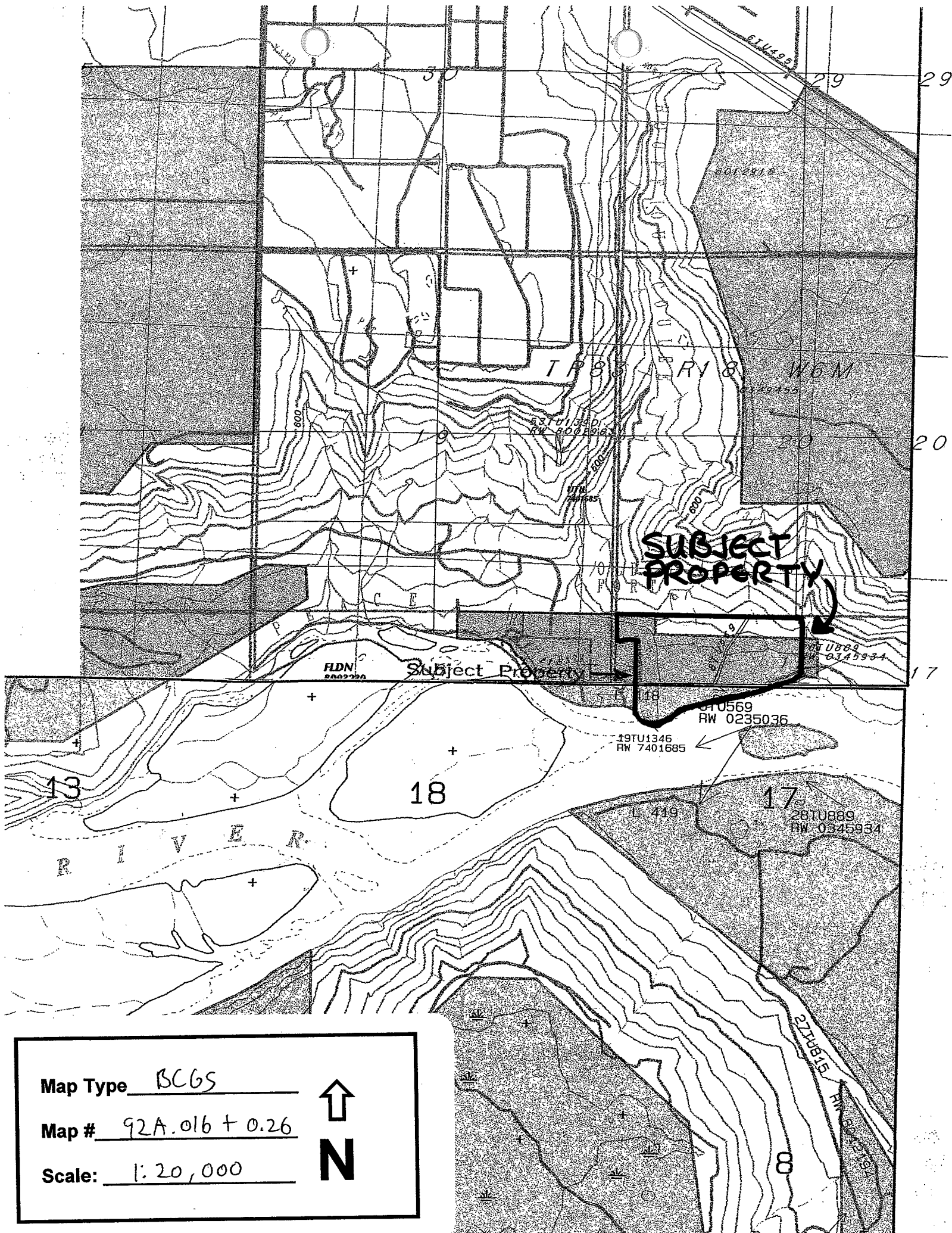
The majority of the property is identified as having Prime Dominant ratings.

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**END OF REPORT**

  
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Signature

  
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Date



Map Type BCGS

Map # 92A.016 + 0.26

Scale: 1:20,000



Map Type BCGS

Map # 92A.016 + 0.26

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