



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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October 19, 2006

Reply to the attention of Terra Kaethler
ALC File #MM - 36869

BC Hydro & Power Authority
8th Floor - 333 Dunsmuir Street
Vancouver, BC V6B 5R3

Dear Tony Lee:

Re: Application to use land for a non-farm use within the Agricultural Land Reserve
ALC File #MM - 36869

Please find attached the Minutes of Resolution #486/2006 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the land owner accordingly.

Please note that this decision is subject to 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 City of Abbotsford at your earliest convenience.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'E. Karlsen', is written over a white background.

Erik Karlsen, Chair

cc: City of Abbotsford

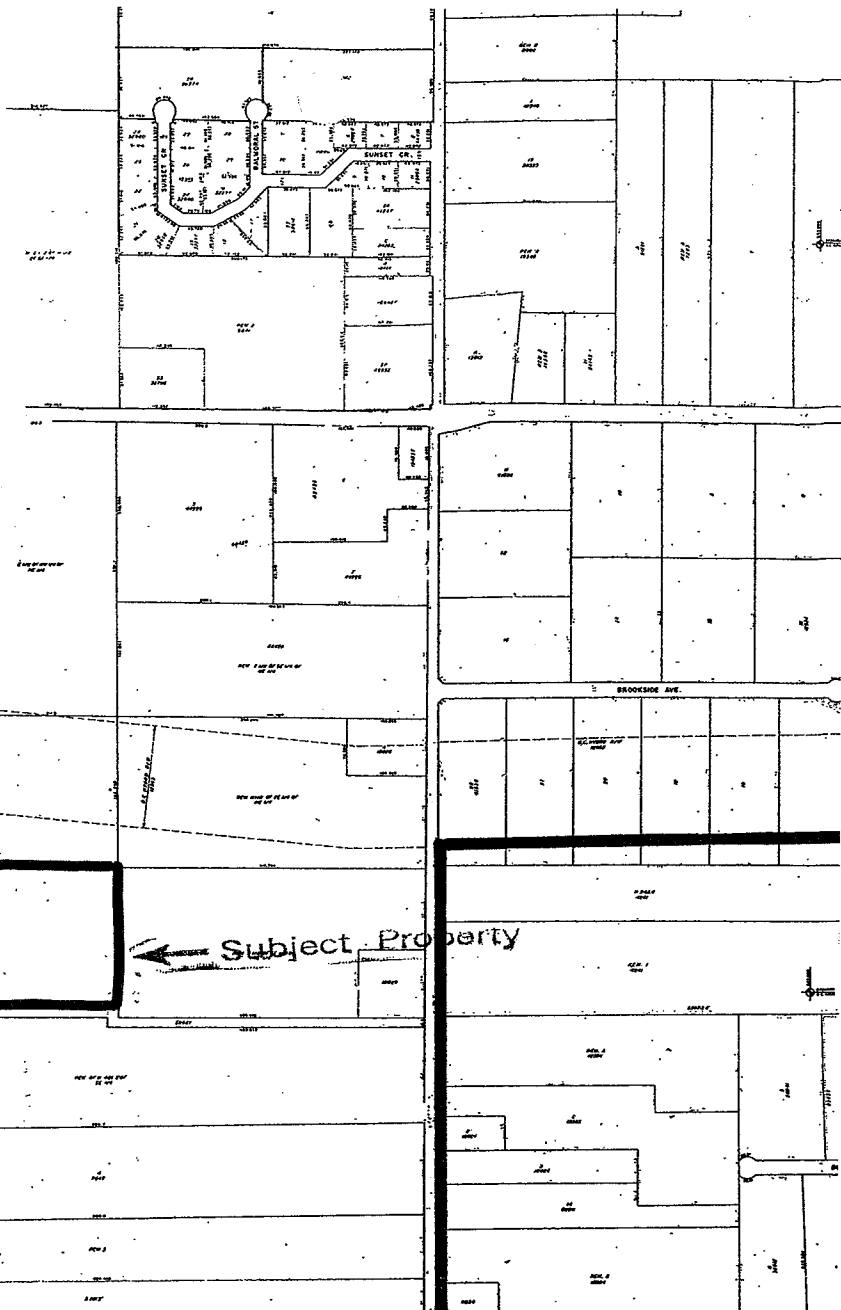
GB/lv/Encl.: Minutes
Sketch Plan

36869d1

Constituent




Map # 20

Scale: 1:10,000



Provincial Agricultural Land Commission

Application MM- 36869
Resolution 486/2006

-  Subject Property
-  Location of buffer vegetation
-  Location of fencing



Staff Report
Application # MM – 36869
Applicant: BC Hydro & Power Authority
Agent: Tony Lee

DATE PREPARED: August 21, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Gordon Bednard, Regional Research Officer

PROPOSAL: To establish a new substation in the Mt. Lehman area in the City of Abbotsford.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

City of Abbotsford

Legal Description of Property:

PID: 013-342-487

South Half of the South West 1/4 of the North East 1/4 of Section 26, Township 13, New Westminster District, EXCEPT Parcel C, Reference Plan 11431

Purchase Date (m/d/y):

06/12/2006 (registered right-to-purchase)

Location of Property:

3600 block of Mount Lehman Road, Abbotsford

Size of Property:

7.6 ha (The entire property is in the ALR).

ALR Area under application:

1.5 ha

Present use of the Property:

Vacant, treed land

Surrounding Land Uses:

WEST: Residential
SOUTH: Residential
EAST: Residential
NORTH: Rangeland and pasture

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/1d
The majority of the property is identified as having a mixture of Prime and secondary ratings.

PREVIOUS APPLICATIONS:

Application #35445-0
Applicant: Abbotsford
Decision July 20, 2005
Date:
Proposal: Exclusion for industrial use
Decision: Allow partial exclusion with conditions.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No recommendation received to date (as the proposal will directly benefit the municipality regarding its power demands, it is assumed the municipality will be supportive of the application)

STAFF COMMENTS:

This property is within the area conditionally allowed for exclusion by the Commission for industrial expansion of Abbotsford. This being said, there is no timetable for the exclusion (if ever) to be completed.
The proposed substation would require only 1.5 ha of this 7.5 ha site. If the Commission is inclined to allow this application, it may consider asking for the balance of the property to be cleared and made ready for agricultural use, and then leased to an adjacent farmer (at an attractive rate).

ATTACHMENTS:

ALR map
Airphoto showing property

END OF REPORT

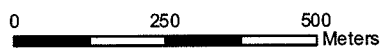

Signature


Date



ALC Context Map

Map Scale: 1:12,000



3

ALC File#:	25-06-36869
Map Sheet #:	92G/01
Regional District:	Fraser Valley