



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

February 1, 2007

Reply to the attention of Terra Kaethler
ALC File: MM-36989
Your File: 469-1402.0(2)

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

Attention: Mr. Tony Lee, Property Representative

Re: Application for Utility Use in the ALR

Please find attached the Minutes of Resolution # 669/2006 outlining the Commission's decision as it relates to the above noted application.

Please send two (2) paper prints of the final survey plan(s) to this office. If accepted, the Commission will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

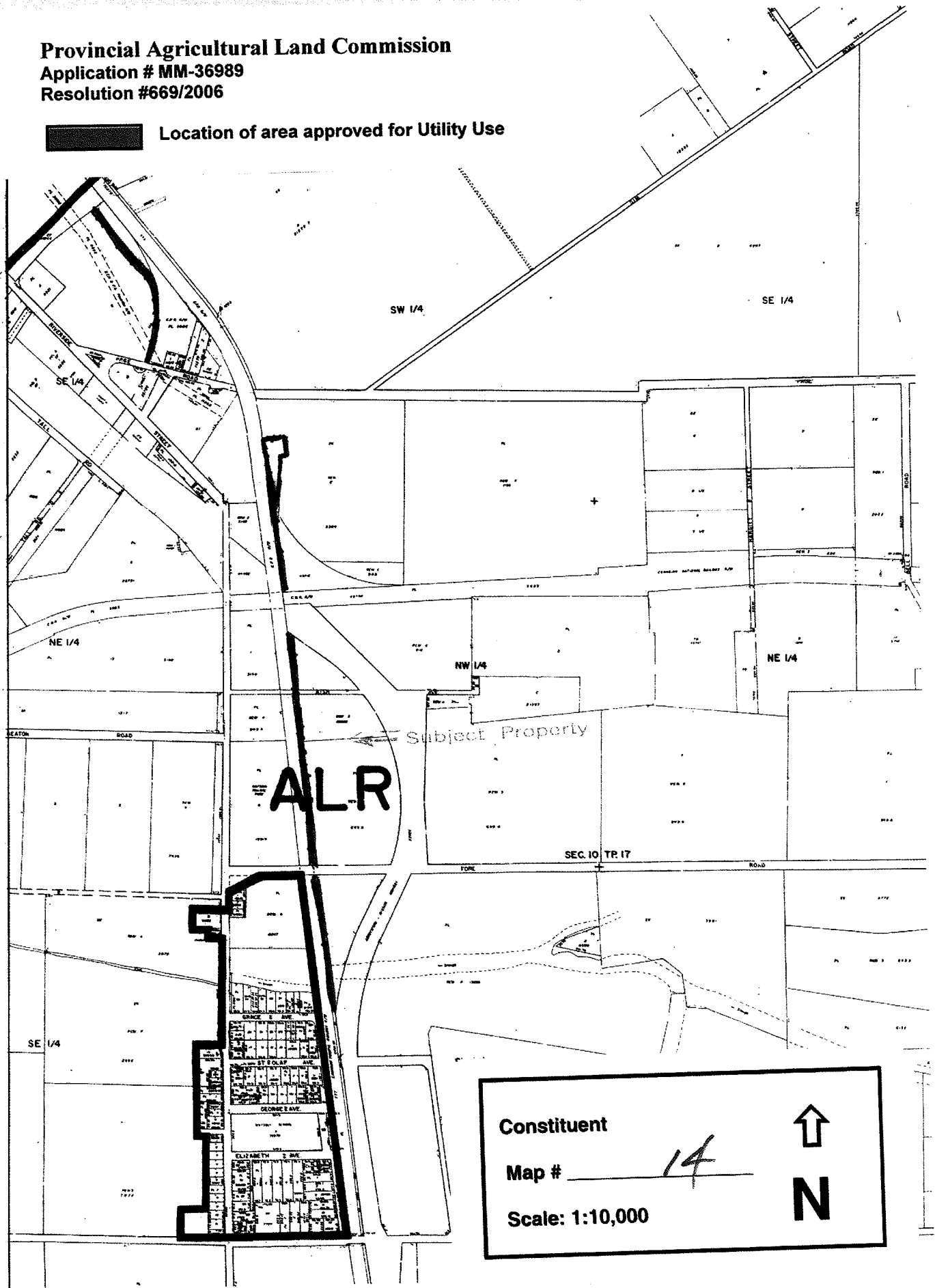
cc: City of Abbotsford

Enclosure: Minutes

TK/lv/36989d1

Provincial Agricultural Land Commission
Application # MM-36989
Resolution #669/2006

 Location of area approved for Utility Use



ALR

SEC. 34 TP. 16

SEC. 27 TP. 16

Subject Property

Constituent

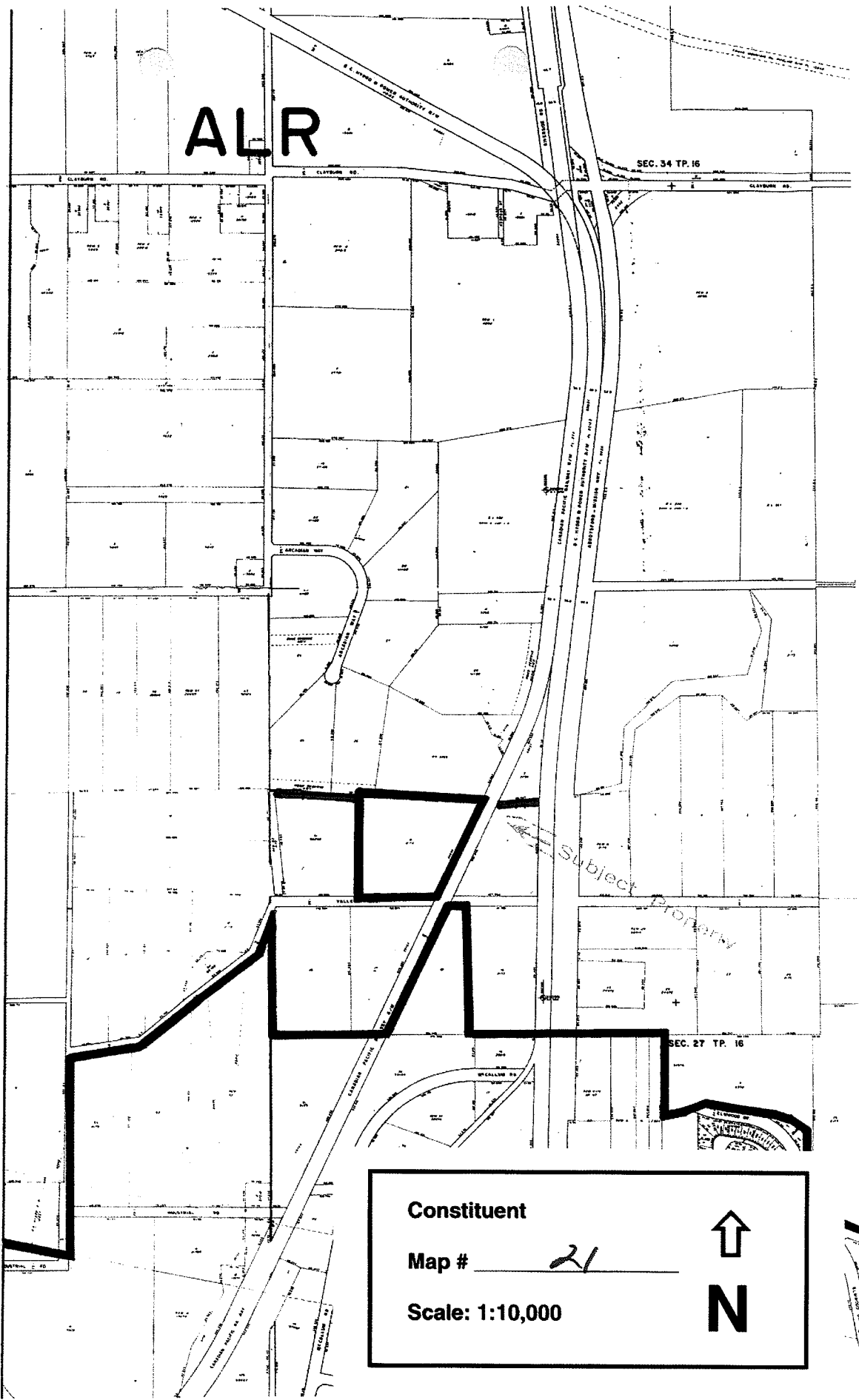
Map #

21

Scale: 1:10,000



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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 19, 2006, in Fort Langley, B.C.

PRESENT:	Erik Karlsen	Chair
	Sylvia Pranger	Vice Chair
	Lorne Seitz	Commissioner
	John Tomlinson	Commissioner
	Mike Bose	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

For Consideration

Application: # MM- 36989
Applicant: BC Hydro & Power Authority
Proposal: To construct two (2) new 69 kilovolt transmission lines that will run from Clayburn substation in Abbotsford to the Mission Substation.
Legal:

1. PID: 012-811-483
Parcel A, District Lot 209 & 356, New Westminister District Group 2, Plan 80129;
2. PID: 012-545-783
Lot 7, District Lot 208 & 209, New Westminister District Group 2, Plan 2173;
3. PID: 025-544-110
Lot 1, Section 10, Township 17, New Westminister District, Plan BCP2176;
4. PID: 006-906-290
Parcel B (2/56/15214F), New Westminister District Group 2, EXCEPT Firstly: Part subdivided by Plan 25855, Secondly: Part within heavy black outline taken by Highway Statutory R/W Plan 63925, District Lot 409, Plan 649A;
5. PID: 008-812-349
Lot 5, New Westminister District Group 2, EXCEPT Firstly: Part on Highway Statutory R/W, Plan 63925, Secondly: Part on Highway Plan 71502, District Lot 409, Plan 25855;
6. PID: 009-105-310
Parcel D, District Lot 43, Explanatory Plan Plan 910, New Westminister District, EXCEPT Firstly: Part on Statutory R/W, Plan 49790, Secondly: Part within heavy outline on Highway Plan 63925, Thirdly: Part on Highway Plan 71502;

7. PID: 024-098-442
Lot 1, District Lot 43, New Westminster District Group 2, Plan LMP37377;
8. PID: 012-878-731
Parcel 1, (Statutory R/W Plan 49515) of Parcel C, (Explanatory Plan 909) District Lot 43, New Westminster District Group 2;
9. PID: 012-878-740
Parcel 2, (Statutory R/W Plan 49515) of Parcel E, (Explanatory Plan 6384), District Lot 43, New Westminster District Group 2;
10. PID: 009-553-703
Lot 2, New Westminster District Group 2, EXCEPT Part on Statutory R/W Plan 11938 District Lot 118, Plan 11615

Location: Located off Valley Road, near the Abbotsford-Mission Highway

Site Inspection

No site inspection conducted.

Discussion

The Commission assessed the impact of the proposal against the long term goal of preserving agricultural land. As the majority of the route for the proposed lines is within the existing BC Hydro right of way and all impacted property owners have been notified, the Commission determined that the proposal would not significantly impact existing or potential agricultural use of surrounding lands.

IT WAS

MOVED BY: Commissioner Karlsen
SECONDED BY: Commissioner Seitz

THAT the application be approved.

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 # 669/2006



Staff Report
Application # MM – 36989
Applicant: BC Hydro & Power Authority
Agent: Tony Lee

DATE RECEIVED: September 22, 2006

DATE PREPARED: December 4, 2006

TO: Chair and Commissioners – South Coast Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To construct two (2) new 69 kilovolt transmission lines that will run from Clayburn substation in Abbotsford to the Mission Substation.

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:

The applicant noted that transmission system improvements are necessary to ensure a reliable supply of electricity to the area. The majority of the route for the proposed lines is within the existing BC Hydro right of way, much of which is located between the railway tracks and Hwy 11. The proposed lines traverse nine privately owned lots that are within the ALR. Impacted property owners and adjacent property owners have been advised of the project. Construction is anticipated to begin Spring 2007.

Local Government:

City of Abbotsford

Legal Description of Properties:

1. PID: 012-811-483
Parcel A, District Lot 209 & 356, New Westminster District Group 2, Plan 80129;
2. PID: 012-545-783
Lot 7, District Lot 208 & 209, New Westminster District Group 2, Plan 2173;
3. PID: 025-544-110
Lot 1, Section 10, Township 17, New Westminster District, Plan BCP2176;
4. PID: 006-906-290
Parcel B (2/56/15214F), New Westminster District Group 2, EXCEPT Firstly: Part subdivided by Plan 25855, Secondly: Part within heavy black outline taken by Highway Statutory R/W Plan 63925, District Lot 409, Plan 649A;

BACKGROUND INFORMATION (cont):

5. PID: 008-812-349
Lot 5, New Westminster District Group 2, EXCEPT Firstly: Part on Highway Statutory R/W, Plan 63925, Secondly: Part on Highway Plan 71502, District Lot 409, Plan 25855;
6. PID: 009-105-310
Parcel D, District Lot 43, Explanatory Plan Plan 910, New Westminster District, EXCEPT Firstly: Part on Statutory R/W, Plan 49790, Secondly: Part within heavy outline on Highway Plan 63925, Thirdly: Part on Highway Plan 71502;
7. PID: 024-098-442
Lot 1, District Lot 43, New Westminster District Group 2, Plan LMP37377;
8. PID: 012-878-731
Parcel 1, (Statutory R/W Plan 49515) of Parcel C, (Explanatory Plan 909) District Lot 43, New Westminster District Group 2;
9. PID: 012-878-740
Parcel 2, (Statutory R/W Plan 49515) of Parcel E, (Explanatory Plan 6384), District Lot 43, New Westminster District Group 2;
10. PID: 009-553-703
Lot 2, New Westminster District Group 2, EXCEPT Part on Statutory R/W Plan 11938 District Lot 118, Plan 11615

Purchase Date :

1976 - 2006

Location of Properties:

Located off Valley Road, near the Abbotsford-Mission Highway

Size of Properties:

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

Present use of the Properties:

The impacted portions of Properties #4 (Lot 1, Plan LMLP37377) and #7 (Parcel B, Rem 4, Plan 649A) on the above list are currently utilized for horticultural activities.

Surrounding Land Uses:

Majority of surrounding land uses is agricultural.

Agricultural Capability:

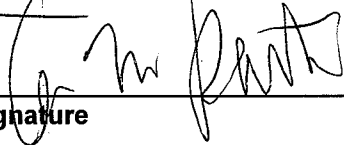
Data Source: Agricultural Capability Map # 92G/1c
The majority of the property is identified as having Mixed Prime and Secondary ratings.

ATTACHMENTS:

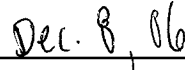
- ALR Constituent Map # 14
- ALR Constituent Map # 21
- British Columbia Transmission Corporation letter

END OF REPORT

Signature

A handwritten signature in black ink, appearing to be "G. M. Parks", written over a horizontal line.

Date

A handwritten date "Dec. 8, 06" in black ink, written over a horizontal line.