



**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

October 13, 2009

Reply to the attention of Brandy Ridout  
ALC File: 50142

Lisa Fraser  
New Town Planning Services Inc.  
1450 Pandosy Street  
Kelowna, BC V1Y 1P3

Dear Ms. Fraser:

**Re: Application for Utility Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution #1046/2009 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your clients accordingly.

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

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

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

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Regional District of Central Okanagan, 1450 KLO Road, Kelowna, BC , V1W 3Z4  
(New Town File # 1519-L)

BR/  
50142d1



### **Assessment of Impact on Agriculture**

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was noted that the existing SRW was permitted by the Commission in 1977 and has been in place since the early 1980's when the Joe Rich substation was constructed on an adjacent lot. With the recent construction of a new substation at Big White Resort, a new overhead transmission line was constructed to distribute load through the existing Joe Rich substation, across Highway 33, and up to Big White. The resulting heavier load on the distribution lines to the Joe Rich station means that a larger SRW is required to meet present transmission criteria for Tree Management Specifications (vegetation control zone). The existing 15 metre wide corridor will be increased by 22 metres for a total corridor width of 37 metres. The Commission believed that there is little, if any, agricultural impact arising from the expanded utility corridor since no new support poles would be installed.

### **Conclusion**

1. That the proposal will not have a negative impact on agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Sidhu  
**SECONDED BY:** Commissioner Karlsen

THAT the application to expand the existing Fortis hydro line Statutory Right of Way (SRW) for overhead hydro transmission by 0.35 ha be approved.

AND THAT the approval is subject to the following conditions:

- The SRW be in substantial compliance with the plan submitted with the application.
- The SRW be used by Fortis BC Inc. only and is non-transferable. The 0.35 ha area is not to be converted/sold as a separate lot(s) if no longer required for the purpose for which this approval is granted. If no longer required by the applicant, the area must be consolidated with an adjacent lot.
- The SRW plan must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

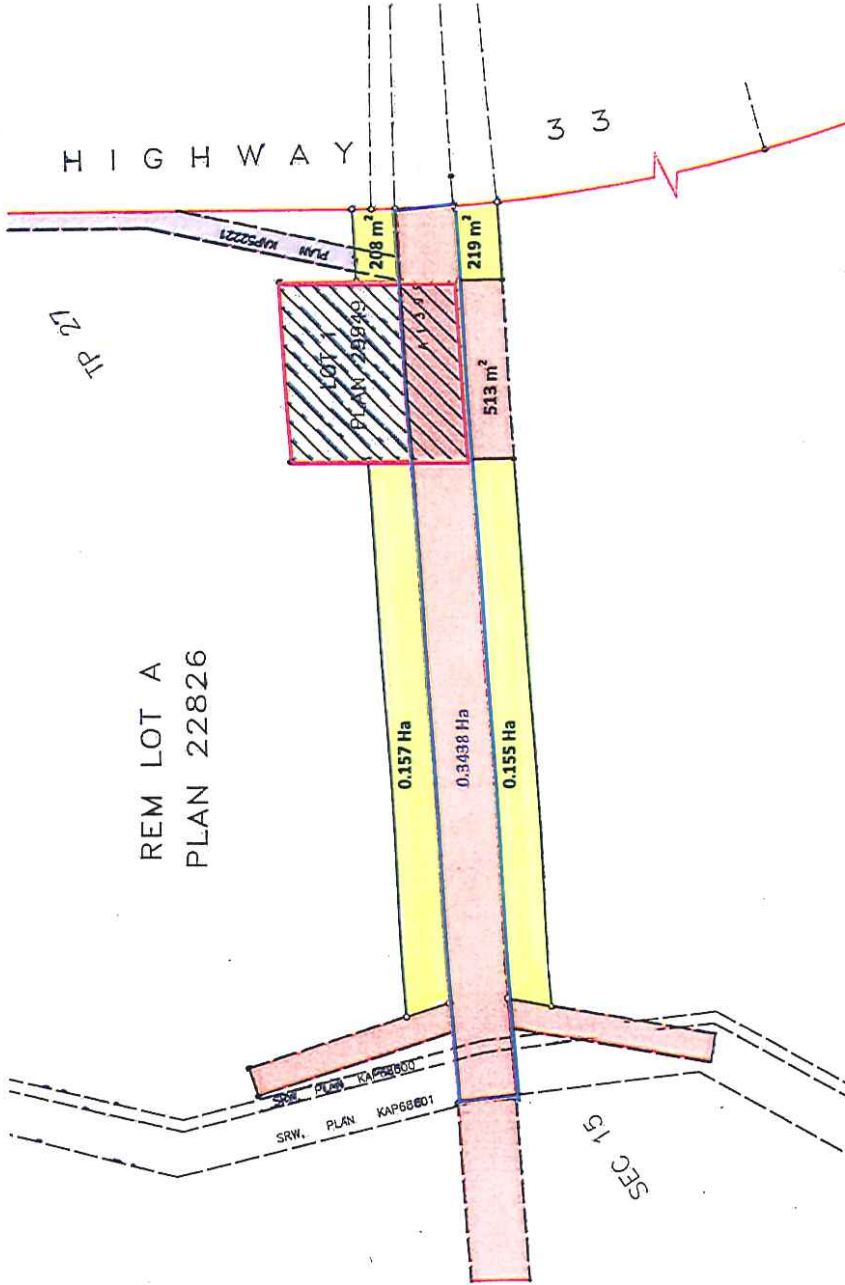
**CARRIED**  
**Resolution #1046/2009**



Notes:  
 1. All proposed SRW additions are subject to the approval of the Provincial Agricultural Land Commission.  
 2. All proposed SRW additions are subject to the approval of the local government.  
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 10. All proposed SRW additions are subject to the approval of the local government.

**LEGEND**

- Proposed S.R.W. Addition = 3,547 m<sup>2</sup>
- Existing S.R.W.
- Existing Forfeiture BC Access S.R.W.
- Existing Forfeiture BC Substitution SRW = 2,112 m<sup>2</sup>
- Property Line



REM LOT A  
 PLAN 22826

Provincial Agricultural Land Commission  
 Application #50142  
 Resolution #1046/2009

Approved SRW in the ALR



**NEW TOWN**  
 ARCHITECTURE  
 URBAN PLANNING

1480 PANDOSY STREET  
 VANCOUVER, BC V6L 1A5  
 T: 604-480-8885  
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No.	Date	Description
REV 6/05		
Project: Forfeiture BC S.R.W., Highway 33 S.R.W.		
Project No.	1519	
File No.	1519-6502-01	
Description: Proposed Utility Corridors Within the ALR		
Drawn By	K.F.	Rev. R.P.B.
Scale	1:500	Date: 2009-06-23
Sheet		

Map 01