



## Agricultural Land Commission Staff Report

**DATE:** May 19, 2010  
**TO:** Vice Chair and Commissioners - North Panel  
**FROM:** Martin Collins

**RE:** Application # 51657

**PROPOSAL:** The dedicate a utility right of way of 15 meters wide ~8.6 km long (totalling 12.9 ha) and construct a 69 Kv power line to supply the Brule Mine.

### PROPOSAL INFORMATION

**Background:** The proposed right of way traverses four private parcels totalling 2.2 ha and 10.7 ha of crown land.  
**Received Date:** March 11, 2010  
**Applicant:** Western Coal Corp  
**Agent:** N/A  
**Local Government:** Peace River Regional District

### DESCRIPTION OF LAND

**PID:** 017-135-931  
**Legal Description:** Lot A District Lot 2078 Peace River District Plan PGP35192  
**Civic Address:** Brule Mine  
**Area:** 7.3 ha  
**ALR Area:** 7.3 ha  
**Purchase Date:** February 28, 1998  
**Owner:** BC Hydro and Power Authority

**PID:** 011-533-455  
**Legal Description:** District Lot 2705 Peace River District EXCEPT Plans 30874, 32142 & PGP41685  
**Civic Address:** on the Skukunka River south of Chetwynd  
**Area:** 70.3 ha  
**ALR Area:** 53.5 ha  
**Purchase Date:** March 31, 1998  
**Owners:** Caron Simpson  
Lionel Soucy

**PID:** 004-301-340  
**Legal Description:** District Lot 2704 Peace River District EXCEPT Plan 32142  
**Civic Address:** on the Skukunka River south of Chetwynd

**Area:** 46.1 ha  
**ALR Area:** 45.3 ha  
**Purchase Date:** February 25, 2009  
**Owner:**

**PID:** 014-827-115  
**Legal Description:** District Lot 2078 Peace River District EXCEPT Plans 32142, 34339, PGP35192 & PGP46904  
**Civic Address:** on the Skukunka River south of Chetwynd  
**Area:** 57.8 ha  
**ALR Area:** 57.8 ha  
**Purchase Date:** July 12, 2001  
**Owner:** Darcy & Glenda Groves

**Legal Description:** Unsurveyed Crown Land  
**Civic Address:**  
**Area:** 10.7 ha  
**ALR Area:** 10.7 ha  
**Purchase Date:**  
**Owner:**

**Total Land Area:** 192.2 ha  
**Total ALR Area:** 174.6 ha  
**Current Land Use:** Forested and cleared areas.

## PROPOSAL DETAILS

### Non Farm Use

Area	Agricultural Capability	Agricultural Capability Source
12.9	Secondary	CLI

### Surrounding Land Uses:

North Forested ALR, and non ALR  
East Forested ALR and non ALR  
South Forested ALR and non ALR  
West Forested ALR and non ALR

### Official Community Plan

**Bylaw Name:**  
**Designation:**

**OCP Compliance:**

**Zoning**

**Zoning Bylaw Name:**

**Zoning Designation:**

**Minimum Lot Size:**

**Zoning Compliance:**

**STAFF COMMENTS**

Staff suggests that the Commission consider the following:

- 1) Some of the proposed right of way will have to be cleared of forest cover. This represents an increase in grazing land. However, land occupied by hydro poles can have challenges for machinery equipment movement.
- 2) Most of the land affected by the right of way is crown land that is undeveloped for agriculture. The applicant indicates that the introduction of noxious and invasive species is a concern. Therefore, it is recommended that a weed control plan be provided as a condition of approval.
- 3) The proposed power line is intended to be in use for 10 years. Upon closure of the mine, the applicant intends to decommission the right of way, remove the poles, wires and foundations and restore the land to its original vegetation cover.

**ATTACHMENTS**

- 51657\_AirphotoMap20k.pdf
- 51657 sketch plans.pdf

**END OF REPORT**

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**Signature**

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**Date**