



**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

August 5, 2010

Reply to the attention of Simone Rivers  
ALC File: 51821

Colleen Bohun  
c/o Terasen Gas  
16705 Fraser Highway  
Surrey, B.C. V4N 0E8

Dear Ms. Bohun:

**Re: Application for Non-Farm Use in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # **2592/2010** outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink that reads 'Simone Rivers'. The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Thompson-Nicola Regional District (ALR00028)  
BC Assessment, Kamloops

SBR/  
/51821d1



A meeting was held by the Provincial Agricultural Land Commission on July 30, 2010.

**PRESENT:** Gordon Gillette                      Chair, Interior Panel  
                  Lucille Dempsey                 Commissioner  
                  Simone Rivers                             Staff

**For Consideration**

Application:            51821  
Applicant:             Terasen Gas  
Agent:                 Colleen Bohun  
Proposal:              To build a 267 m<sup>2</sup> storage building on the 1.7 ha property.  
Legal:                 PID: 006-581-871  
                              Lot 1, Section 35, Township 20, Range 21, West of the 6<sup>th</sup> Meridian,  
                              Kamloops Division Yale District  
Location:              640 Tunkwa Lake Road, Savona

**Discussion**

The Commission reviewed the proposal and noted that the site had been used as a compressor station since before the creation of the Agricultural Land Reserve. It further noted that the proposed new building, although located outside the existing fence was located next to the existing industrial infrastructure on the property. As such it had no objection to the addition of the storage building to the site.

Furthermore, in reviewing the current and historic use of this property the Commission was of the opinion that should Terasen wish to place additional buildings or equipment to the site or do other improvements within the north-west portion of the subject property that it would not require a new non-farm use application to do so. The Commission believes that as the use of the property is industrial and has been for many years that slight changes to the industrial infrastructure would not have a negative impact on the agricultural capability or suitability of the subject property or of surrounding properties.

**IT WAS**

**MOVED BY:**            Commissioner Gillette  
**SECONDED BY:**        Commissioner Dempsey

THAT the application be approved as proposed.

AND THAT the Commission has no objection to further addition of equipment or buildings to the site as needed provided they are in the area which is roughly inside the existing fence.

AND THAT the Commission directs staff to prepare a sketch plan outlining the area of the property approved for non-farm use and within which additional infrastructure can be added without making further application to the Commission.

AND THAT any proposals to use the portion of the property outside of the area shown on the sketch would require submission of a new non-farm use application or exclusion application.

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 # 2592/2010**

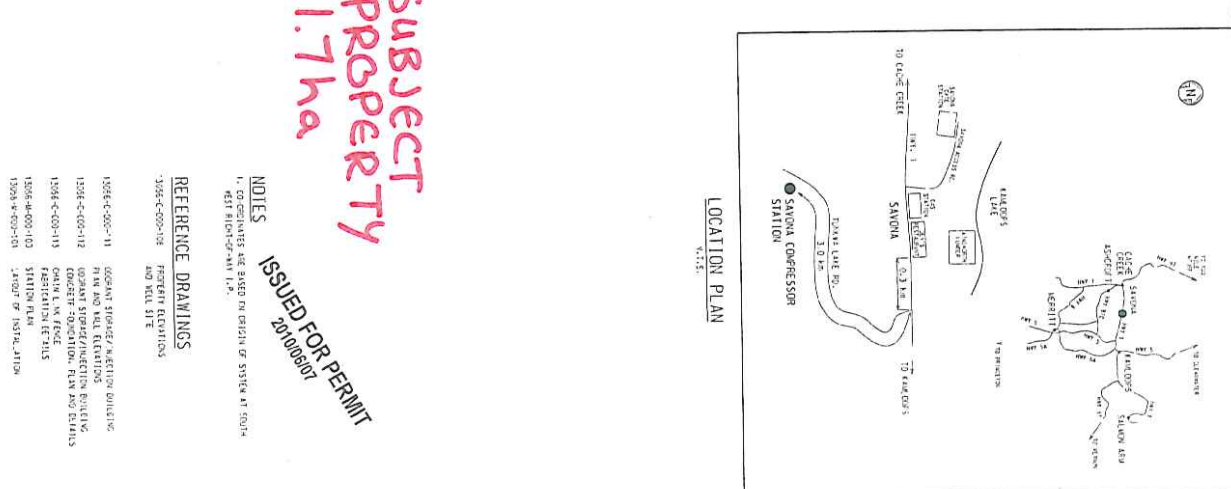
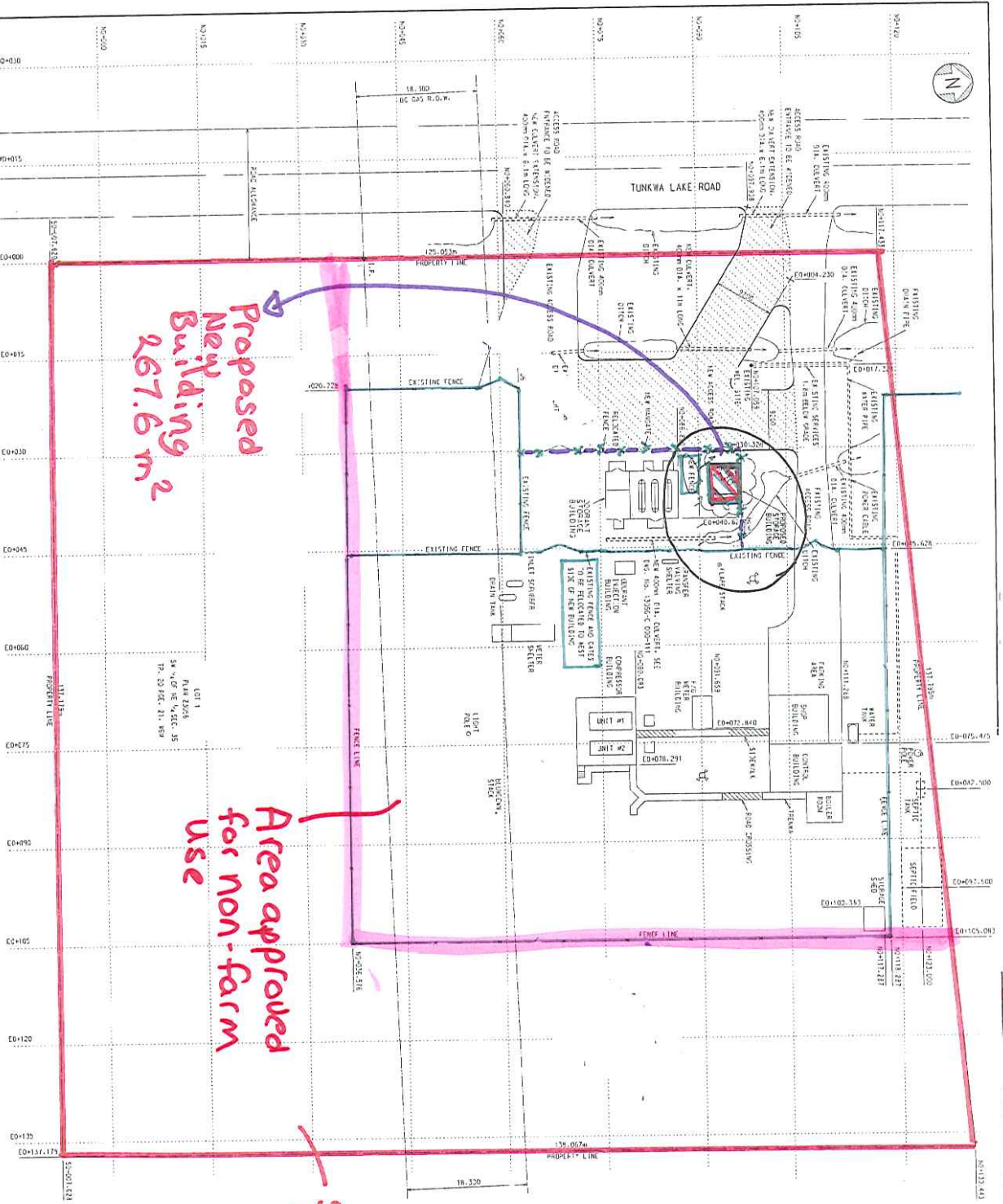
**ALC Application # 51821  
Resolution # R592/2010**

PLAN  
SCALE 1:300

EXISTING SERVICES	BY	DATE	STATUS
POWERING SERVICES	SI	2009-08-11	AS-BUILT
WATERING SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT
TELEPHONE SERVICES	SI	2009-08-11	AS-BUILT



**SANDIA MAINLINE COORDINATION FACILITIES**  
SITE PLAN  
DATE: 13056-C-000-109-R2



**NOTES**  
1. COORDINATES ARE BASED ON DESIGN OF SYSTEM AT SANDIA WEST BLDG/STATION I.P.P.

**REFERENCE DRAWINGS**  
33056-C-000-109 PROTECTIVE ERECTIONS AND WELL SITE

13056-C-000-110 DESIGN STORAGE/RETENTION DRAINAGE FROM AND WELL ERECTIONS  
13056-C-000-112 DESIGN STORAGE/RETENTION DRAINAGE FROM AND WELL ERECTIONS  
13056-C-000-113 DESIGN STORAGE/RETENTION DRAINAGE FROM AND WELL ERECTIONS  
13056-C-000-114 DESIGN STORAGE/RETENTION DRAINAGE FROM AND WELL ERECTIONS  
13056-C-000-115 DESIGN STORAGE/RETENTION DRAINAGE FROM AND WELL ERECTIONS

**ISSUED FOR PERMIT**  
2010/08/07