



Provincial Agricultural Land Commission - Staff Report

Application: 51857

Applicant: BC Hydro & Power Authority
Agent: Patrick Beaven
Local Government: Regional District of East Kootenay

Proposal: On behalf of BC Hydro, the proposal is for a Crown statutory right of way for the Columbia Valley Transmission Project. The new proposed 230 kV Transmission Line will allow the transmission of electricity from the existing Invermere Substation to the proposed Kicking Horse Substation which will be located in the vicinity of Golden. The total area of ALR land required for the statutory right of way is 84.4 ha. However, most of the area under the transmission line will still be available for cattle grazing except for the footprint of each tower location. No part of the project impacts ALR land within the CSRD.

BACKGROUND INFORMATION

The purpose of this new proposed 230 kV transmission line and the Kicking Horse Substation associated with it, is to provide for the growing electric demand in the Columbia Valley area and improve system reliability in this region of the Province.

PROPERTY INFORMATION

PID:	014-672-111
Legal Description:	That Part of Lot 156 District Lot 4596 Kootenay District Plan 988, INCLUDED in SRW Plan 16430
Property Area:	19.6 ha
ALR Area:	19.6 ha
Purchase Date:	September 5, 1989
Location:	
Owner:	Province of British Columbia - Crown Lands
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PID:	011-288-531
Legal Description:	That Part of Lot 157 District Lot 4596 Kootenay District Plan 988, Included in SRW Plan 16430
Property Area:	0.1 ha
ALR Area:	0.1 ha
Purchase Date:	September 5, 1989
Location:	
Owner:	
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PID:	014-785-013
Legal Description:	That Part of Lot 158 District Lot 4596 Kootenay District Plan 1232 Included in SRW Plan 18294
Property Area:	0.6 ha
ALR Area:	0.6 ha
Purchase Date:	September 20, 1989
Location:	
Owner:	Province of British Columbia - Ministry of Crown Lands

PROPOSAL DETAILS

PROPERTY INFORMATION

PID: 019-141-530
Legal Description: Lot 159 District Lot 376 Kootenay District Plan 1232 Except Part Included in Plan 13556
Property Area: 29.8 ha
ALR Area: 29.8 ha
Purchase Date: February 10, 1995
Location:
Owner:

PID: 018-629-539
Legal Description: District Lot 7418 Kootenay District
Property Area: 78.1 ha
ALR Area: 78.1 ha
Purchase Date: August 23, 1926
Location:
Owner: Forfeited to Crown See DF 15872 (12)

PID: 018-629-547
Legal Description: District Lot 7419 Kootenay District
Property Area: 226.7 ha
ALR Area: 226.7 ha
Purchase Date: August 23, 1926
Location:
Owner:

PID: 018-629-555
Legal Description: District Lot 7420 Kootenay District
Property Area: 81.3 ha
ALR Area: 81.3 ha
Purchase Date: August 23, 1926
Location:
Owner: Forfeited to Crown See DF 15872 (12)

PID: 016-748-123
Legal Description: District Lot 7499 Kootenay District
Property Area: 111.1 ha
ALR Area: 1.3 ha
Purchase Date: July 18, 1929
Location:
Owner: Certificate of Forfeiture Under Taxation (Rural Area) Act See DF 19601

PID: 018-629-598
Legal Description: District Lot 7908 Kootenay District Except (1) The East 1/2 and (2) The NorthEast 1/4 of the West 1/2
Property Area: 49.2 ha
ALR Area: 4.0 ha
Purchase Date: August 23, 1926
Location:
Owner: Certificate of Forfeiture Under Taxation (Rural Area) Act DF15872 (15)

PROPOSAL DETAILS

PROPERTY INFORMATION

PID: 011-125-977
Legal Description: District Lot 7909 Kootenay District

Property Area: 32.2 ha
ALR Area: 32.2 ha
Purchase Date: August 1, 1995

Location:
Owner: Susan Rimer

PID: 017-493-251
Legal Description: District Lot 8236 Kootenay District

Property Area: 130.0 ha
ALR Area: 77.2 ha
Purchase Date: July 4, 1911

Location:
Owner: Certificate of Forfeiture Under Taxation (Rural Area) Act See DF 12980

Legal Description: District Lot 9447

Property Area: 48.2 ha
ALR Area: 48.2 ha

Location:
Owner:

PID: 019-141-521
Legal Description: Lot 158 District Lot 376 Kootenay District Plan 1232 Except Part Included in Plans 13556 and 18294

Property Area: 33.6 ha
ALR Area: 33.6 ha
Purchase Date: February 10, 1995

Location:
Owner: Province of British Columbia - Ministry of Crown Lands

Legal Description: District Lot 7503

Property Area: 81.0 ha
ALR Area: 50.3 ha

Location:
Owner:

Legal Description: District Lot 9581

Property Area: 80.9 ha
ALR Area: 39.9 ha

Location:
Owner:

PROPOSAL DETAILS

Non- Farm Use Area: 84.4 ha
Non- Farm Use Type: Transportation/Utilities: Electrical Power Distribution Systems

PROPERTY INFORMATION

Legal Description: Lot 157, District Lot 4596

Property Area: 29.2 ha

ALR Area: 29.2 ha

Location:

Owner:

PID: 016-904-885

Legal Description: District Lot 7910 Kootenay District

Property Area: 65.0 ha

ALR Area: 65.0 ha

Purchase Date: May 18, 1923

Location:

Owner: Arthur Maybee

PID: 015-952-266

Legal Description: Lot 160 District Lot 4596

Property Area: 32.5 ha

ALR Area: 32.5 ha

Location:

Owner: Province of British Columbia - Crown Lands

Total Land Area: 1,129.1 ha

Total ALR Area: 849.6 ha

LAND USE

Current Land Use:

Various Grazing Licence with Ministry of Forests. All tenure holders have been contacted and advised of the proposed Transmission Line.

PROPOSAL DETAILS

Agricultural Capability: under application is rated as: Secondary

Source: CLI

Mapsheet: 82K/9 & 16

RELEVANT APPLICATIONS

Application ID: 51858

Applicant: BC Hydro & Power Authority

Proposal: CANCELLED - does not fall within ALR. See File # 51857 - Transportation, Utility Corridor Use - Columbia Valley Transmission Line from Invermere to Golden

ALC STAFF COMMENTS

- Most of the proposed transmission line from the existing Invermere Substation to the proposed Kicking Horse

ALC STAFF COMMENTS

Substation will be located outside of the ALR.

- As the proposed transmission line will be elevated from the ground there will be little impact on the agricultural (cattle grazing) use of the land.

ATTACHMENTS

51857_ContextMap1of4_20k.pdf
51857_ContextMap2of4_20k.pdf
51857_ContextMap3of4_20k.pdf
51857_ContextMap4of4_20k.pdf
51857_AgCapabilityMap1of4.pdf
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END OF REPORT

Prepared by: Ron Wallace, October 15, 2010