



Provincial Agricultural Land Commission - Staff Report Application: 52515

Applicants: Corner's Pride Farms Ltd, City of Merritt, Nicola Valley Rodeo Association Inc
Agent: Levelton Consultants Ltd
Local Government: City of Merritt

Proposal: Transportation, Utility Corridor Use - Merritt Green Energy Project - 3 km Transmission Line (138 kV) to link power plant to existing BC Hydro line.

BACKGROUND INFORMATION

Merritt Green Energy Limited Partnership (MGE LP) has signed a 30 year electricity purchase agreement with BC Hydro. The power plant, situated south of Merritt and outside the ALR, will be fuelled with sawmill wood residues and roadside logging residues. Approval of the utility corridor is needed by January 2012 for project financing. Levelton Consultants is acting as agent for both the land owners and Merritt Green Energy LP.

PROPERTY INFORMATION

PID: 012-986-178
Legal Description: THAT PART OF DISTRICT LOT 126 SHOWN AS LOT A ON PLAN M17853; KAMLOOPS DIVISION YALE DISTRICT

Property Area: 7.0 ha
ALR Area: 7.0 ha

Location:
Owner: City of Merritt

Legal Description: Blk A DL393
Property Area: 1.2 ha
ALR Area: 1.2 ha

Location:
Owner:

PID: 017-519-632
Legal Description: Lot A District Lot 126 Kamloops Division Yale District Plan KAP46045
Property Area: 8.6 ha
ALR Area: 8.6 ha
Purchase Date: June 1, 2009
Location: 10484 McGrath Road, Rosedale
Owner: Corner's Pride Farms Ltd

PID: 008-692-581
Legal Description: District Lot 126 KDYD (Kamloops Div of Yale) EXCEPT Coal and Plans B583, 561, 11119, 11987, 12017, M17853, H18324, 38861, and KAP46045
Property Area: 103.7 ha
ALR Area: 103.7 ha
Purchase Date: June 1, 2009
Location: west side City of Merritt
Owner: Corner's Pride Farms Ltd

PID: 003-000-753
Legal Description: Lot A District Lot 176 Kamloops Division Yale District Plan 34260
Property Area: 7.5 ha
ALR Area: 7.5 ha
Purchase Date: May 24, 2005
Location:
Owner: Nicola Valley Rodeo Association Inc

PID: 011-880-635
Legal Description: District Lot 176 KDYD (Kamloops Div of Yale) EXCEPT 1: Plans H18324 & 34260, 2: Part Lying South and West of Plan H18325
Property Area: 12.7 ha
ALR Area: 12.7 ha
Purchase Date: June 1, 2009
Location: McGrath Road, west side City of Merritt
Owner: Corner's Pride Farms Ltd

Total Land Area: 140.7 ha
Total ALR Area: 140.7 ha

LAND USE

Current Land Use:

Land parcels are currently used partially as a City maintained sewage disposal site, grazing and crop production. The areas affected by the proposal are situated on the edge of productive fields or on unproductive land.

Surrounding Land Uses:

North: Not ALR: Nicola River
East: ALR: Farm buildings
Not ALR: Residential
South: ALR: Road way and semi forested land
West: ALR: Active agriculture

PROPOSAL DETAILS

Non- Farm Use Area: 2.0 ha

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

Agricultural Capability:

The majority of the area under application is rated as: Prime Dominant

Source: BCL

Mapsheet: 92I/2

ALC STAFF COMMENTS

Staff would like the Commission to consider the following:

- Current contract with BC Hydro is for 30 years
- Width of RoW is 20 m
- Power poles on Corner's Pride Farm are positioned off farm fields
- Power lines cannot be tied into existing residential lines due to regulatory restraints on construction of a 138 kV powerline
- MGE LP commits to using 85 foot poles along the eastern edge of farm to clear irrigation pipe
Note: This length is not sufficient to clear a vertical 45 foot irrigation pipe - 100 foot poles were avoided by MGE due to perceived higher visibility from residential areas
- Firm will use existing road ways to mitigate soil disturbance during construction and will rehabilitate exposed soils with dry land restoration practices under supervision of a professional experienced in rangeland seeding (staff suggest a report be submitted by enlisted professional post restoration)

A P.Ag assesment noted the following:

- The height of the proposed line mid span is set to be 9.65 m (4.47 m above the height of a raised front end loader with load or combine)
- Watering of poles from irrigation will occur; wood preservation and stability to be considered (MGE commits poles to be installed securely and inspected periodically)

ATTACHMENTS

52515_ContextMap15k.pdf
52515_AirphotoMap10k.pdf
52515_Application Proposal.pdf
52515_Line location Map.pdf

END OF REPORT

Prepared by: Lindsay McCoubrey