

Provincial Agricultural Land Commission - Applicant Submission

Application ID: 62580

Application Status: Under LG Review

Applicant: BC Hydro and Power Authority

Agent: BC Hydro and Power Authority

Local Government: Peace River Regional District

Local Government Date of Receipt: 04/16/2021

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: BC Hydro is proposing the Halfway East boat launch on the Peace River, where the future Site C Reservoir will be located. A figure showing the boat launch location is included in this application. This boat launch is part of the Site C Outdoor Recreation Mitigation Plan requirement outlined in the Environmental Assessment Certificate issued to the project (EAC #E14-02, Schedule B, Condition No. 40).

The lands where the launch is planned are presently ~600m away from the Peace River shoreline. Construction of the Halfway East boat launch is tentatively scheduled to begin in 2022-23 and would include a car park, launch, and access road. The floating dock would not be constructed until after the reservoir filling is completed and the reservoir has stabilized.

Agent Information

Agent: BC Hydro and Power Authority

Mailing Address:

[REDACTED]

Primary Phone: [REDACTED]

Email: [REDACTED]

Parcel Information

Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

Parcel Identifier: 014-654-199

Legal Description: Parcel B(P37272) W 1/2 Section 28 Township 83 Range 22 W6M Peace River District

Parcel Area: 97 ha

Civic Address: Just east of the Halfway River, between Hudson Hope and Fort St. John

Date of Purchase: 08/29/1989

Farm Classification: Yes

Owners

1. **Name:** BC Hydro and Power Authority

Address:

Applicant: BC Hydro and Power Authority

Phone: [REDACTED]

Email: [REDACTED]

Current Use of Parcels Under Application

1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

Grains and oilseeds

2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

Unknown

3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

Highway 29 runs adjacent to this parcel.

Adjacent Land Uses

North

Land Use Type: Agricultural/Farm

Specify Activity: rotating crop

East

Land Use Type: Unused

Specify Activity: Forested

South

Land Use Type: Other

Specify Activity: Peace River

West

Land Use Type: Agricultural/Farm

Specify Activity: rotating crop and residential

Proposal

1. How many hectares are proposed for non-farm use?

4 ha

2. What is the purpose of the proposal?

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Applicant: BC Hydro and Power Authority

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3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

The decision on the Halfway River/Cache Creek boat launch location went through an extensive review of all available sites in the eastern half of the reservoir to allow BC Hydro to meet the EAC commitment, ultimately settling on Halfway East. A number of key factors were considered, including but not limited to, constructability (topography, potential for acid-generating materials and metal leachate, etc), heritage concerns, areas of cultural significance, land ownership (BC Hydro owned preferred) and land type.

With Halfway East, understanding that this is within the ALR and would impact actively farmed fields, the access road, car park and boat ramp would be constructed as close to the edge of field as possible to minimize impact to agricultural activities; specifically, to maintain as much unsevered/non-impacted field for continued agricultural activities.

This location is adjacent to Highway 29 where highway realignment works will occur and provide access to the boat launch.

4. Does the proposal support agriculture in the short or long term? Please explain.

No, the boat launch will be a permanent feature on the reservoir.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

No

Applicant Attachments

- Agent Agreement-BC Hydro and Power Authority
- Other correspondence or file information-Map of Boat Launch location
- Proposal Sketch-62580
- Certificate of Title-014-654-199

ALC Attachments

None.

Decisions

None.