

# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 61029

**Application Status:** Under LG Review

**Applicant:** BC Hydro Power and Authority

**Agent:** BC Hydro Power and Authority

**Local Government:** Peace River Regional District

**Local Government Date of Receipt:** 07/09/2020

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

**Proposal Type:** Non-Farm Use

**Proposal:** BC Hydro is proposing to develop Halfway River East Borrow Source on the north side of the Peace River, near its confluence with the Halfway River as a new source of material for the construction of reservoir clearing access roads and causeways on the north bank for the purposes of the Site C Project. BC Hydro will also use this new borrow source to provide aggregate material for the construction of western reservoir clearing access roads on the north bank of the Peace River.

Activities within the borrow source will include minor clearing of vegetation, development of temporary access roads, removal and storage of overburden material, excavation of suitable aggregate material, and crushing and screening aggregate on-site. The estimated volume of required aggregate material from the area is 100,000 m<sup>3</sup>.

The borrow source will be required only for the construction of reservoir access roads. BC Hydro will not continue to use it as a gravel source once construction of reservoir access roads has been completed. The Halfway River East Borrow Source will be reclaimed and re-vegetated to re-establish self-sustaining ecosystems.

The Halfway River East Borrow Source will temporarily affect up to approximately 14 ha of agricultural field that is not actively farmed. Use of this area by the Project will be temporary, and prior to project completion the area will be reclaimed by replacing the topsoil from this area that was temporarily stockpiled (approximately 20 cm).

BC Hydro will ensure the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after aggregate removal is complete, including ensuring the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation.

We confirm that BC Hydro's application is made without prejudice to any powers, rights, immunities it may have under the Hydro and Power Authority Act (RSBC 1996) Chapter 212, or otherwise, and without prejudice to any powers, rights, immunities the Provincial Agricultural Land Commission may have under the Agricultural Land Commission Act (RSBC 2002), Chapter 36, or otherwise.

## Agent Information

**Agent:** BC Hydro Power and Authority

**Mailing Address:**

333 Dunsmuir Street

Vancouver, BC

V6B 5R3

Canada

**Applicant:** BC Hydro Power and Authority



## Parcel Information

### Parcel(s) Under Application

1. **Ownership Type:** Fee Simple

**Parcel Identifier:** 014-654-211

**Legal Description:** FRAC E 1/2 OF SEC 29 TP 83 R 22 W6M PEACE RIVER

**Parcel Area:** 125 ha

**Civic Address:** 16382 N HIGHWAY 29 Fort St John

**Date of Purchase:** 08/29/1989

**Farm Classification:** Yes

**Owners**

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

**Address:**

333 Dunsmuir Street

Vancouver, BC

V6B 5R3

Canada



---

2. **Ownership Type:** Fee Simple

**Parcel Identifier:** 014-654-229

**Legal Description:** Parcel A (J26236) of the South West 1/4 of Section 29 Township 83 Range 22 West of the 6th Meridian Peace River District

**Parcel Area:** 16 ha

**Civic Address:** n/a

**Date of Purchase:** 08/29/1989

**Farm Classification:** Yes

**Owners**

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

**Address:**

333 Dunsmuir Street

Vancouver, BC

V6B 5R3

Canada



---

### Current Use of Parcels Under Application

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

*The parcels are licensed to a farmer for agricultural purposes, however the areas of the parcels specifically required for gravel extraction are not utilized for agricultural purposes. Please see following photos attached with this application:*

1) Photos (Farmer has declared non - farm use)

2) 1954 b\_0003 pic

3) 1981\_0027 pic

**Applicant:** BC Hydro Power and Authority

- 4) 1997\_0021 pic  
5) 1997\_0022 pic

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

*There are no agriculture improvements on those properties*

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

*The lands required for the borrow source are vacant and unused*

**Adjacent Land Uses**

**North**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** rotating crop

**East**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** rotating crop

**South**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** rotating crop

**West**

**Land Use Type:** Agricultural/Farm

**Specify Activity:** rotating crop

**Proposal**

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

*14 ha*

**2. What is the purpose of the proposal?**

*BC Hydro is proposing to develop Halfway River East Borrow Source on the north side of the Peace River, near its confluence with the Halfway River as a new source of material for the construction of reservoir clearing access roads and causeways on the north bank for the purposes of the Site C Project. BC Hydro will also use this new borrow source to provide aggregate material for the construction of western reservoir clearing access roads on the north bank of the Peace River.*

*Activities within the borrow source will include minor clearing of vegetation, development of temporary access roads, removal and storage of overburden material, excavation of suitable aggregate material, and crushing and screening aggregate on-site. The estimated volume of required aggregate material from the area is 100,000 m<sup>3</sup>.*

*The borrow source will be required only for the construction of reservoir access roads. BC Hydro will not continue to use it as a gravel source once construction of reservoir access roads has been completed. The Halfway River East Borrow Source will be reclaimed and re-vegetated to re-establish self-sustaining ecosystems.*

*The Halfway River East Borrow Source will temporarily affect up to approximately 14 ha of agricultural field that is not actively farmed. Use of this area by the Project will be temporary, and prior to project*

**Applicant:** BC Hydro Power and Authority

*completion the area will be reclaimed by replacing the topsoil from this area that was temporarily stockpiled (approximately 20 cm).*

*BC Hydro will ensure the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after aggregate removal is complete, including ensuring the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation.*

*We confirm that BC Hydro's application is made without prejudice to any powers, rights, immunities it may have under the Hydro and Power Authority Act (RSBC 1996) Chapter 212, or otherwise, and without prejudice to any powers, rights, immunities the Provincial Agricultural Land Commission may have under the Agricultural Land Commission Act (RSBC 2002), Chapter 36, or otherwise.*

**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.**

*BC Hydro has determined that:*

- 1) Existing pits within close proximity to the Halfway River have limited options for use as the material within the pits are heavily used for the highway realignment activities. Material not used by MOTI within these pits tends to have a high sand component that is not conducive to road construction.*
- 2) Pits within the Peace Region that have a ready supply of good granular material are located a significant distance away from the work site. This creates increased truck traffic (both numbers of trucks and duration) on the highway, which in turn increases the safety risk to the public.*
- 3) Adjacent Crown lands within the reservoir are lacking suitable material for all season access construction. See attached Firth Hollin report*

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

*No.*

*The farmer has confirmed that the area located on BC Hydro-owned land is an agricultural field that has not been farmed for some time as it is unsuitable for agricultural farming due to the rocky nature of the soils.*

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

*No*

## **Applicant Attachments**

- Agent Agreement - BC Hydro Power and Authority
- Site Photo - Photos
- Proposal Sketch - 61029
- Site Photo - 1954 b\_0003 pic
- Site Photo - 1981\_0027 pic
- Site Photo - 1997\_0021 pic
- Site Photo - 1997\_0022 pic
- Professional Report - 3193.rpt
- Certificate of Title - 014-654-211
- Certificate of Title - 014-654-229

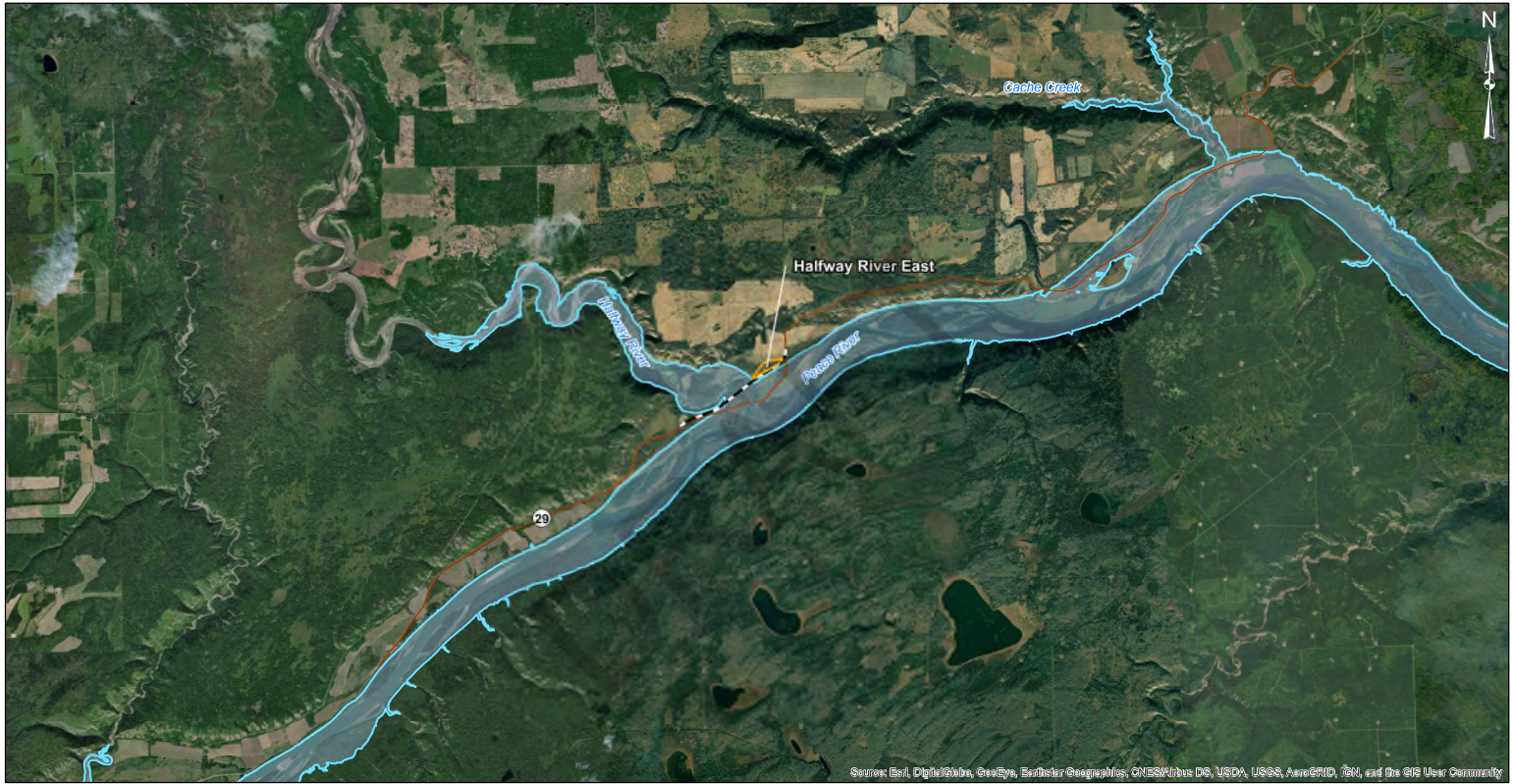
## **ALC Attachments**

*None.*

## **Decisions**

*None.*

**Applicant:** BC Hydro Power and Authority



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Map Notes:  
1. Datum: NAD83  
2. Projection: UTM Zone 10N  
3. Base Data: Province of B.C.  
4. Imagery: ESRI Online Basemap  
5. Proposed reservoir area (461.8m maximum normal elevation) from Digital Elevation Models (DEM) generated from LiDAR data acquired July/August, 2006.

Index

Legend

- Proposed Gravel Pit Area
- Maximum Normal Reservoir Level (461.8 m)
- Highway 29 Realignment - Halfway River
- Existing Highway

1:100,000 0 5 km

BC Hydro

Figure 1  
Proposed Halfway River East Borrow Source Overview

Date	Jun 29, 2020	DWG NO	1016-N11-00881-1	R 0
------	--------------	--------	------------------	-----

Construction of the Site C Clean Energy Project is subject to required regulatory and permitting approvals.





Map Notes:  
1. Datum: NAD83  
2. Projection: UTM Zone 10N  
3. Base Data: Province of B.C.  
4. Imagery: Sep. 2019 Orthophotos  
5. Proposed reservoir area (461.8m maximum normal elevation) from Digital Elevation Models (DEM) generated from LiDAR data acquired July/August, 2006.

Index

### Legend

- Proposed Gravel Pit Area
- Maximum Normal Reservoir Level (461.8 m)
- Highway 29 Realignment Centerline - Halfway River
- Highway 29 Realignment Right-of-Way - Halfway River
- Highway 29 Realignment Licence to Construct - Halfway River
- Existing Highway

1:5,000 0 200 m



**Figure 2**  
**Halfway River East**  
**Proposed Area**

Date	Jun 29, 2020	DWG NO	1016-N11-00881-2	R 0
------	--------------	--------	------------------	-----

Construction of the Site C Clean Energy Project is subject to required regulatory and permitting approvals.

Photos below that show the area that the farmer has declared non-productive (yellowish area – light green is this season's crop). He has not farmed in years (see Google Earth 2012 imagery).

June 2020





May 2020 –Application area was not prepped for this season's crop.

