



Agricultural Land Commission
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December 11, 2008

Reply to the attention of Simone Rivers
ALC File: W-38674

Steve Caissie
Insite Telcoservices
131 Hawkhill Place, NW
Calgary, AB T3G2V4

Dear Mr. Caissie:

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

Please find attached the Minutes of Resolution # 773/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify the landowner accordingly.

Please send two (2) paper prints of the final survey plans for the lease of the area to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Please also submit a copy of the lease document for our records.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: *Simone Rivers*

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (203/2008)
BC Assessment, Dawson Creek

SBR/
i/38674d1



A meeting was held by the Provincial Agricultural Land Commission on December 3, 2008 in Fort St. John, B.C.

PRESENT:	William Norton	Chair, North Panel
	Denise Dowswell	Commissioner
	Simone Rivers	Staff

For Consideration

Application: # W- 38674
Applicant: Brian Stubbs
Agent: Insite Telcoservices – Steve Cassie
Proposal: To place a 131 m telecommunications tower on the subject property. The total tenure area of the project is 3.4 ha. The proposed tower will be a guyed tower and 18 m2 equipment shed.

Legal: PID: 013-144-162
The Fractional North West 1/4, Section 31, Township 85, Range 20, W6M, Peace River District, EXCEPT Plan H827

Location: Coffee Creek - Northwest of Fort St. John and the Alaska Highway

Site Inspection

A site inspection was not conducted.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the “Act”). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission had no objection to the proposal as it did not believe that the proposed non-farm use would have a negative impact on agriculture. It is the Commission’s understanding that the 3.4 ha tenure area will not be fenced and that only the area of the tower and utility building as well as the contact of the guy wires will be fenced.

IT WAS

MOVED BY: Commissioner Norton
SECONDED BY: Commissioner Dowswell

THAT the application be allowed.

AND THAT the approval is subject to the following conditions:

- submission of a site plan that shows the area (in m²) to be fenced around the tower and the utility building, the area to be fenced around the contact points of the three guy wires and the area of the road to the tower and parking area in front of the tower.
- The total tenure area be in substantial compliance with the plan submitted with the application.
- That the entire 3.4 ha tenure area is not fenced and only those areas discussed above and as shown on the required site plan are fenced.
- Construction of the telecommunications tower must be completed within three (3) years from the date of this decision.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 773/2008

