



December 18, 2013

Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ALC File: #53347

Samuel Sugita
Standard Land Company Inc.
Suite 610, 688 West Hastings St.
Vancouver, BC
V6B 1P1

Dear Sir:

Re: Application for a Non-Farm Use on Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 371/2013 as it relates to the above noted application. As agent, it is your responsibility to notify the affected landowner accordingly. The Commission has also attached a Sketch Plan depicting the decision.

Please send two (2) paper prints of the final survey "lease" plans 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.

Further correspondence with respect to this application is to be directed to Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #371/2013
Sketch Plan

cc: Peace River Regional District (File: 56/2013)

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Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 28th, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53347

Applicant(s): William and Donna Hedges; William and Nicola Hedges

Agent TM Mobile Inc. (Telus) Samuel Sugita

Proposal: (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

To construct a 65 meter high guyed wire telecommunications tower and an equipment shelter on a 2.1 ha (110 m by 110 m) lease site. The subject property is 49 ha and is partially cleared and partially forested. The lease site is located on cleared land.

Legal: PID 018-917-658
Lot 1, Section 13, Twp. 84, R. 21, W6M, Peace River District, Plan PGP38270, Except Plan BCP35471;

Location: 23 km northwest of Fort St John, south of Highway #29

DELEGATION OF DECISION-MAKING TO THE CHIEF EXECUTIVE OFFICER (CEO)

On June 27, 2011 the Commission delegated decision-making to the CEO by Resolution #016N-2011 (File: 135-45/ALC/CEO/APPL). In accordance with section 27 of the *Agricultural Land Commission Act* the Commission has specified that the following applications may be decided by the CEO.

Criterion 14

Exclusion, subdivision, non-farm use and inclusion applications that are not consistent with any of the existing approved criteria (Criteria 1 - 13) but nonetheless are minor in nature, and in the opinion of the CEO the interests of the Commission would be unaffected by an approval of the application.

DECISION:

After reviewing the entire file material, I, Richard Bullock, Chief Executive Officer of the Commission, am satisfied that the proposal is consistent with Criterion #14 of Resolution #016N/2011 and approve the application on behalf of the Commission.

Approval is subject to the following conditions:

- Reclamation of any soils disturbed by the construction project within the leasehold area or the remnant parcel to the same or improved agricultural standard(s) as prior to disturbance;
- Reseeding and weed control be undertaken on disturbed soil sites.

- The telecommunications tower must be completed within three years from the date of the approval of the application.

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.

RESOLUTION # 371/2013

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

A handwritten signature in dark ink, appearing to read 'Richard Bullock', written over a horizontal line.

Richard Bullock, Chief Executive Officer

