



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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www.alc.gov.bc.ca

June 28th, 2013

ALC File: #52996

Andrew Orchard
Standard Land Company
610-688 West Hastings St.
Vancouver, B.C.
V6B 1P1

Dear Sir:

Re: Application for Right of Way for Hydro and an Access Road on Land in the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution # 153/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. The Commission has also attached a Sketch Plan depicting the decision.

Further correspondence with respect to this application is to be directed to Ron Wallace.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Brian Underhill', written over a white background.

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #153/2013
Sketch Plan

cc: Thompson Nicola Regional District

53207d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on June 25th, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 52996
Applicant: Roger's Communications Inc
Agent: Andrew Orchard, Standard Land Company
Proposal: To dedicate a 20 meter wide right of way, 1,264 meters long (2.2 ha in the ALR) through the ALR to provide hydro power to a Cellular Tower located outside the ALR, and to extend an existing road (10 m by 1707 m – 1.5 ha in the ALR) to access a Cellular Tower (Submitted pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation))
Legal: LS 15, NE ¼ Section 15, Twp. 20, R. 24, W6M, KDYD
NW ¼, Section 15, Twp. 20, R. 24, W6M, KDYD
Location: West of Barnes Lake – east of Ashcroft
Background: The proponent intends to construct a cellular communications tower on lands outside the ALR. However, road and hydro access is required through the ALR. The affected ALR is natural grassland owned by the crown and leased for grazing.
Attachment: Sketch plan

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 4

Non-farm use applications made pursuant to section 6 of BC Regulation #171/2002 (ALR Use, Subdivision and Procedure Regulation);

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 # 4 of Resolution #016N/2011 and approve the application on behalf of the Commission, subject to the following conditions:

- the road and hydro access must be completed within three (3) years from the date of this decision.
- Weed control during construction, and reseeding of disturbed areas after construction to a natural grassland mixture. Confirmation of on-going weed control measures must be provided in a closure report provided by a qualified professional agrologist.

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.

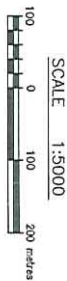
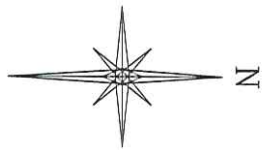
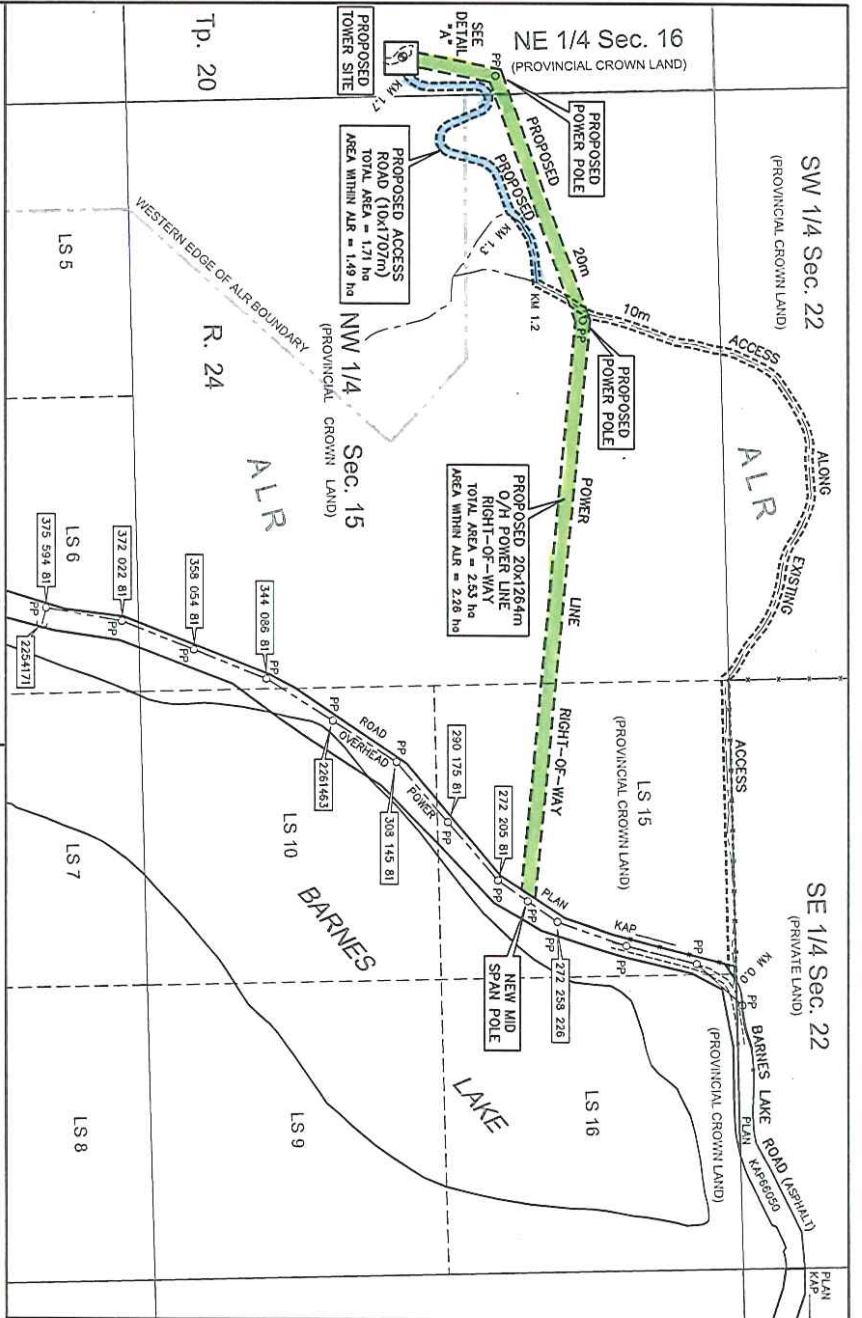
RESOLUTION #/153/2013

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION



Richard Bullock, Chief Executive Officer

SKETCH PLAN SHOWING
TOPOGRAPHICAL SURVEY OF
PROPOSED ROGERS CELLULAR SITE
ASHCROFT, BC
BCGS 92 | 074



COORDINATES AND BEARINGS ARE UTM (ZONE 10, NAD83 CRS) AND ELEVATIONS ARE TO GEOMETRIC DATUM DERIVED FROM BC ACTIVE CONTROL STATIONS LOCATED IN SUMNERLAND AND WILLIAMS LAKE UNLESS OTHERWISE NOTED

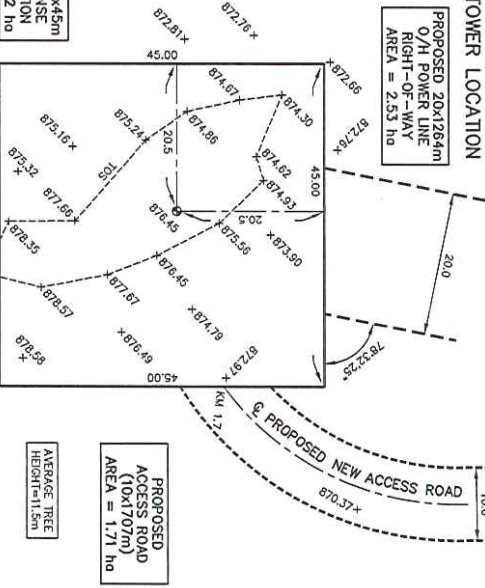
LEGEND:

- PROPOSED ANTENNA LOCATION
- /PP TELEPHONE / POWER POLE
- /PP ANCHOR / GOLT WIRE
- x123.45 ELEVATION POINT
- /PP OVER HEAD POWER LINE
- FENCE LINE
- TOP OR BOTTOM OF SLOPE
- (TOS OR BOS)
- EXISTING ACCESS
- EXISTING TRAIL
- PROPOSED NEW ACCESS (CONSTRUCTION REQUIRED)
- PROPOSED POWER LINE R/W
- ALR BOUNDARY

NOTE: ALL PROPOSED ACCESS LINES WITHIN PROVINCIAL CROWN LAND

AREAS WITHIN ALR	
DESCRIPTION	AREA
PROPOSED POWERLINE RIGHT OF WAY	2.26 ha
PROPOSED ACCESS ROAD	1.49 ha
TOTAL AREA	3.75 ha

PROPOSED TOWER LOCATION
DETAIL, 1:500
SCALE 1:500



PROPOSED ACCESS ROAD (10x17.0m) AREA = 1.71 ha
AVERAGE TREE HEIGHT = 11.5m

PROPOSED 45x45m CROWN LICENSE OF OCCUPATION AREA = 0.202 ha

PROPOSED TOWER CENTRE	
NAD83	NAD27
N 50° 42' 11.2" E 52.42' 11.7"	N 50° 42' 11.2" E 52.42' 11.7"
UTM NAD83	UTM NAD27
N 121° 15' 30.9" E 5618255.39	N 121° 15' 30.9" E 5618255.39
(ZONE 10)	(ZONE 10)
E 622869.78	E 622869.78
GROUND ELEV. = 876.45	

ALC FILE 52996
RESOLUTION # 153/2013
APPROVED HYDRO & ROAD R/W