



**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

December 13, 2013

ALC File: # 53095

Telus  
C/O Standard Land Company Inc.  
610-688 West Hastings Street  
Vancouver BC  
V6B 1P1

Dear Sir/Madam:

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

Please find attached the Minutes of Resolution # 201/2013 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 Gordon Bednard.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure(s): Minutes of Resolution #201/2013  
Sketch Plan

cc: District of Vanderhoof

GB/  
53095d1



## **MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

A meeting was held by the Provincial Agricultural Land Commission on May 22, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53095.

### **COMMISSION MEMBERS PRESENT:**

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

### **COMMISSION STAFF PRESENT:**

Gordon Bednard	Land Use Planner
Martin Collins	Regional Planner

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### **PROPOSAL**

Installation and operation of a 90 m self-supporting radio telecommunications tower with 6 panel antenna and ancillary radio equipment. The tower and equipment shelter would be housed within a 20X20 metre lease area.

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

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### **PROPERTY INFORMATION:**

**Owner:** William Bond

**Legal:** Lot 1, Section 12, Township 12, Range 5 Coast District Plan BCP6500  
PID: 025-717-511

**Location:** Redmond Pit Road, Vanderhoof

**Size:** 20X20 m

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### **LEGISLATIVE CONTEXT FOR COMMISSION CONSIDERATION**

Section 6 (Purposes of the commission) of the *Agricultural Land Commission Act* states:

6 The following are the purposes of the commission:

(a) to preserve agricultural land;

- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
  - (c) 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.
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#### **COMMISSION CONSIDERATION**

After considering the information contained in the application the Commission concluded as follows:

The footprint of the installation would be minimal (.04 ha) and is on land unimproved land with an agricultural capability rating of 5X. The Commission concluded that the proposal would not be detrimental to existing or potential surrounding agricultural land use.

#### **IT WAS**

**MOVED BY:            Commissioner Collins**  
**SECONDED BY:        Commissioner Miles**

THAT the request to use 0.04 ha for the purpose of installation and operation of a telecom tower be approved as presented.

AND THAT the approval is subject to the following condition(s):

1. The construction of a fence surrounding the installation in order to separate this non-farm activity from any potential agricultural operation on the subject lands.
2. The installation must be completed within three years of the date of the decision.
3. Approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

AND FINALLY THAT 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 #201/2013**



DESIGN SPECIFICATIONS:  
TOWER DESIGN DIMENSIONS AND LAYOUT ARE CONCEPTUAL FOR APPROVAL PURPOSES ONLY.  
INFORMATION OBTAINED FROM LEGAL SURVEY BY W.D. MORTOSH LAND SURVEYING LTD. DATED JUNE 27, 2002. ALL DIMENSIONS AND LOCATIONS TO BE CONFIRMED BY A CURRENT SURVEY.

LOG NO.	3150 REDMOND ROAD PIT ROAD, VANDERHOOF
TITLE	SITE PLAN
PROJECT NO.	BC1838
DATE	NOV 12 2002
NO. BY	FOR APPROVAL
DESCRIPTION	DATE
1	
2	
3	
4	
5	



ROEHAMPTON COMMUNICATIONS LTD.  
2150 BROADVIEW AVE. SUITE 100  
VANCOUVER, BC V6K 3K8  
TEL: 604-275-1111 FAX: 604-275-1112

ALC Application # 53095  
Resolution # 2011/2013



Approved location for telecom tower