



Provincial Agricultural Land Commission - Staff Report

Application: 53168

Applicant: TELUS Mobile Inc
Local Government: Bulkley-Nechako EA

Proposal: To establish a telecommunications tower on a 1 ha site mostly in the ALR. The tower is a 60 meter guy wired structure and buildings and structures which occupy less than 100 sq meters.

An access road right of way, ~30 meters wide by 400 meters long (1.2 ha) is also required to access the new tower from an existing road.

BACKGROUND INFORMATION

No previous applications - vacant crown land

PROPERTY INFORMATION

Legal Description: Unsurveyed Crown Land in the Vicinity of Mathews Lake, Range 5 Coast District
Property Area: 2.2 ha
ALR Area: 2.0 ha

Location:
Owner:

Total ALR Area:

LAND USE

Current Land Use:
Partially forested knoll.

Surrounding Land Uses:

North: Forested, undeveloped Crown ALR
East: Non ALR crown land
South: Forested, undeveloped Crown ALR
West: DL 7651, partially forested 16 ha property.

PROPOSAL DETAILS

Non- Farm Use Area: 2.2 ha
Non- Farm Use Type: Transportation/Utilities: Telephone and Telecommunications

Agricultural Capability:
The majority of the area under application is rated as: Secondary

Source: CLI

Mapsheet: 93 L/7

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: OCP Bylaw #1622, 2011
Designation: Agricultural (Ag)
OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: Bylaw #700
Zoning Designation: Agricultural (AG1)
Minimum Lot Size: 16.0 ha
Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

The Regional District of Bulkley Nechako Regional Board forwarded the application with a recommendation of support.

ALC STAFF COMMENTS

Staff recommends that the application be approved on the grounds the agricultural impacts are minimal (road construction and fenced tower site), and because the agricultural capability of the land is very poor - CLI class 6 and 7.

END OF REPORT

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