



Agricultural Land Commission
133-4940 Canada Way
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www.alc.gov.bc.ca

November 4, 2013

ALC File: #53307

Renewable Energy Systems Canada Inc.
300 Leo – Pariseau, Suite 2516
Montreal, Quebec
H2X 4B3

Attention Patrick Henn

Dear Mr. Henn:

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

Please find attached the Minutes of Resolution #309/2013 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly.

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

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in dark ink, appearing to read 'B. Underhill', is written over a light-colored background.

Brian Underhill, Executive Director

Enclosure: Minutes of Resolution #309/2013

cc: Peace River Regional District (File #63/2013)
Attention: Ken Kalirai

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 2, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53307.

COMMISSION MEMBERS PRESENT:

Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Gordon Bednard	Land Use Planner
Lindsay McCoubrey	Land Use Planner

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

To install and operate two meteorological research towers on two separate pieces on land in the ALR. Both towers are approximately 60 metres in height, located atop buried pre-cast cement bases and are supported by three sets of guy wires extending 60 m from the tower. The towers are intended to gather information regarding the feasibility of locating wind generation energy facilities in this area. The towers are needed for a 2-5 year period.

PROPERTY INFORMATION:

Owner: Both properties are owned by the South Peace Hutterian Brethren Church Inc.

- Legals:**
- PID: 014-575-612
West ½ Section 34, Township 80, Range 18, West of the 6th Meridian, Peace River District, Except Plan BCP39887; and
 - PID: 005-805-333
Section 30, Township 81, Range 15, West of the 6th Meridian, Peace River District, Except Plan PGP40861

Location: South East of Taylor

Size: Property 1 – 129.6 ha (Approximately size of tower site is 0.8 ha)
Property 2 – 259.0 ha (Approximately size of tower site is 0.8 ha)

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 in the application and background information gathered by staff, the Commission concluded that the proposal was a small, temporary use of agricultural land which would not impact the long term use of the property for agriculture.

IT WAS

MOVED BY: Commissioner Dempsey
SECONDED BY: Commissioner Collins

THAT the request to use a total of 1.6 ha over two lots for the purpose of installing and operating two meteorological research towers be approved as proposed, on or about the locations as indicated in the application.

AND THAT the approval is subject to the following conditions:

1. The construction of fences surrounding the installations for the purpose of separating the non-farm use from the surrounding agricultural operations, if deemed necessary following discussion between the proponent and the land owner;
2. Approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable;
3. Installation must be substantially commenced within 1 year of the date of this approval;
4. The approval is valid until October 2, 2018. If necessary, an extension may be granted following receipt by the Commission of a satisfactory explanation of the need for an extension;
5. Complete reclamation/rehabilitation of the sites must follow within 1 year of the cessation of operation or expiry of this approval, whichever occurs first;

AND THAT this approval should in no way be interpreted as an indicator of approval for any future proposed wind generation facilities. A new non-farm use application for any proposed generation facilities will be necessary.

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 #309/2013