



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

December 18, 2013

ALC File: #53343

Morgan Huber
Municipal Relations Specialist
Altus Group, Suite 1200
333 11th Ave SW
Calgary Alberta
T2R 1L9

Dear Sir:

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

Please find attached the Minutes of Resolution # 367/2013 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 #367/2013
Sketch Plan

cc: Peace River Regional District File: 94/2013

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PROVINCIAL AGRICULTURAL LAND COMMISSION

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: 53343
- Applicant: Andrew and Angela Enns
- Agent: Altus Group - Morgan Huber
- Proposal: (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)
- To construct 93 meter high telecommunications tower with guy cables and an equipment shelter on a 2.1 ha lease site (144 m by 150 m). The subject property is 63 ha and the proposed tower site is forested.
- Legal: PID 014-645-734
SE ¼ of Section 5, Twp. 82, R. 17, W6M, Peace River District, Except Plan PGP45851;
- Location: South of Taylor
- Background: The ALC refused the subdivision of a 4 ha lot for a school site and teacher residence in 2008.

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.

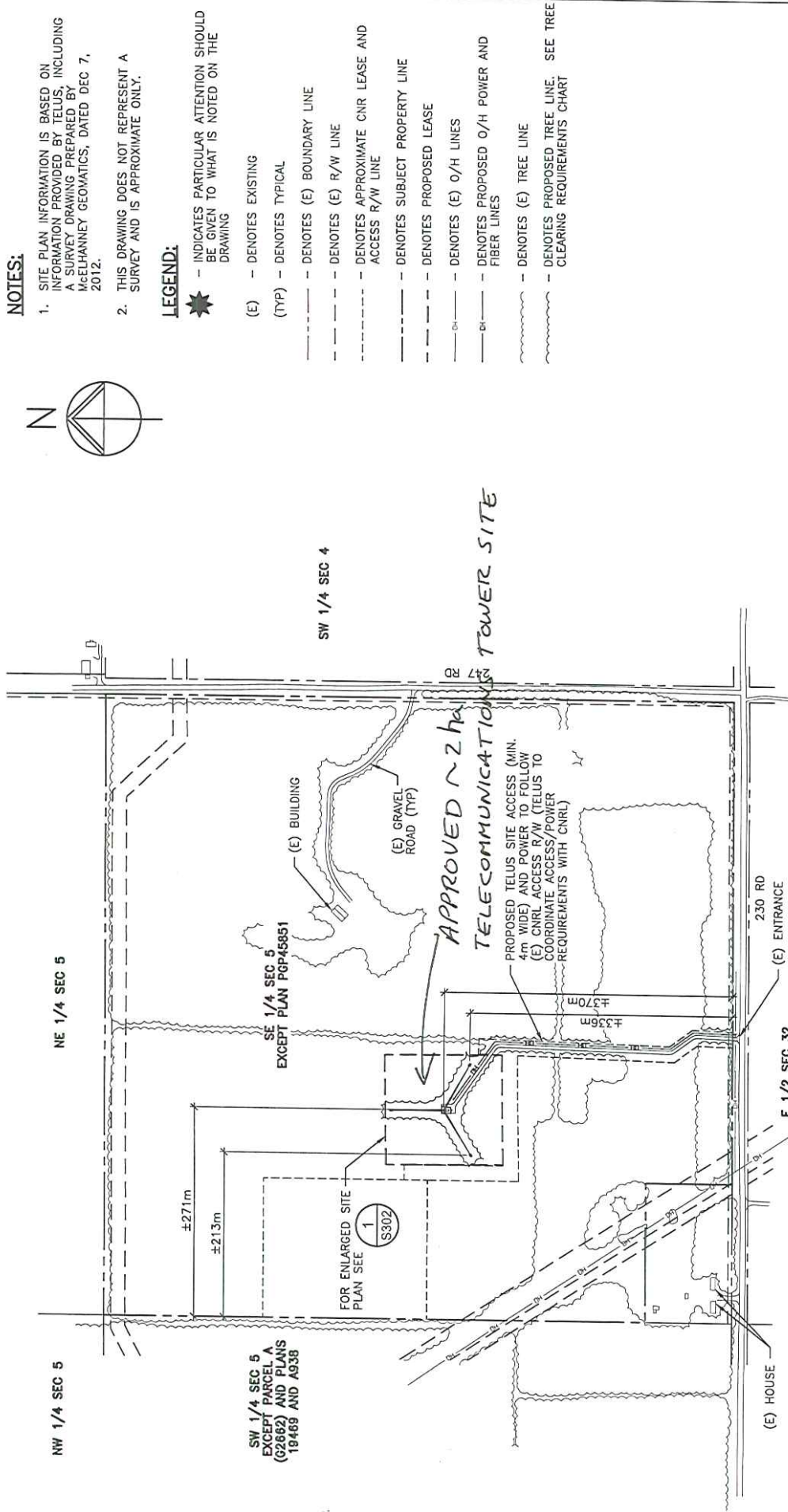
RESOLUTION # 367/2013

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

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

Richard Bullock, Chief Executive Officer

ALC APPLICATION # 53343
RESOLUTION # 367/2013



NOTES:

1. SITE PLAN INFORMATION IS BASED ON INFORMATION PROVIDED BY TELUS, INCLUDING A SURVEY DRAWING PREPARED BY McELHANNNEY GEOMATICS, DATED DEC 7, 2012.
2. THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS APPROXIMATE ONLY.

LEGEND:

- ★ INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) -- DENOTES EXISTING
- (TYP) -- DENOTES TYPICAL
- DENOTES (E) BOUNDARY LINE
- DENOTES (E) R/W LINE
- DENOTES APPROXIMATE CNR LEASE AND ACCESS R/W LINE
- DENOTES SUBJECT PROPERTY LINE
- DENOTES PROPOSED LEASE
- DENOTES (E) O/H LINES
- DENOTES PROPOSED O/H POWER AND FIBER LINES
- DENOTES (E) TREE LINE
- DENOTES PROPOSED TREE LINE. SEE TREE CLEARING REQUIREMENTS CHART

1 SITE PLAN
1:5000

2013.03.15	ISSUED FOR CLIENT REVIEW
No.:	Date:
Description:	
Date:	MAR 2013
Scale:	1:5000
Drawn:	GW
Checked:	GF
Project:	213059
Drawing: S301	
Of	

Project: **PEACE RIVER**
2749 247RD, FT. ST. JOHN, BC

Site ID: BC1740-2

Sheet Title: **SITE PLAN**

GS-Sayers ENGINEERING LTD.
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Vancouver, BC V6J 1N5
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www.gs-sayers.com

TELUS®

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This site plan was prepared at the time of the survey and is not intended to be used for any other purpose. The user of this site plan is responsible for all dimensions and for the accuracy of the information and for the interpretation of any information from the drawings. The user is responsible for the accuracy of the information provided by the client. The user is responsible for the accuracy of the information provided by the client. The user is responsible for the accuracy of the information provided by the client.