



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

November 8, 2013

ALC File: # 53352

Telus c/o Standard Land Company Inc.
Suite 610, 688 West Hastings Street
Vancouver, BC
V6E 2B4

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

Please find attached the Minutes of Resolution # 316/2013 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 'B. Underhill', is written over a light blue horizontal line.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #316/2013
Sketch Plan

cc: Columbia Shuswap Regional District (File #LC2480)



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 #53352.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner

COMMISSION STAFF PRESENT:

Ron Wallace	Land Use Planner
Brian Underhill	Executive Director

PROPOSAL (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)
The proposal is to use a small portion of the subject property (i.e. 0.04 ha) for a radio communications facility. The facility would consist of a 50.0 m (196.85 ft) self-support tower together with a small support building at its base. Access to the parcel is proposed to be from Luoma Road, which is a frontage road off the trans Canada Highway. Access would be achieved by constructing a driveway through the property immediately adjacent to the subject property and to the south.

PROPERTY INFORMATION:

Owner: Gordon Wright and Bonny-Lee Jones
Legal: PID: 007-704-941
That Part of Legal Subdivision 16 Lying East of the Eagle River Section 24
Township 22 Range 7 West of the 6th Meridian Kamloops Division Yale District
Location: Luoma Road, Sicamous, BC
Size: 9.8 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:
- to preserve agricultural land;
 - to encourage farming on agricultural land in collaboration with other communities of interest; and
 - 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.

COMMISSION CONSIDERATION

After considering the information the Commission concluded as follows:

The Commission has determined that the proposed use would have a minimal impact on the Agricultural Land Reserve and therefore has no objections subject to the conditions noted below.

IT WAS

MOVED BY:

Commissioner Miles

SECONDED BY:

Commissioner Pranger

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

1. The tower installation be in substantial compliance with the plan submitted with the application;
2. The preparation of a survey/leasehold plan;
3. The construction of a fence for the purpose of separating the communications installation from the adjacent farm property; and
4. The access road and tower must be completed within three (3) years from the date of this decision.

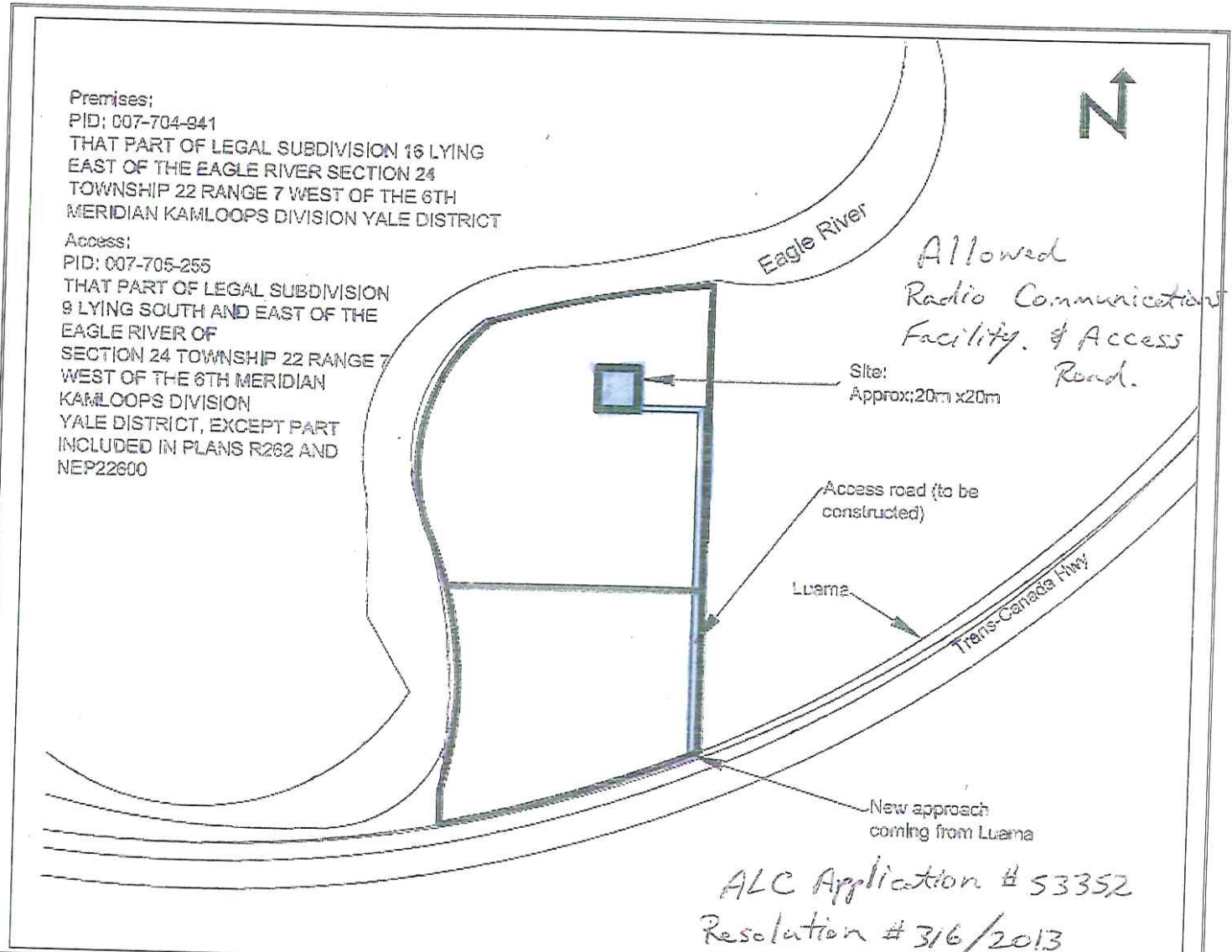
AND FINALLY THAT this decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED

Resolution #316/2013

SITE: BC1713-1
 NAME: Kamloops - AB_01

SKETCH



Premises;
 PID: 007-704-941
 THAT PART OF LEGAL SUBDIVISION 16 LYING
 EAST OF THE EAGLE RIVER SECTION 24
 TOWNSHIP 22 RANGE 7 WEST OF THE 6TH
 MERIDIAN KAMLOOPS DIVISION YALE DISTRICT

Access:
 PID: 007-705-255
 THAT PART OF LEGAL SUBDIVISION
 9 LYING SOUTH AND EAST OF THE
 EAGLE RIVER OF
 SECTION 24 TOWNSHIP 22 RANGE 7
 WEST OF THE 6TH MERIDIAN
 KAMLOOPS DIVISION
 YALE DISTRICT, EXCEPT PART
 INCLUDED IN PLANS R262 AND
 NEP22600

<p>SITE ADDRESS</p>	<p>3279 Luama, Sicamous, British Columbia THAT PART OF LEGAL SUBDIVISION 9 LYING SOUTH AND EAST OF THE EAGLE RIVER OF SECTION 24 TOWNSHIP 22 RANGE 7 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT, EXCEPT PART INCLUDED IN PLANS R262 AND NEP22600</p>
<p>LANDLORD</p>	<p>Gordon Thomas Wright and Bonny-Lee Jones as joint tenants</p>
<p>SPECIFIC DRIVING INSTRUCTIONS:</p>	<p>From Kelowna International Airport travel south and continue along Airport Way for approximately 250m to Hwy 97. At Hwy 97 turn north (right) and continue for approximately 113.2 km to the Trans Canada Highway. At the Trans Canada Highway turn east (right) and continue for approximately 12.3 km to the premises situated on the north (left) side of the Trans Canada Highway municipally known as 3279 Luama, Sicamous, BC.</p>