



**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 18, 2013

ALC File: #53364

Morgan Huber  
Municipal Relations Specialist  
Altus Group, Suite 1200  
333 11<sup>th</sup> 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 # 369/2013 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 #369/2013  
Sketch Plan

cc: Village of Pouce Coupe

53364d1



## PROVINCIAL AGRICULTURAL LAND COMMISSION

**Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 28<sup>th</sup>, 2013 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.**

### FOR CONSIDERATION

Application: 53364

Applicant: Joseph and Silvia Nodes

Agent: Altus Group - Morgan Huber

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

To construct 63 meter high self supporting telecommunications tower and an equipment shelter on 400 sq meter lease site (20 m by 20 m). The subject property is ~111 ha and the proposed tower site is cleared and cultivated at the southwestern extremity of the property.

Legal: PID 014-460-084  
W 1/2 of Section 5, Twp. 78, R. 14, W6M, Peace River District, Except Plan A754, 30855, and Plan PGP39865;

Location: Pouce Coupe

Background: The ALC approved the exclusion of 15 ha of the 111 ha subject property in 2006, which was rescinded upon judicial appeal. File: 36647

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### 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 # 369/2013**

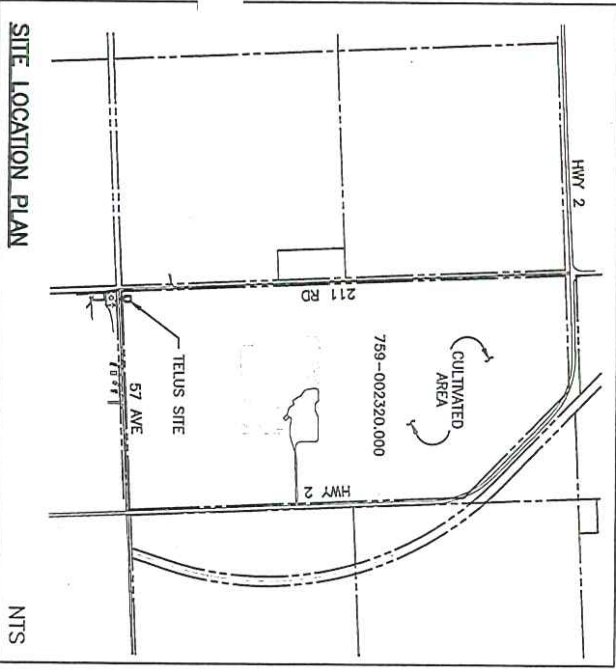
**I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION**

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

**Richard Bullock, Chief Executive Officer**

**LEGEND:**

- ★ - INDICATES PARTICULAR ATTENTION SHOULD BE GIVEN TO WHAT IS NOTED ON THE DRAWING
- (E) - DENOTES EXISTING
- (TYP) - DENOTES TYPICAL
- DENOTES (E) PROPERTY LINE
- DENOTES (E) RAIL LINE
- DENOTES PROPOSED TELUS LEASE
- DENOTES PROPOSED TELUS ACCESS R/W
- DENOTES (E) O/H LINES
- DENOTES (E) POST & WIRE FENCE



ARC FILE 53364  
RESOLUTION # 369/2013

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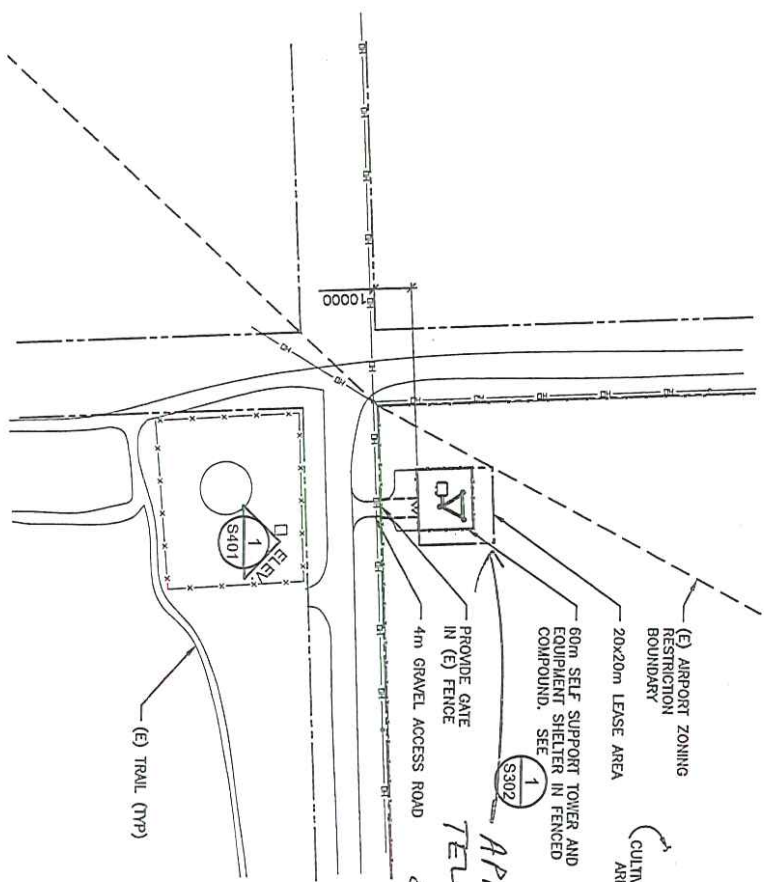
Project: **DAWSON CREEK**  
13027 HWY 2, POULCE COUPE, BC  
Site ID: **BC2932-2**  
Sheet Title: **SITE PLAN**

**TELUS**

Date: APR 2013  
Scale: 1:1250  
Drawn: CW  
Checked: GF  
Project: 213078

Drawing: **S301**

1 SITE PLAN  
1:1250



APPROVED  
TELECOMMUNICATIONS  
SITE

- NOTES:**
1. SITE PLAN INFORMATION WAS OBTAINED FROM PRRD ONLINE GIS.
  2. THIS DRAWING DOES NOT REPRESENT A SURVEY AND IS APPROXIMATE ONLY.