



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
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www.alc.gov.bc.ca

February 20, 2014

ALC File: #53468

Rupinder Basi  
Altus Group c/o Telus  
1040 West Georgia Street, Suite 630  
Vancouver B.C. V5E 4H1

Dear Ms. Basi:

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

Please find attached the Minutes of Resolution #54/2014 as it relates to the above noted application. As agent, it is your responsibility to notify your client accordingly. The Commission has also attached a sketch plan depicting the decision.

Further correspondence with respect to this application is to be directed to Liz Sutton.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Liz Sutton', written in a cursive style.

Brian Underhill, Executive Director

Enclosures: Minutes of Resolution #54/2014  
Sketch plan

cc: Regional District of Kitimat-Stikine (File # 3370 20 304)

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## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on January 23, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53468.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Sylvia Pranger	Vice-Chair
Bert Miles	Commissioner
Jim Johnson	Commissioner
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Jim Collins	Commissioner

### COMMISSION STAFF PRESENT:

Lindsay McCoubrey	Planner
Liz Sutton	Planner
Jennifer Carson	Planner
Colin Fry	Executive Director

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

To construct a 73 metre high self-supporting tower and an associated equipment shelter which will be enclosed by a fence for security purposes. The total area used will be 0.04 ha.

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### PROPERTY INFORMATION:

**Owner:** River Wind Adventures Ltd.

**Legal:** PID: 028-270-291  
Lot 1, District Lots 4803 and 532, Range 5, Coast District, Plan EPP2052

**Location:** 8931 Highway 16 West, Salva

**Size:** 27.0 ha

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### 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**

The Commission reviewed three previous applications involving the subject property:

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| Application # 15797<br>(Lands, Parks & Housing,<br>1982)   | To subdivide a 6.8 ha parcel from the subject property. The purpose of this application was to allow BC Building Corporation to acquire legal title to the 6.8 ha parcel it had been using for a winter highway maintenance camp. This application was allowed and subsequently created the subject parcel.  |
| Application # 37809<br>(BC Building Corporation,<br>1989)  | To continue to use 1.8 ha of property for road maintenance camp and in the summer to allow for seasonal commercial use (recreational fishing camp, accommodations for up to 20 people, RV parking, small restaurant and shop) – This application was allowed within the existing 1.8 ha permitted for the highway maintenance site.  |
| Application # 43511<br>(River Wind Ventures Ltd,<br>2006.) | This non-farm use application consists of several parts: 1. To develop 30 unserviced RV campsites and 19 tenting sites as well as to develop a pasture/staging area for a horseback riding operation on land to be purchased from the Crown; and 2. To develop a recreational trail network on 160 ha of Crown land that would be leased under a license of occupation. This application was allowed with numerous conditions. |

After considering the information the Commission concluded that the current proposal will not have an adverse impact on agriculture.

**IT WAS**

**MOVED BY:** Commissioner Miles  
**SECONDED BY:** Commissioner Pranger

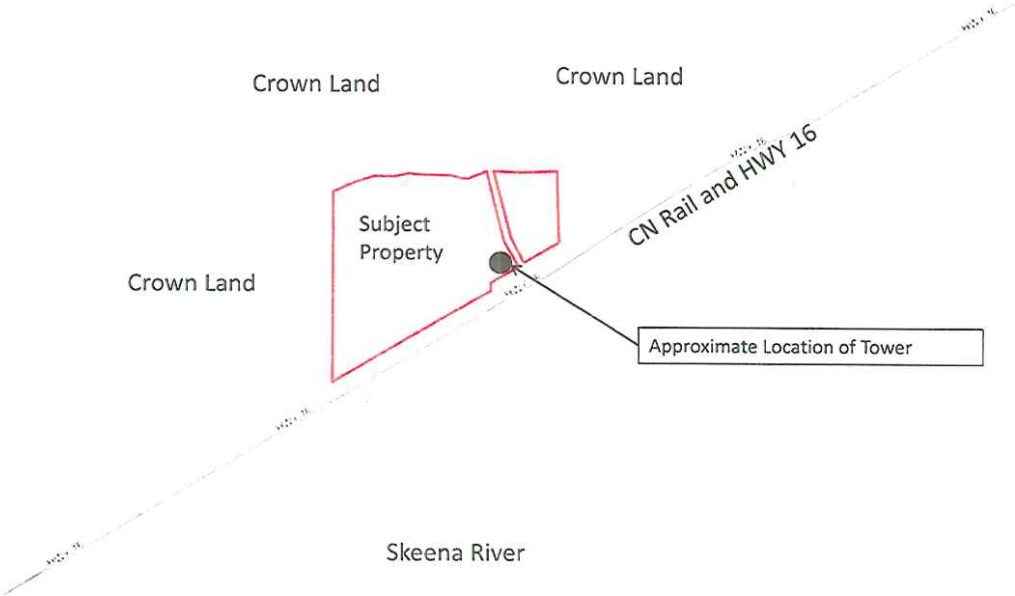
THAT the request to use 0.04 ha for the purpose of a self supporting tower be approved.

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 #54/2014**

**ALC Application # 53468 (River Wind Adventures Ltd.)**



**Approximate location of the  
0.04 ha proposed for self supporting tower  
Approved by Resolution # 54/2014**