



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

June 17, 2014

ALC File: 53524

Standard Land Company Inc.
610-688 West Hastings Street
Vancouver, B.C. V6B 1P1

Attention: Kiersten Enemark

Dear Ms. Enemark,

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

Please find attached the Minutes of Resolution #129/2014 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 Eamonn Watson at Eamonn.Watson@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to be 'C. Fry', written over a horizontal line.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #129/2014
Sketch plan

cc: City of Abbotsford (File #A13-013) – Attention: D. Wayne Gordon
32315 South Fraser Way, Abbotsford, B.C. V2T 1W7

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MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on March 28, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C. as it relates to Application #53524.

COMMISSION MEMBERS PRESENT:

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

COMMISSION STAFF PRESENT:

Jennifer Carson	Land Use Planner
Eamonn Watson	Land Use Planner
Colin J. Fry	Chief Tribunal Officer

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

To construct a 50 metre tall self-supported telecommunication tower on the subject property. The compound, fenced area, for the tower and ancillary uses would cover approximately 400 m² (0.04 ha). An existing access road on the subject property would be upgraded to provide access to the telecommunication compound.

PROPERTY INFORMATION:

Owner: Bradner Downes Farm Ltd. (Inc. No. 630375)

Legal: PID: 012-011-053
Parcel "B" (Explanatory Plan 15600) North Half of the South West Quarter Section 15, Township 14, New Westminster District

Location: 6738 Bradner Road, Abbotsford

Size: 12.5 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 the Commission concluded as follows:

1. The revised area proposed for the telecommunication tower, plans dated October 3, 2013, addresses the concerns raised by the City of Abbotsford's Agricultural Advisory Committee that the area initially proposed would unnecessarily impact agricultural production on the subject property (existing and potential). The revised plans propose to locate the telecommunication tower in an area that is not in active agricultural production and is imbedded in the built infrastructure of the subject property.

Conclusion:

The Commission does not believe the proposed use would negatively impact the agricultural utility of the subject property.

2. The proposed access road follows an existing road that would also be utilized by the land owner as part of the farm operation. It is understood that this would be an upgrade to existing infrastructure.

Conclusion:

The road upgrade will have a positive impact on the agricultural operation on the subject property.

3. The Commission also considered numerous public comments that were received regarding the proposed telecommunication tower.

Conclusion:

The Commission understands that members of the community surrounding the subject property oppose the proposal. However, the Commission believes that the issues related to agricultural impacts having been appropriately addressed by the applicant. The Commission believes the majority of the issues raised in opposition to the proposal are non-agricultural in nature and are more appropriately addressed by the City of Abbotsford.

IT WAS

MOVED BY: **Commissioner Gillette**
SECONDED BY: **Commissioner Thibeault**




THAT the request to use 0.04 ha for the purpose of a telecommunication tower and compound as well as the upgrading of the access road be approved.

AND THAT the construction of the proposed tower, fenced in compound and road upgrade be in substantial compliance with the information submitted with the application, specifically the revised tower location and detail plans dated October 3, 2013.

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 #129/2014

ALC PROVINCIAL AGRICULTURAL LAND COMMISSION
Application #53524 (Resolution #129/2014)

-  Approved telecommunication tower and ancillary compound (approximately 400 m²)
-  Approved access road, must also be required for the farm purposes
-  Alternate access road

