



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

November 6, 2014

ALC File: #53858

Rogers Communications Inc.
c/o Cypress Land Services
Suite 220, 119 West Pender Street
Vancouver, BC V6B 1S5

Dear Ms. Verigin:

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

Please find attached the Minutes of Resolution #342/2014 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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Further correspondence with respect to this application is to be directed to Laurel Eyton, (Laurel.Eyton@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #342/2014
Sketch Plan

cc: Peace River Regional District (File #143/2014)
BC Assessment

53858d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 6, 2014 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53858
Applicant: Lynn Doris Smiley
Agent: Rogers Communications Inc. c/o Cypress Land Services
Proposal: (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)
To use approximately 5.04ha of the subject property for a Non-Farm Use as a telecommunications transmission tower, including 0.84ha for a road and utility easement and 0.01 ha of fenced area.
Legal: The Fractional North West ¼ of Section 31, Township 85, Range 20, West of the 6th Meridian, Peace River District, except Plan H827. (PID# 013-144-162).
Location: Coffee Creek, Northwest of Fort St. John.
Background: There is an existing telecommunications tower on the property, allowed by Resolution #773/2008 on application 38674.

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: 140-60/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, Brian Underhill, Deputy 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.

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 # 342/2014

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

Brian Underhill, Deputy Chief Executive Officer

121°10'0"W

121°8'0"W

56°26'0"N

56°24'0"N

ALC application #53858
 (applicant - Lynn Doris Smiley)
 (agent - Rogers Communications Inc. c/o Cypress Land Services)
 Resolution #342/2008

5.04 ha of subject property
 (PID# 013-144-162)
 approved for Non-Farm Use as a
 telecommunications transmission tower
 and access road.

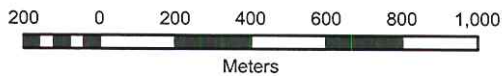
ALR



Orthophoto Map

2005 Natural Colour - Ortho

Map Scale: 1:20,000



ALC File #: 53858

Mapsheet #: 94A/6

Map Produced: Oct 15, 2014

Regional District: Peace River