



**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

January 14, 2015

ALC File: #53812

Standard Land Company Inc.  
Suite 610, 688 West Hastings Street  
Vancouver, BC V6B 1P1

Attention Sharel Longhurst:

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

Please find attached the Minutes of Resolution #2/2015 as it relates to the above noted application. As agent, it is your responsibility to notify your clients 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 Eamonn Watson, Eamonn.Watson@gov.bc.ca.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in blue ink, appearing to read 'Layton', is written over a horizontal line. The signature is fluid and cursive.

Colin J. Fry, Chief Tribunal Officer

Enclosures: Minutes of Resolution #2/2015  
Sketch Plan

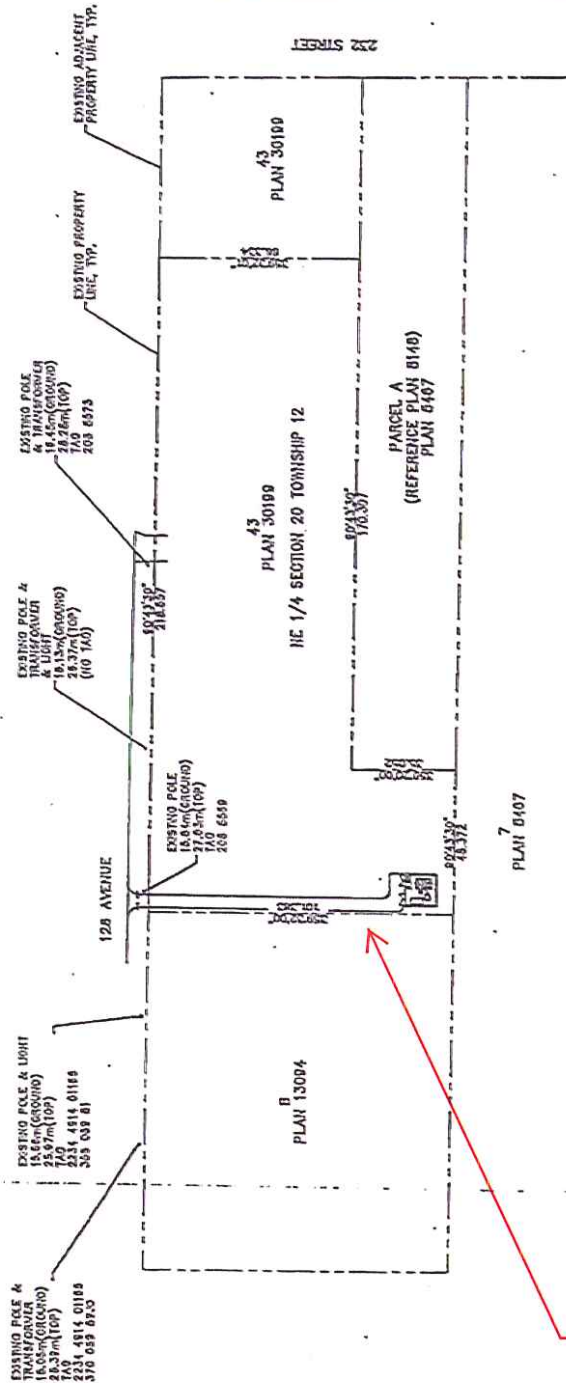
cc: City of Maple Ridge (File #2013-111-AL)  
BC Assessment – Fraser Valley Office

53812d1

ALC application #53812  
 (applicant - Martha & Nancy Jasamanidse)  
 Resolution #2/2015



\* TRUE NORTH ARROW  
 SHOWN ON THIS DRAWING  
 APPLICABLE TO ALL  
 AND MUST BE VERIFIED



Approved Non-Farm  
 Use of approximately  
 100m<sup>2</sup> for a cellular  
 transmission tower  
 and 400m<sup>2</sup> for an  
 access road.

NOTES:

1. THE PLAN REVISIONS WAS OBTAINED FROM A SURVEY PREPARED BY ACCURACY ASSOCIATES LAND SURVEYORS LTD. DATED NOVEMBER 27, 2014 AND ARE CORRECTED FOR THE YEAR BY THE ENGINEERING LTD. OF

REV.	REVISION	DATE
F	REVISED PER TELUS	04 MAY 07/14
E	REVISED PER TELUS	04 MAY 07/14
D	REVISED PER TELUS	04 SEP 07/13
C	SWAYVEY ADDD	04 NOV 19/12
B	REVISED PER TELUS	04 NOV 19/12
A	REVISED FOR REVIEW	04 NOV 07/12
REV.	DESCRIPTION	DATE

CLIENT:

TELUS

205-7488 65TH AVE  
 TORONTO ONT M2H 3A1  
 TEL: (416) 922-4141  
 FAX: (416) 922-4141  
 EMAIL: mtd@telus.com  
 WEBSITE: www.telus.com

PROJECT:

BC1520  
 MAPLE RIDGE 232 51/1 20 AVE  
 23154 128TH AVE

MAPLE RIDGE BRITISH COLUMBIA  
 DRAWING TITLE:

SITE PLAN

SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.H.	
DRAWN BY:	L.W.	
DATE:	NOV 07/12	
CAD FILE:	1210--201A2	
PROJECT NUMBER:	1210--201	

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PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on January 14, 2015 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, BC.

FOR CONSIDERATION

Application: 53812  
Applicant: Martha and Nancy Jasamanidse  
Agent: TM Mobile Inc. (Telus) c/o Standard Land Co. Inc.  
Proposal: (Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)  
Non-Farm Use of approximately 100m<sup>2</sup> for a cellular transmission tower and 400m<sup>2</sup> for an access road.  
Legal: Lot 43, Section 20, Township 12, New Westminster District, Plan 30199.  
(PID# 006-474-853)  
Location: 23154 128<sup>th</sup> Avenue, Maple Ridge  
Background: By Resolution #544/2003, the Commission delegated exclusion of seven parcels adjacent to 128<sup>th</sup> Street, including the subject parcel, to the CEO.

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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: 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 # 2/2015**

I CERTIFY THAT THIS IS A TRUE RECORD OF THE DECISION

  
\_\_\_\_\_  
Brian Underhill, Deputy Chief Executive Officer