



Agricultural Land Commission
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November 30, 2016

ALC File: 55137

Rick Brundrige
PO Box 4065
Williams Lake, BC
V2G 2V2

Dear Mr. Brundrige:

Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the Agricultural Land Commission (Resolution # 413/2016) as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly. A sketch plan depicting the decision has been attached.

Once the fencing has been completed, the letter of credit for reclamation has been received, the covenant has been drafted, and the rezoning has occurred, the Commission will accept the subdivision plan incorporating the 4.1 ha area with the Pioneer Log Homes area.

Reconsideration of a Decision as Directed by the ALC Chair

Please note that pursuant to [s. 33.1 of the Agricultural Land Commission Act](#), the Chair may direct the executive committee to reconsider any panel decision if, within 60 days from the date of this decision, he considers that the decision may not fulfill the purposes of the commission as set out in s. 6, or does not adequately take into consideration s. 4.3.

You will be notified in writing if the Executive Committee is directed to reconsider your decision. The Commission advises you to take this 60 day period into consideration prior to proceeding with any actions upon this decision.

Reconsideration of a Decision by an Affected Person

We draw your attention to [s. 33\(1\) of the Agricultural Land Commission Act](#) which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

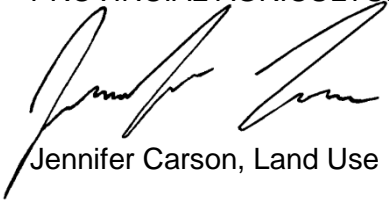
- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

For further clarity, s. 33.1 and s. 33(1) are separate and independent sections of the *Agricultural Land Commission Act*.

Further correspondence with respect to this application is to be directed to Jennifer Carson at (Jennifer.Carson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'Jennifer Carson', is written over the typed name.

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #413/2016)
Sketch plan
Barbed Wire Fencing Specifications document

cc: Cariboo Regional District (File: 3015-20/F20160034)

55137d1



AGRICULTURAL LAND COMMISSION FILE 55137

REASONS FOR DECISION OF THE INTERIOR PANEL

Application submitted pursuant to s. 30(1) of the *Agricultural Land Commission Act*

Applicant: Province of British Columbia
(the “Applicant”)

Agent: Rick Brundrige
(the “Agent”)

Application before the Interior Regional Panel: Lucille Dempsey, Panel Chair
Richard Mumford



THE APPLICATION

[1] The legal description of the property involved in the application is:

Part of District Lot 12362, Cariboo District
(the "Property")

[2] The Property is 107.8 ha in area.

[3] The Property is generally described as being located on Horsefly-Likely Road in 150 Mile House.

[4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "*ALCA*").

[5] The Property is located within Zone 2 as defined in s. 4.2 of the *ALCA*.

[6] Pursuant to s. 30(1) of the *ALCA*, the Applicant is applying to exclude, and purchase from the Crown, 4.1 ha of the Property to allow for the expansion of Pioneer Log Homes from its property to the west. The principle location of Pioneer Logs Homes off Highway 97 may not be compatible with the proposed future uses in the area, and as such this additional area requested would be required in order to house the whole operation on one site (the "Proposal"). The Proposal along with supporting documentation is collectively the "Application".

RELEVANT STATUTORY PROVISIONS

[7] The Application was made pursuant to s. 30(1) of the *ALCA*:

30 (1) An owner of land may apply to the commission to have their land excluded from an agricultural land reserve.

[8] The Panel considered the Application pursuant to its mandate in s. 4.3 of the *ALCA*:

- 4.3 When exercising a power under this Act in relation to land located in Zone 2, the commission must consider all of the following, in descending order of priority:
- (a) the purposes of the commission set out in section 6;
 - (b) economic, cultural and social values;
 - (c) regional and community planning objectives;
 - (d) other prescribed considerations.

[9] The purposes of the Commission set out in s. 6 are as follows:

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.

EVIDENTIARY RECORD BEFORE THE PANEL

[10] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Evidence from any third parties of which disclosure was made to the Agent
4. Previous application history
5. Agricultural capability map, ALR context map, and satellite imagery

All documentation noted above was disclosed to the Agent in advance of this decision.

[11] At its meeting of June 30th, 2016, the Cariboo Regional District resolved to forward the application to the Commission with a recommendation for approval.



[12] The Panel reviewed three previous applications involving the Property:

Application ID: 9332
Legacy File: 31827
(153 Mile Ranch, 1997)

This application requested the exclusion of 9.9 ha from the 120 ha property for the purposes of creating five residential parcels for family and a long time employee. The proposal was approved by ALC Resolution #419/2000 with the conditions of the inclusion of the whole of NE1/4 D.L. 6384 and the whole of W1/2 DV 6385 into the ALR and the registration of covenants in favour of the Commission binding the above parcels together.

Application ID: 24104
Legacy File: 03473
(Highways, 1975)

This application proposed a road right of way, to which the Commission had no objections.

Application ID: 43409
Legacy File: 36910
(Pioneer Log Homes of BC Ltd., 2006)

This application proposed to subdivide 3.3 ha of Crown Land and consolidate it with adjoining lots, for the purpose of log storage and milling associated with log home construction. This proposal was approved by Resolution #622/2006. This approval resulted in a portion of the Crown land being subdivided from the Property discussed in this current Application.

SITE VISIT

[13] On August 17, 2016, the Panel conducted a walk-around and meeting site visit in accordance with the *Policy Regarding Site Visits in Applications* (the "Site Visit").

[14] A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on August 26, 2016 (the "Site Visit Report").

APPLICANT MEETING

[15] The Panel's August 17, 2016 site visit to the Property is also considered a meeting with the Applicant (the "Applicant Meeting") in accordance with s. 22(1) of the Regulation. The Applicant Meeting was held on the Property.

FINDINGS**Section 4.3(a) and Section 6 of the ALCA: First priority to agriculture**

[16] In assessing agricultural capability, the Panel referred in part to agricultural capability mapping and ratings. The ratings are identified using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The improved agricultural capability ratings identified on CLI map sheet 93A/04 for the mapping unit encompassing the Property is Class 4, more specifically (6:4TP-4:4W).

Class 4 - land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

The limiting subclasses associated with this parcel of land are W (excess water), P (stoniness) and T (topographic limitations).

[17] The Panel reviewed the CLI ratings and the Site Visit Report and find that the area proposed for exclusion is not restricted by topographical limitations and does not appear to have issues with excess water. Furthermore, it appeared from the vegetation on the Property that the area has adequate rainfall. The Panel believes that the land under question has agricultural potential.

[18] The Panel noted that the grazing lease holder of the Property had no objection to the Proposal as per her letter of June 18, 2015.



- [19] The Panel noted three letters of opposition in the information provided by the Cariboo Regional District.
- [20] The Panel discussed that the impacts associated with industrial use in the area already exists, and as such some further expansion into the ALR may not be detrimental to the agricultural use of the surrounding areas.
- [21] The history of the area was also discussed. The exclusion application in 1997 of the western adjacent land to the Property and subsequent subdivision facilitated the use of a portion of that excluded land for Pioneer Log Homes. The Commission also noted the next application in 2006 which requested expansion of the operation into the ALR through subdivision and non-farm use was approved.
- [22] With respect to the request for exclusion, the Panel believes that the property has potential for agriculture based on the agricultural capability and potential. For this reason, the Panel is not in favour of excluding this area from the ALR, however, the Panel would be amenable to allowing subdivision and non-farm use of the 4.1 ha of the Property provided that it is consolidated with the Pioneer Log Homes property immediately to the west, and the land is reclaimed to agricultural standards if Pioneer Log Homes ceases to operate in the approved area. .
- [23] The Panel understands the history of the industrial use of Pioneer Log Homes and in this particular circumstance believes that as long as certain conditions are met that ensures the possibility of reclamation to a good agricultural standard in the future, and that it is clear to Pioneer Log Homes that they will not be permitted any further expansion into the ALR, that the proposed use of the land will not have an adverse impact on agriculture.
- [24] In terms of appropriate use of the property, the Panel requires that Pioneer Log Homes not disturb the site more than necessary and would require that there be no hard surfaces or permanent structures on the ALR portion of the land in order to facilitate its return to agriculture in the future.



[25] The Panel also discussed their concern that a future possible owner of the property may be interested in the industrial zoning of the property, and as such the Panel requests that the Regional District implement site specific zoning to ensure that it is clear that the ALR portion of the property has been approved for one specific use for one specific company, and that any other company wishing to use the ALR portions of the Property for non-agricultural use would be required to submit their own application.

[26] The Panel believes that with appropriate conditions in place, the proposed use would not have a permanent adverse impact of agriculture.

Section 4.3(b) of the ALCA: Second priority to economic, cultural and social values

[27] The Agent did not provide any evidence or rationale regarding any economic, cultural and social values that are pertinent to the Application.

Section 4.3(c) of the ALCA: third priority to regional and community planning objectives

[28] The Panel noted that the proposal is not consistent with the current zoning designation or the current OCP designation, but that the Cariboo Regional District Board supports the Proposal.

[29] While respectful of the Regional District's support of the Proposal, the Panel finds that this alone, would be insufficient to outweigh the first priority that must be given to agriculture relative to land that is both capable and suitable for agricultural use.

Weighing the factors in priority

[30] The Panel discussed that the portion of the Property proposed for exclusion has agricultural potential and as such is not amenable to excluding it from the ALR. However, the Panel also noted that the impact of the industrial operation in the area already exists and has already been allowed by the Commission to encroach into the

ALR. As such, the Panel believes that with strong conditions in place, non-farm use of the additional 4.1 ha would not have an adverse impact on agriculture.

[31] The Panel gave consideration to economic, social and cultural values and regional and community planning objectives planning as required by s. 4.3. In this case, the Panel finds that these considerations are not contributory to the decision given the Panel's finding following its review of the agricultural considerations.

DECISION

[32] For the reasons given above, the Panel refuses the Proposal to exclude the 4.1 ha area.

[33] The Panel approves the non-farm use of the 4.1 ha area associated with the expansion of the Pioneer Log Homes from its property to the west, and subsequently its subdivision and consolidation with the Pioneer Log Homes property.

[34] The approval is subject to the following conditions:

- a. the rezoning of the area for specific industrial use by the Cariboo Regional District through spot zoning;
- b. the registration of a restrictive covenant over the whole ALR portion of the Pioneer Log Home operation for the purpose of ensuring that no hard surfaces or permanent buildings be situated in the ALR;
- c. a letter of credit for an appropriate amount (to be determined by a qualified Professional Agrologist and approved by the Commission) in order to ensure that the land will be ripped and reclaimed to a good agricultural capability before it is sold or transferred to another owner, or leased to another company;
- d. the construction of a fence (built to Ministry of Forests Land and Natural Resource Operations specifications) around the Property and along the road for the purpose of ensuring that the cattle grazing in the area will not be adversely impact by the operation;



- e. approval for non-farm use is granted for the sole benefit of Pioneer Log Homes and is non-transferable;
- f. the subdivision of the 4.1 ha area being in substantial compliance with the plan submitted with the Application (which includes the consolidation of the 4.1 ha area with the Pioneer Log Home property); and
- g. the subdivision plan being completed within three (3) years from the date of release of this decision.

[35] 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.

[36] These are the unanimous reasons of the Interior Panel of the Agricultural Land Commission.

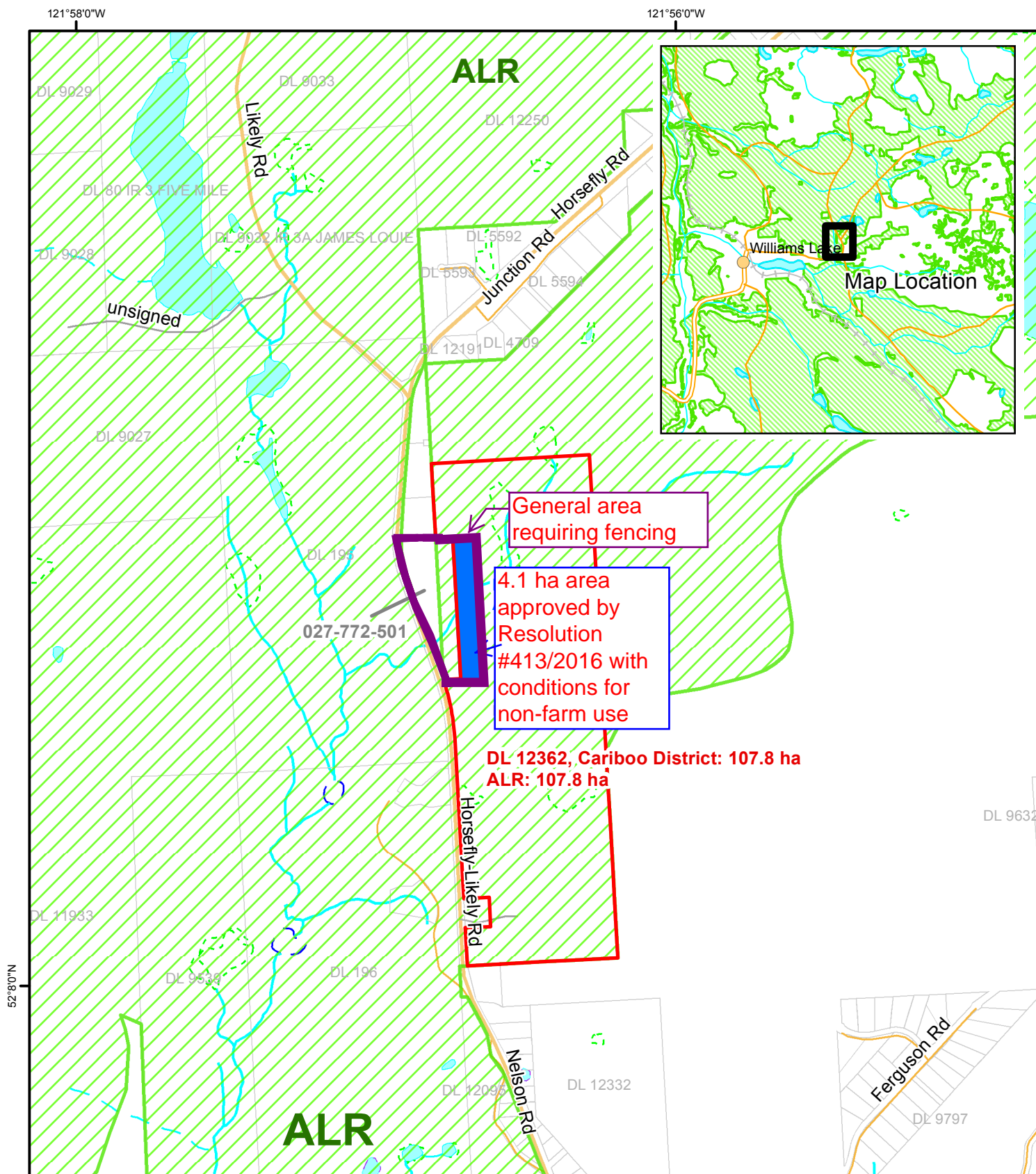
[37] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act*.

[38] This decision is recorded as Resolution #413/2016 and is released on November 30, 2016.

CERTIFICATION OF DECISION

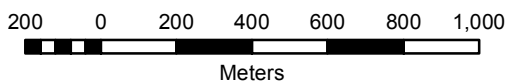
A handwritten signature in black ink, reading 'L. Dempsey', is written over a horizontal line.

Lucille Dempsey, Vice Chair, on behalf of the Interior Panel



ALR Context Map

Map Scale: 1:20,000



ALC File #:	55137
Mapsheet #:	93A.011
Map Produced:	July 29, 2016
Regional District:	Cariboo



FOUR STRAND BARBED WIRE FENCE SPECIFICATIONS

No set of fence specifications will cover all situations. The intent is to construct a good, serviceable fence. Practices and use of materials outlined below are expected to be followed and any deviation from these specifications must be discussed with and approved by a Ministry representative.

Materials and or fence components may be sampled and items failing to meet specifications will be required to be removed and replaced at the contractor's expense.

Posts:

Fencelines shall be constructed in a straight line between braces. A straight line can be achieved by driving line posts along a pre-tensioned line (Diagram 1). Posts must be set perpendicular to ground (right angles to the fence wires).

Line posts, 2.1 m x 10-12 cm (7 foot x 4-5 inches), will be "planted" a maximum of 5.5 m (18 feet) apart. They must be No. 1 grade pressure treated fir, pine or cedar and not less than 10 cm (4 inches) in diameter or as otherwise specified by the Ministry representative. All posts must meet MOTI treated post guidelines (Section 909 - Treated Post Guidelines, Appendix 2 for more detail).

Line posts are to be dug in or driven a minimum of 81 cm (32 inches) deep. Tops must **not** be cut off of fence posts unless specifically allowed in writing by Ministry representative. Cut tops must be treated with a copper sulfate mix. In boggy areas posts will be 2.4 m x 12-15 cm (8 feet x 5-6 inches) "planted" 1.22 m (48 inches) or if 2.1 m x 10-12 cm (7 foot x 4-5 inches) posts are used they will be planted 102 cm (40 inches) and spaced no more than 4.27 m (14 feet) apart. In extremely wet areas, every second seven foot post will be deadmanned.

Care should be taken to plant a post at each knoll top or draw bottom to ensure that the bottom wire stays between 38 cm to 46 cm (15-18 inches) above ground. Dip posts must be "deadmanned" (Diagram 10). Deadmans should not extend into the right-of-way so not to interfere with livestock or wildlife. Post spacing and location may need to be adjusted or the right-of-way may need to be levelled out if bottom wire exceeds 46 cm (18 inches).

Anchor, gate, corner panels, type I and type II brace assemblies are to be installed using 2.4 m x 12-15 cm (8 feet x 5-6 inches) posts driven 1.1 m (44 inches) deep.

Jack posts and A-frame posts may be constructed where it is impossible to set a post. Treated posts or rails must be used for construction of the jack posts (Diagram 12). Sufficient weight (ie. rocks) +/- 300 lbs (136 kg) must be added to the jack post platform to ensure stability. Cut ends exposed while constructing Jack posts and A-frames must be treated with a copper sulfate mix.

Heavy metal fence posts may be used only in locations pre-approved by the Ministry representative. Where it has been determined that treated posts cannot be “planted”, a 6 foot, heavy metal post weighing 1.25 pounds per foot may be used. Where metal posts are being used for other reasons than ground conditions and the inability to drive in a wooden post, a 7 foot heavy metal post weighing 1.25 pounds per foot must be used. Metal posts must be planted no more than 4.3 m (14 feet) apart and wired with a minimum of 12 ½ guage galvanized wire. Metal posts must not be used for brace assemblies.

Braces:

The type of brace required is dependent on the change in direction shown on Diagram 2. Angles will be checked by Ministry representative to ensure the proper brace type is constructed.

Type I brace assemblies are best suited to 90 degree corners.

Hand tighten slack wire between brace posts on a type II, four post brace assembly (Diagram 4).

Alternative to the type II four post brace if approved by Ministry representative, is a three post brace with a “hip” (Diagram 4). “Hip” brace rail can be a 2.1 m x 10-12 cm (7 foot x 4-5 inch) rail. The Ministry representative may require the installation of two additional rails or barbed wire on the “hip” brace below the top rail to prevent structural damage to the brace by livestock.

The horizontal brace rail must be centered at 99 cm (39 inches) above the ground (between the top and third wire) and be a pressure treated 3.05 m optimum or minimum 2.95 m x 10-12 cm (10 feet or minimum 9 feet 8 inches x 4-5 inch) diameter (minimum) rail for adjustment between posts.

The horizontal brace rail must be secured with a minimum 20 cm (8 inch) Ardox spike (Figure 8) and it is recommended that a pilot hole is drilled to guide the spike through the post and into the rail and the spike should be driven flush.

No notching for the horizontal brace rail is allowed.

Counter (diagonal) bracing shall be constructed with high tensile smooth wire, doubled and twisted. A gripple brace kit can be used for counter bracing as directed by the Ministry representative. The counter brace should be located 5 cm (2 inches) above the ground to

prevent corrosion of the wire. All twitch sticks used for the counter bracing are to be pressure treated wood with a minimum 7.5 cm (3 inch) diameter x 60 – 90 cm (2 - 3 feet) in length. The twitch sticks must be resting and nailed or wired against the horizontal brace rail, on the opposite side of the barbed wire (Diagrams 3-7).

In-line brace (anchor) panels and gate brace panels may be built as a single panel. They must follow the same specifications outlined above (Diagrams 6-7). Diagram 7 is a more cost effective in-line brace. Anchor braces should be considered at knoll tops or draw bottoms where there is a significant change in slope.

In-line brace (anchor) panels to be installed a maximum of every 200 m (1/8 mile) or as directed by the Ministry representative using 2.4 m x 12-15 cm (8 feet x 5-6 inches) posts which are to be driven in 1.1 m (44 inches) (Diagrams 6 & 7). Proper wire tension is more difficult to achieve as the distance becomes greater between braces.

All type III braces for direction changes of less than 20 degrees are **not to be tied off**. This is the only brace structure that can use 2.1 m x 10-12 cm (7 foot x 4-5 inch) posts. This brace assembly should be placed on the low pressure side of the fence where possible and safe access for a quad or horse and rider **must** be maintained. Additional rails or barbed wire may be required on the “hip” to prevent damage to brace rail as directed by Ministry representative. If the fence is being constructed on a highway, the “hip” must be constructed on the grazed side of the right of way. A type III brace is strongest when constructed on the outside (preferred) angle of the fence. Ensure that counter bracing is done correctly.

Jack posts can only be used for brace structures where it is impossible to set a post and must be approved by the Ministry representative and be held down with sufficient weight (+/- 300 lbs) to ensure stability.

Wire:

Barbed wire must be 12 ½ gauge twisted double strand with a minimum breaking strength of 900 lbs. As directed by the Ministry representative it can be Canada Standard (**made in Canada**) or class one or three zinc coated (galvanized) wire. Class three wire **must** be used on barbed wire fences adjacent to highways or other roads where salt is likely to corrode the wire.

All barbed wire is to be pre-tensioned to 600 lbs and then released and stapled at 250-300 lbs per strand. All of the stretch must be taken out of the wire to prevent future loosening and sag.

Barbless 12 ½ gauge twisted double strand wire (Canada Standard or Class 1 or 3) may be required in areas with wildlife concerns and top and bottom wire heights set at 42 and 18 inches respectively. High tensile wire should not be used other than for counter bracing unless approved by a Ministry representative.

Wire is to be tied off at all brace panels, except type III. Barbed wire must be wrapped twice around the tie off post and stapled (Diagrams 3, 4, 6 and 7). Barbless wire must be wrapped three times around the tie off post and stapled.

Four strands of wire to be fastened to posts at heights of (Diagrams 3 - 8):

Number 4, top wire:	107 cm	(42 inches)
Number 3 wire:	79 cm	(31 inches)
Number 2 wire:	61 cm	(24 inches)
Number 1, bottom wire:	38 to 46 cm	(15-18 inches)

Staples:

Minimum 5 cm (two inch) barbed staples (maximum 10.5 gauge) are to be used exclusively for securing wire to posts. Staples should never be driven home. Always rotate the staple away from the slash cut side of the staple and when stapling rise or dip posts follow the procedure in Diagram 9.

Fencing staplers are acceptable when approved by Ministry representative. When using a fencing stapler wire must be fastened to line and brace posts with 5 cm (2 inch) barbed staples (9 gauge). Power stapling of droppers to fence and gates use 3.3 cm (1 ¼ inch) 10.5 gauge staples. If minor splitting occurs or dropper does not receive staple to required depth use tie wire to fasten droppers to wire. If major splitting occurs the dropper should be discarded and replaced with a new one.

Stays/Droppers:

Treated wooden or cedar stays/droppers shall be installed 2 per panel, equally spaced and must be 36 – 48 inches in length and 1 inch x 1.5 inches wide. Some situations may require 3 stays/droppers per panel and will be directed by Ministry representative. Wooden stays/droppers must be wired with No. 14-16 gauge wire or with loop ties of an appropriate length to all four (4) wires or attached using a power stapler as described above.

Wooden stays/droppers are to be attached on the opposite side of the stapled wire (put stay on same side of wire as posts). Wooden stays/droppers are not to be interwoven in barbed wire and must not touch the ground (Diagram 11). It is acceptable for stays/droppers to touch the ground in cases where they function to hold the weight of the fence (eg. heavy snow pack & gates) or as directed by the Ministry representative. Wooden stays/droppers must be structurally sound as determined by a Ministry representative.

Gates:

Gates are to be installed at any stock trail or roads blocked by the fence and/or at strategic locations designated by the Ministry representative. All barbed wire gates **must** be constructed with pre-tensioned wire. Mechanical gate closers (ie. Ty-ten) are to be used on all gates (Diagram 8). Chain and pry bar gate closers acceptable where approved by Ministry representative.

All gates must have a minimum clearance of 41 cm (16 inches) between the ground and the bottom rail/wire and have a 5.5 m (18 foot) opening or width approved by Ministry representative. Barbed wire gates must be constructed with minimum 7.5 cm (3 inch) treated end posts and a minimum of 5 wooden stays evenly spaced (Diagram 8). Gates need to be visible, especially where moving livestock is important and should have a false panel of rails on either side. A brace must be installed adjacent to each false panel to stretch the next section of wire from.

A hinged gate to be installed as designated by the Ministry representative.

Other:

High visibility may be required in riparian areas and known game crossings. The Ministry representative will determine the type of high visibility fencing material to be used. See Appendix 1, General Requirements and Best Management Practices for Fence Construction.

Other general requirements and best management practices for fence construction can be found in Appendix 1, General Requirements and Best Management Practices for Fence Construction.

List of Materials:

Posts: All wooden posts and rails must be in accordance with CSA Standard O80.

Line posts	4-5" x 7' pointed
Brace posts	5-6" x 8' pointed
Brace rails: Type I & II Type III	4-5" x 10' 4-5" x 7'
Twitch sticks	minimum 3" x 2-3'
Metal posts	6' (heavy duty, 1.25 lbs/foot) 7' (heavy duty, 1.25 lbs/foot)
Rock Jack posts	4-5" diameter post or rail cut to length
Jack post (A-frame)	4-5" diameter post or rail cut to length

Wire:

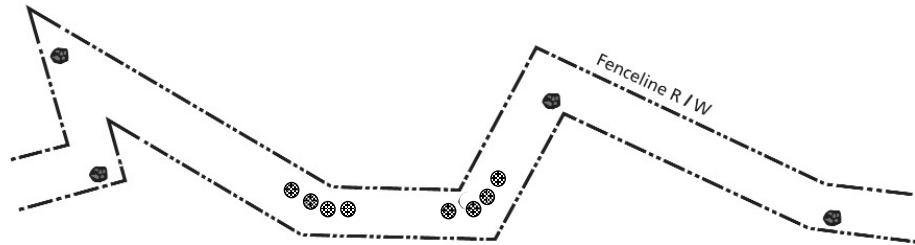
Barbed wire	Canada Standard (made in Canada) or Class I or III galvanized (as directed by Ministry representative)
Brace wire	High tensile smooth wire, doubled and twisted
Dropper ties	No. 14-16 gauge wire or loop ties Power fastening accepted upon approval

Other Hardware:

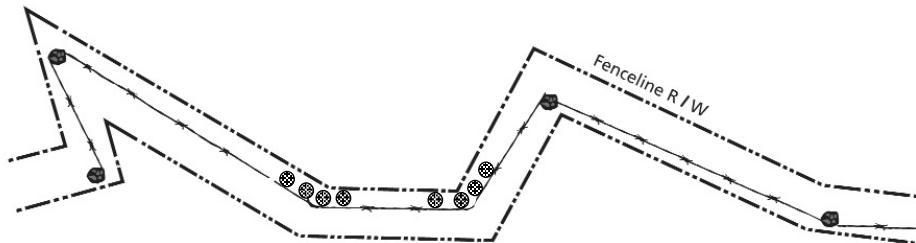
Staples: <ul style="list-style-type: none">• for attaching barbed wire to posts• for attaching droppers to barbed wire (if using power stapler for attaching droppers)	2" barbed (maximum 10.5 gauge) 1 1/4" 10.5 gauge
Brace spike	1 cm (3/8 inch) diameter x minimum 20 cm (8 inch) Ardox spike

DIAGRAM
1

HOW TO BUILD A STRAIGHT FENCE ON A CROOKED RIGHT-OF-WAY

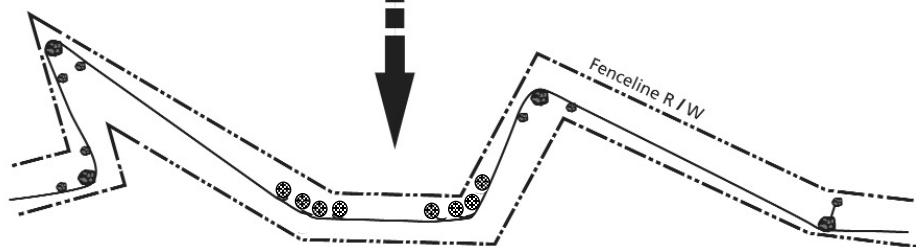
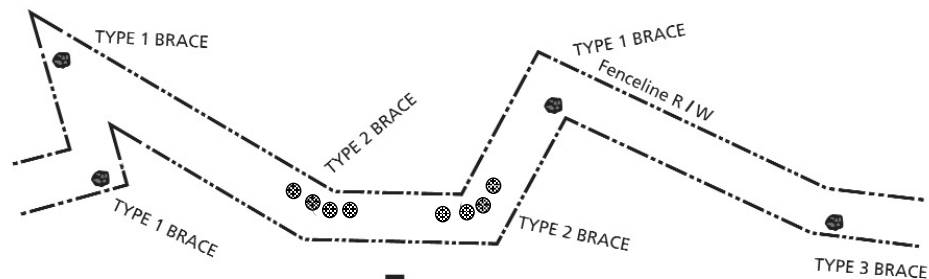


STEP 1: *Drive Post on corner of right of way*



STEP 2: *Stretch one wire on the ground*

STEP 3: *Build the correct braces using the "Brace Finder"*



STEP 4: *Drive line posts to the stretched wire which is on the ground*

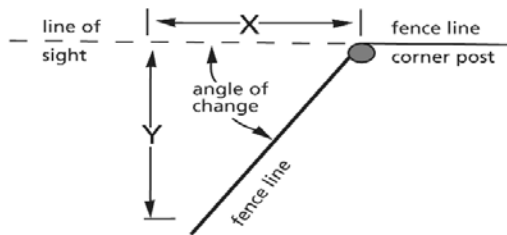
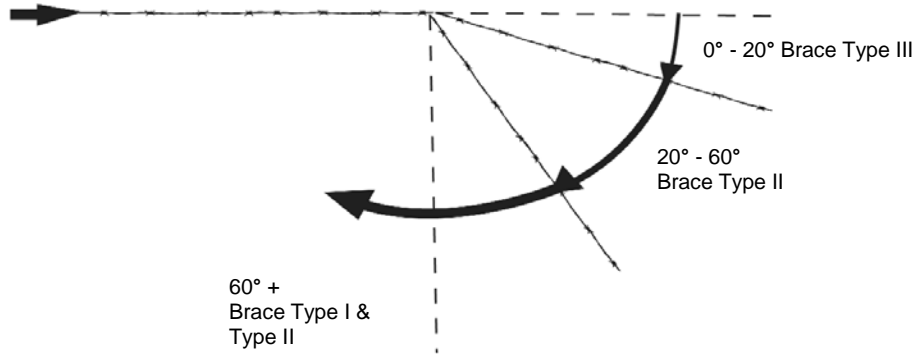
STEP 5: *Stretch and affix wire*

DIAGRAM
2

BRACE FINDER

When the fence changes direction, select the appropriate brace for the angle of the turn as follows:

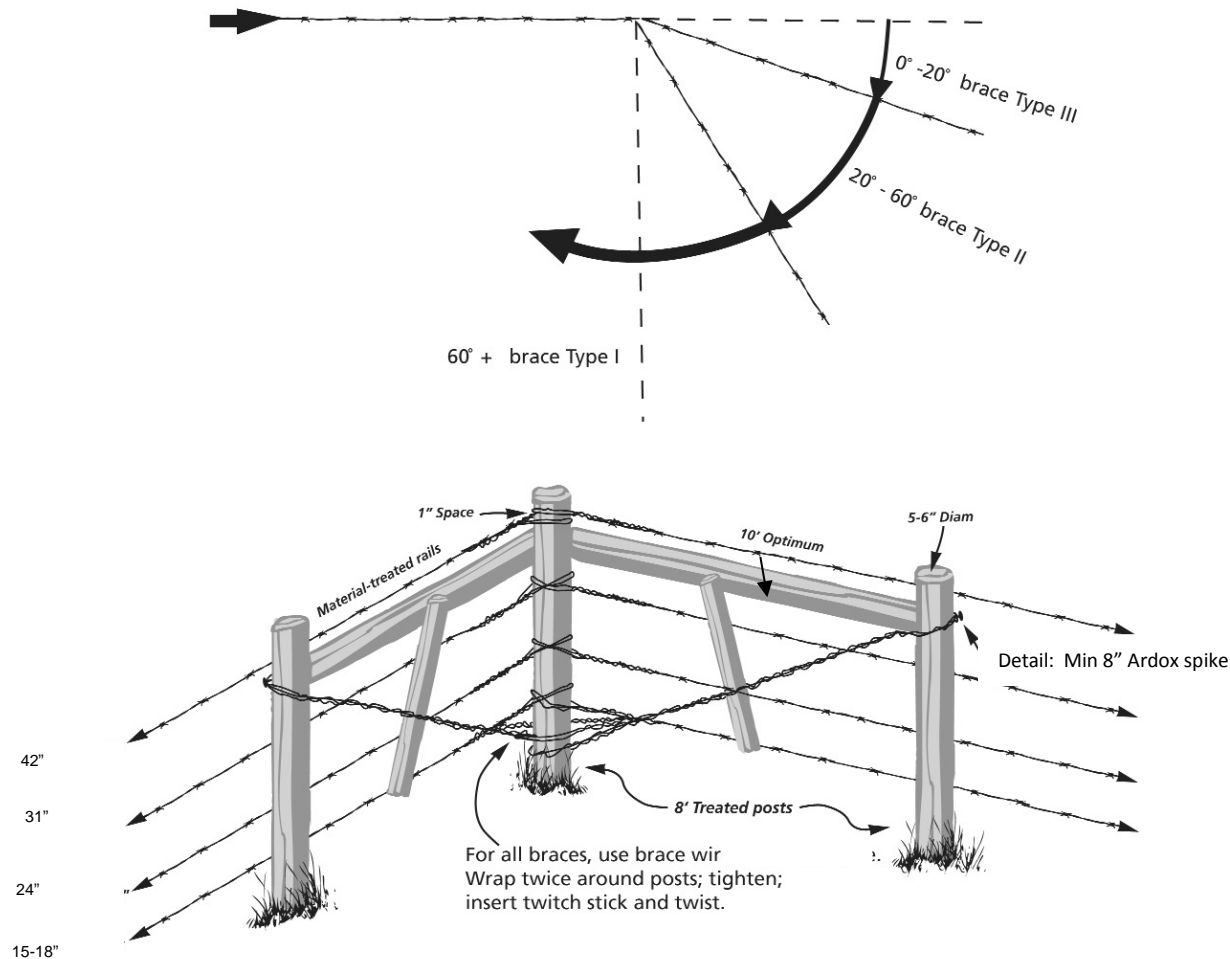
- 0° - 20° Brace Type III
- 20° - 60° Brace Type II
- 60° + Brace Type I & Type II



FOR X = 10 FEET	
Y	ANGLE
1 FT. 9 IN.	10°
3 FT. 8 IN.	20°
5 FT. 9 IN.	30°
8 FT. 5 IN.	40°
11 FT. 11 IN.	50°
17 FT. 4 IN.	60°

DIAGRAM
3

TYPE 1 BRACE ASSEMBLY (Most suitable for 90 degree corners.)



Wire Spacing for Four Stand Barbed Wire

Number 4 Top Wire at 42"
 Number 3 Wire at 31"
 Number 2 Wire at 24"
 Number 1 Bottom Wire at 15"-18"

DIAGRAM 4

TYPE II BRACE ASSEMBLY 20°- 60°

Change of Direction at a Tie Off Point

If a fence change of direction occurs when it is appropriate to tie off the fence wires, a separate end brace can be constructed for each fence section. Rather than 'share' a common tie off post, each section is tied off to a separate end post producing no forces out of line with the braces. This requires an extra driven post per corner and 'slack' wiring the opening often used in changing fence direction over 20°.

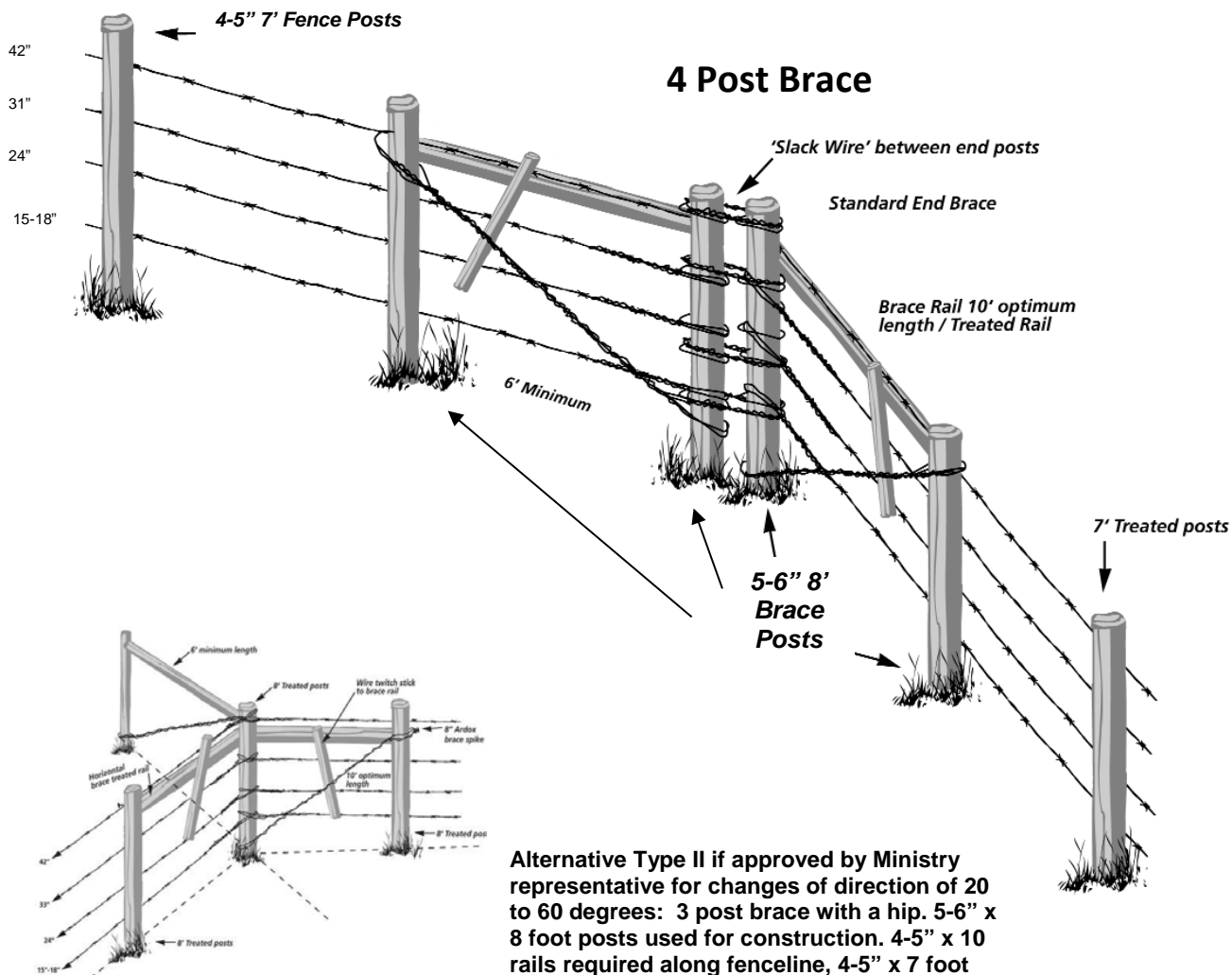
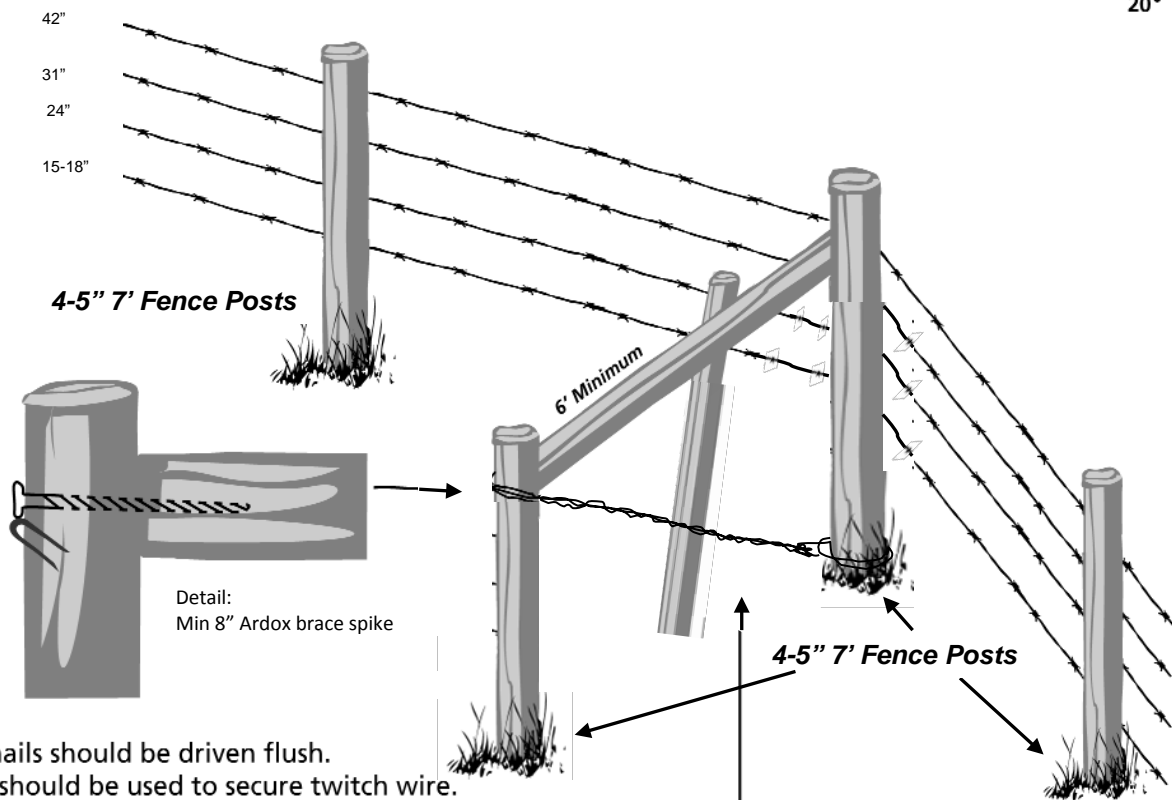
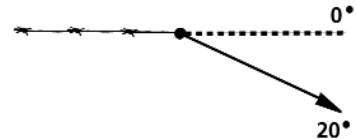


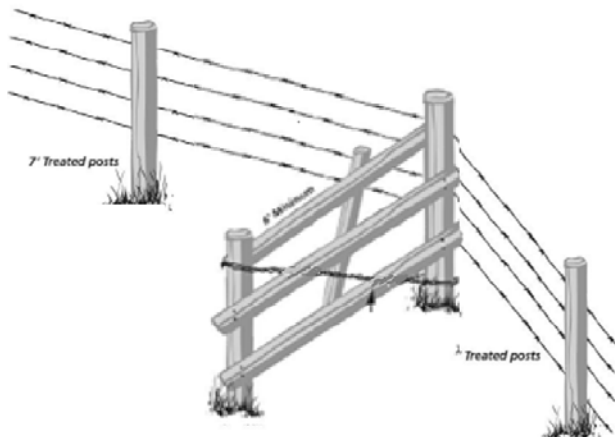
DIAGRAM
5

TYPE III BRACE ASSEMBLY (0°-20°)

Known as:
"hip catcher" or
"bisector" brace



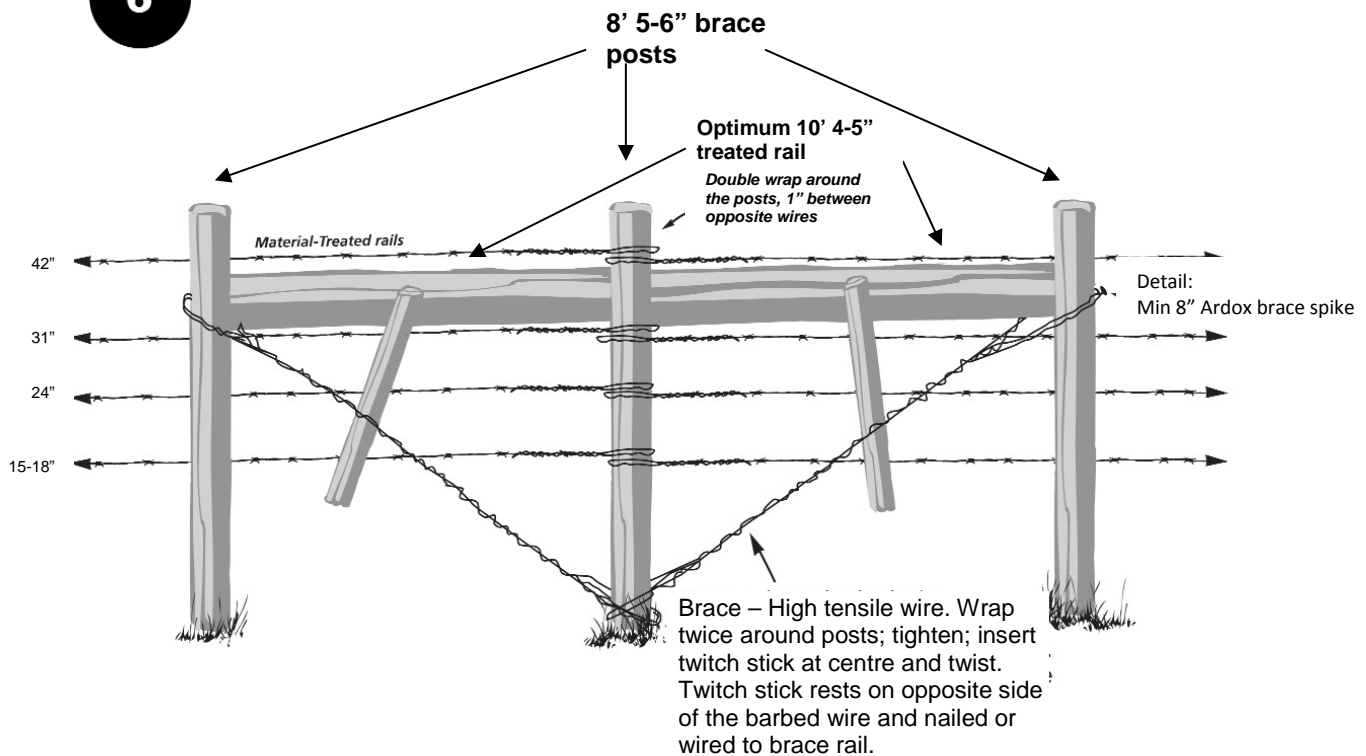
For all braces, use high tensile wire. Wrap twice around posts; tighten; insert twich stick and twist.



Example of additional rails added to Type III brace.

DIAGRAM
6

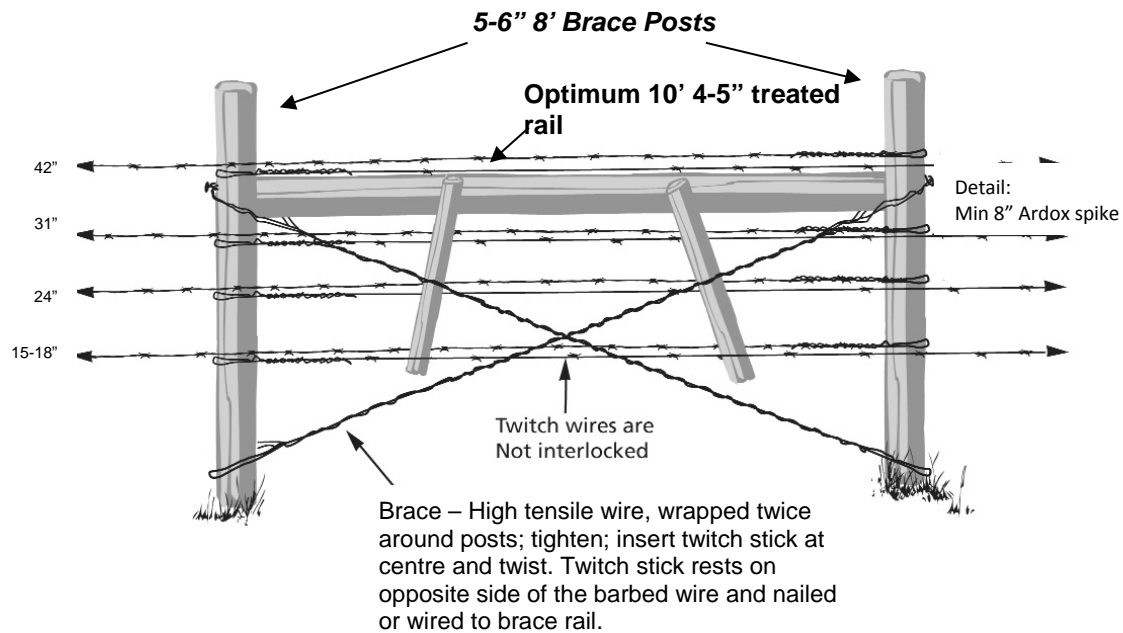
IN-LINE BRACE ASSEMBLY



NOTE: This brace is to be used every 200m (1/8 mile) if the fence is running in a straight line. The longer the distance between tie-off points, the more difficult it is to achieve proper wire tension. Consider shorter distances between tie-off points to get all of the stretch out of the wire and achieve proper wire tension.

DIAGRAM
7

ALTERNATE IN - LINE BRACE ASSEMBLY



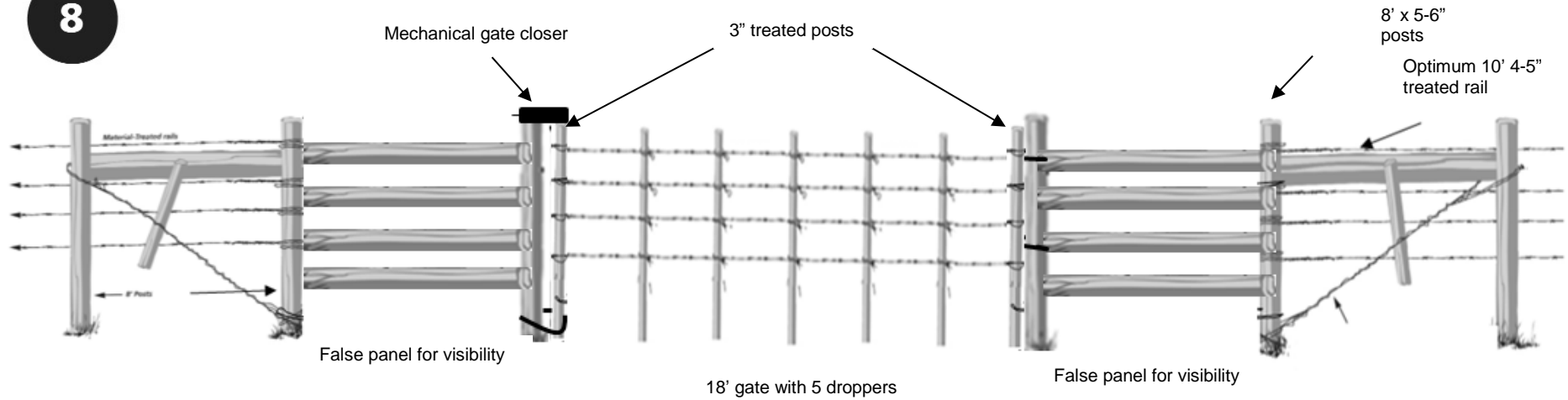
NOTE: This brace is to be used every 200m (1/8 mile) if the fence is running in a straight line.

Wire Spacing for Four Strand Barbed Wire

Number 4 Top Wire at 42"
Number 3 Wire at 31"
Number 2 Wire at 24"
Number 1 Bottom Wire at 15-18"

DIAGRAM
8

Anchor Brace Assembly for Gates and Cattleguards



Gate and cattleboard diagrams not to scale

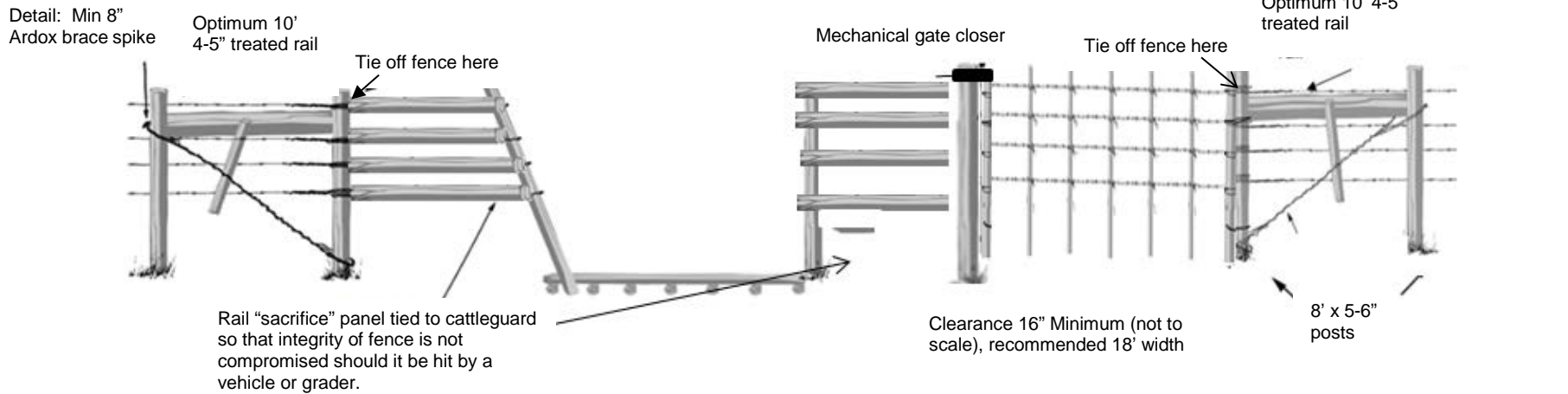


DIAGRAM
9

CORRECT STAPLING

1. Staples should NEVER be driven home
2. Always rotate the staple AWAY FROM the slash outside of the staple
3. When stapling rise or dip posts follow procedure below

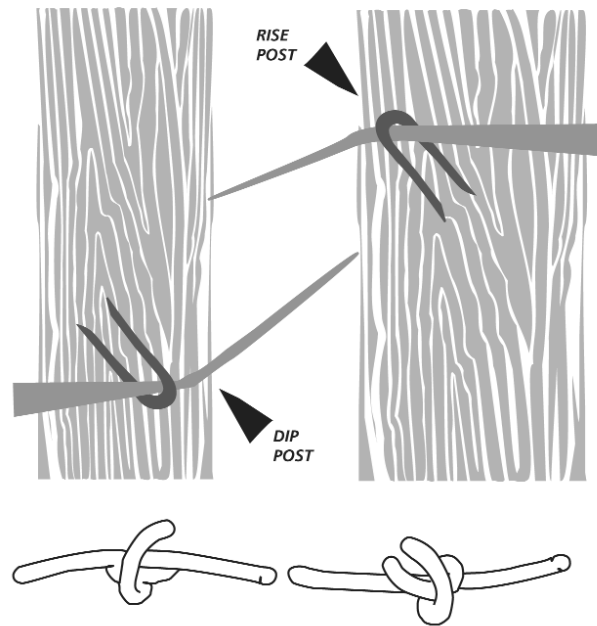
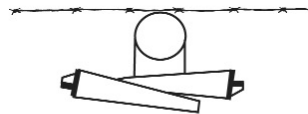
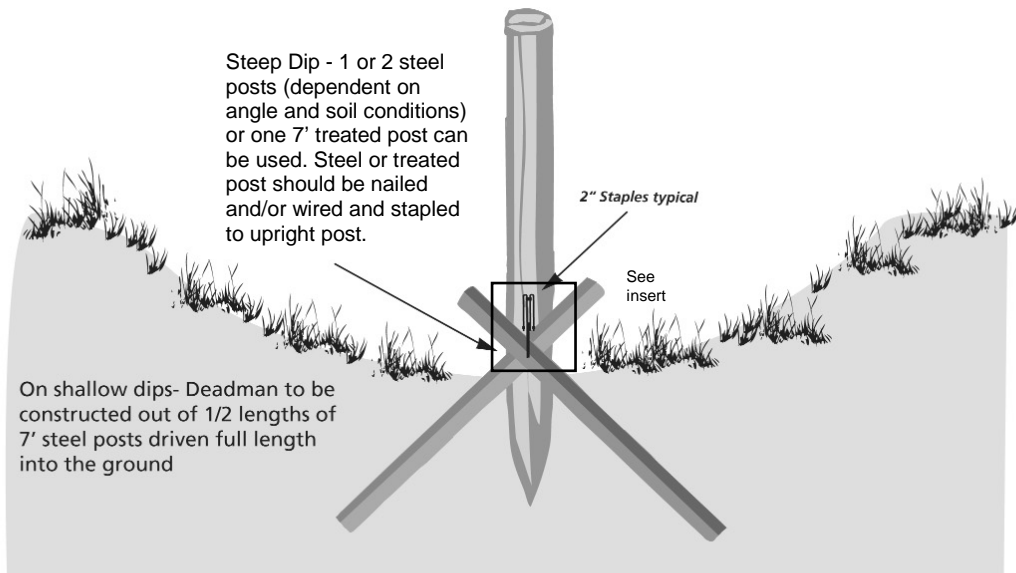


DIAGRAM
10

SIMPLE DEADMAN FOR DIP POSTS



Drive steel posts at angle so that above ground portion is in line with fence wire

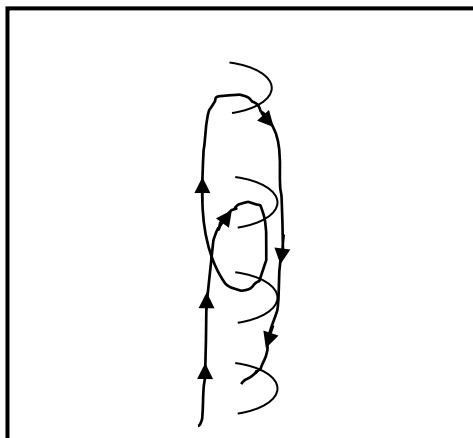
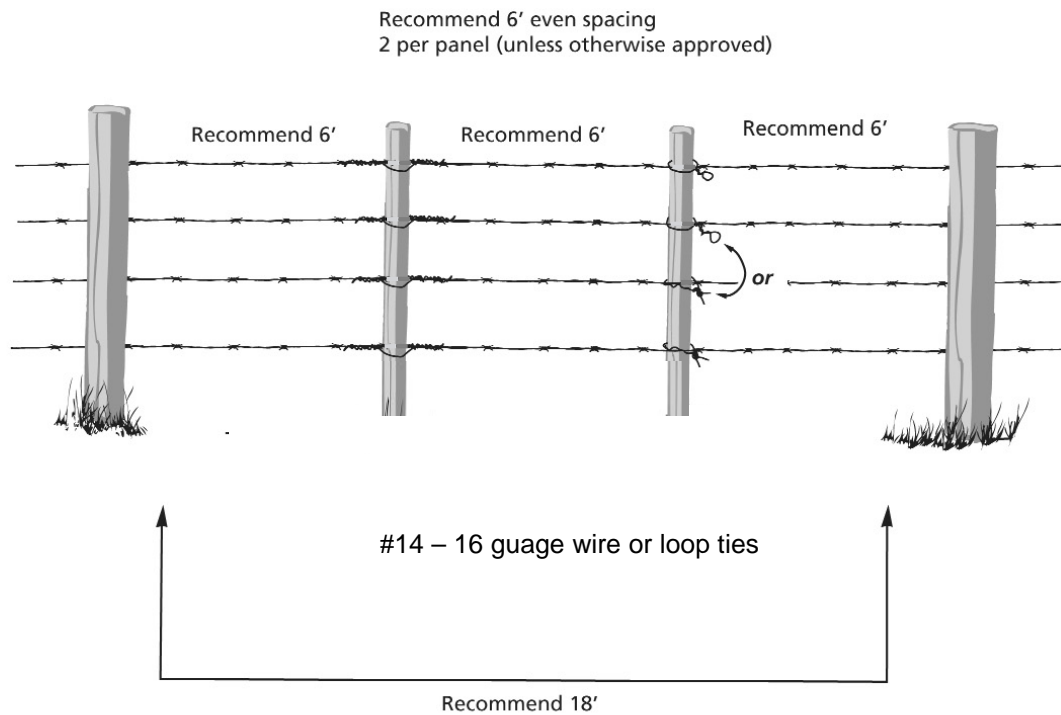


DIAGRAM
11

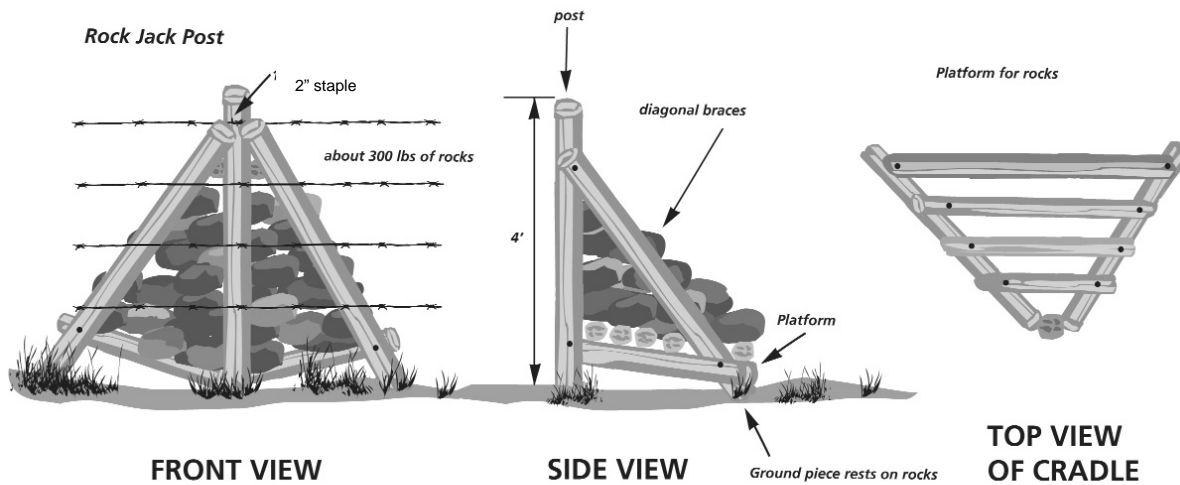
Proper Installation



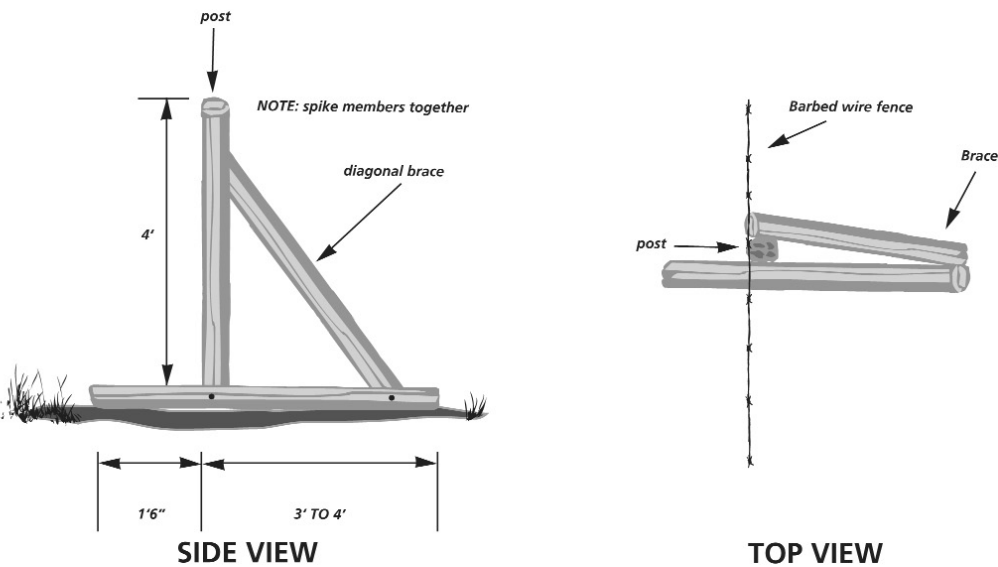
Wooden Stays are to be wired to each barbed wire strand (ie. In a four strand barbed wire fence, wooden stays are wired on four locations). Stays can be power stapled if approved by Ministry representative.

DIAGRAM
12

JACK POSTS (for area where it is impossible to set a post)



A-Frame



A second horizontal post on the ground on the opposite side of the vertical and diagonal post creates a cradle for rocks to provide additional support to an A-frame post (not shown in diagram).

Appendices:

- Appendix 1 – General requirements and best management practices for fence construction
- Appendix 2 – Treated Post Guidelines