

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 24, 2017

ALC File: 55553

Exton and Dodge Land Surveying Inc. 133 Borland Street Williams Lake, BC V2G 1R1

Attention: Doug Dodge

Re: Application to Subdivide Land in the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the Interior Panel (Resolution #19/2017) as it relates to the above noted application. A sketch plan depicting the decision is also attached. As agent, it is your responsibility to notify the applicant accordingly.

Reconsideration of a Decision as Directed by the ALC Chair

Please note that pursuant to <u>s. 33.1 of the *Agricultural Land Commission Act*</u>, 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 <u>s. 33(1) of the *Agricultural Land Commission Act*</u> 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 Celeste Barlow at (Celeste.Barlow@gov.bc.ca).

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Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

list

Celeste Barlow, Land Use Planner

Enclosures: Reasons for Decision (Resolution #19/2017) Sketch plan

cc: Cariboo Regional District (File: 3015-20-F-20160049)

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AGRICULTURAL LAND COMMISSION FILE 55553

REASONS FOR DECISION OF THE INTERIOR PANEL

Application submitted pursuant to s. 21(2) of the Agricultural Land Commission Act

Applicant:

Connie Rollin (the "Applicant")

Agent:

Exton and Dodge Surveying Inc. (the "Agent")

Application before the Interior Regional Panel:

Richard Mumford, Panel Chair Lucille Dempsey Roger Patenaude



THE APPLICATION

- The legal description of the property involved in the application is: Parcel Identifier: 005-790-395
 Lot 2, District Lot 4907, Cariboo District, Plan 29045 (the "Property")
- [2] The Property is 8.3 ha in area.
- [3] The Property has the civic address 3649 Horsefly Road, 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. 21(2) of the ALCA, the Applicant is applying to subdivide the Property into two lots of approximately 4.0 ha and 4.3 ha to allow for a family member to build a home (the "Proposal"). The Proposal along with supporting documentation is collectively the application (the "Application").

RELEVANT STATUTORY PROVISIONS

[7] The Application was made pursuant to s. 21(2) of the ALCA:

21(2) An owner of agricultural land may apply to the commission to subdivide agricultural land.

- [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 Agricultural Land Commission (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. Previous application history
 - 4. 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 October 14, 2016, the Cariboo Regional District (the "CRD") resolved that the application for subdivision within the ALR be received and authorized for submission to the Commission with a recommendation for approval.



Agricultural Land Commission Decision, ALC File 55553

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

Application ID: 22894 Legacy File: 13832 (Finkenbinder, 1981)	for the purpose of subdividing seven lots for rural
(residential purposes. The application was refused as
	submitted, however, the Commission allowed subdivision
	of four lots of 7.5 ha. 8.0 ha. 8.5 ha and 9.0 ha west of
	Horsefly Lake Road and one lot of ± 5.0 ha east of
	Horsefly Lake Road. Resolution #1885/82.
Reconsideration Request	The Commission received a request from the applicant to
	reconsider Resolution #1885/85. The applicant requested
	the exclusion of the 4.9 ha portion lying to the east of the
	Horsefly Road. The request to exclude the 4.9 ha area
	east of the road was refused as submitted. However, the
	Commission allowed the exclusion of 0.5 ha portion lying
	north of Allpress Road and subdivision of the remaining
	north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha.
	north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha. Note: The Reconsideration Request does not encompass
	north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha. Note: The Reconsideration Request does not encompass the subject Property in the Application.
Application ID: 40458	 north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha. Note: The Reconsideration Request does not encompass the subject Property in the Application.
Application ID: 40458 Legacy File: 34895	 north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha. Note: The Reconsideration Request does not encompass the subject Property in the Application. To exclude two 8.0 ha lots, for the purpose of subdividing into four 4.0 ha lots. The application was refused as
Application ID: 40458 Legacy File: 34895 (Kiss, 2003)	 north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha. Note: The Reconsideration Request does not encompass the subject Property in the Application. To exclude two 8.0 ha lots, for the purpose of subdividing into four 4.0 ha lots. The application was refused as
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Application ID: 40458 Legacy File: 34895 (Kiss, 2003)	 north of Allpress Road and subdivision of the remaining 4.4 ha area into two lots of 2.0 ha and 2.4 ha. Note: The Reconsideration Request does not encompass the subject Property in the Application. To exclude two 8.0 ha lots, for the purpose of subdividing into four 4.0 ha lots. The application was refused as submitted, however, the Commission allowed subdivision of the two 8.0 ha lots into four 4.0 ha lots into four 4.0 ha lots and 2.4 ha area into four 4.0 ha lots into four 4.0 ha lots arefused as submitted. Note: The parcel (Lot 1) is adjoined to the Property to the north. Due to the sale of Lot 1 before the subdivision was

[13] The Panel reviewed one relevant application relating to the Application:

A	LC
/	

Agricultural Land Commission Decision, ALC File 55553

Application ID: 52124 (Kiss, 2011)	To subdivide the 8.7 ha property (Lot 1 referred to in Application ID: 40458) into two lots of 4.3 and 4.4 ha. Approved by Resolution #234/2011. The proposal was approved on the ground that the subdivision would not have an adverse impact on agriculture.
	Note: The property related to Application ID 52124 is located directly north of the Property. The subdivision

and expired July 11, 2014.

approved by Resolution #3234/2011 was never finalized

FINDINGS

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

[14] 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 units encompassing the Property is Class 4, Class 5 and Class 6; more specifically 40% (8:6TP – 2:5TP) and 60% (6:4X – 2:5PT – 2:5W).

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

Class 5 - land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 6 - land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

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



- [15] The Panel reviewed the CLI ratings and find that the Property has some agricultural capability which is supported by intermittent grazing. However, the CLI rating for much of the Property is Class 5 and 6, which combined with the size of the Property, restricts the agricultural potential.
- [16] The Panel reviewed the previous and relevant application history and noted that the Property was approved for subdivision in 2003 (Resolution #322/2003), however that approval was not able to be completed. The Panel discussed the reasons for approval of Resolution #322/2003 and concurs with the previous rationale in that subdivision would not diminish the agricultural utility of the Property.

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

[17] The Panel did not receive any evidence or rationale regarding economic, cultural and social values that the Panel find to be pertinent to the Application.

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

[18] The Property is zoned as Rural 1 (RR1) in the Central Cariboo Area Rural Land Use Bylaw No. 3503, 1999 (the "Zoning Bylaw"). The Proposal is consistent with the minimum lot area of 4.0 ha associated with the RR1 zone. The Panel acknowledges the CRD's long term planning objectives in the Zoning Bylaw which aims to promote agricultural activities unless the lands are not suited for agricultural use. The Panel concurs that the Application is consistent with the zoning and zoning objectives when taking into consideration the finding that the Property has limited agricultural suitability.

Weighing the factors in priority

[19] The Panel finds the Property to have poor agricultural suitability based on the available CLI ratings and the parcel size. In addition, the Proposal is consistent with the objectives



of the CRD Zoning Bylaw. Therefore, the Panel finds the Proposal will not further reduce the limited agricultural potential of the Property.

DECISION

- [20] For the reasons given above, the Panel approves the Proposal to subdivide the 8.3 ha Property into two lots of 4.3 ha and 4.0 ha.
- [21] The Proposal is approved subject to the following conditions:
 - a. the subdivision be in substantial compliance with the plan submitted with the Application;
 - b. the submission of two (2) paper copies or one (1) electronic copy of the final survey plan to the Commission;
 - c. the subdivision plan being completed within three (3) years from the date of release of this decision and;
 - d. the construction of a fence (built to Ministry of Forests, Lands and Natural Resource Operations specifications) around the perimeter of the Property for the purpose of ensuring that the cattle grazing in the area will not be adversely impacted by the Proposal.
- [22] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.
- [23] 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.
- [24] These are the unanimous reasons of the Interior Panel of the Agricultural Land Commission.
- [25] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the *Agricultural Land Commission Act*.



[26] This decision is recorded as Resolution #19/2017 and is released on January 24, 2017.

CERTIFICATION OF DECISION

Ind

Richard Mumford, Panel Chail, on behalf of the Interior Panel

END OF DOCUMENT



200 Metres

Note: This plan shows dimensions based on existing land title office records.

EXTON AND DODGE

LAND SURVEYING INC. 133 BORLAND STREET WILLIAMS LAKE, B.C. V2G 1R1 (250) 392-7111

FILE No. 16032 Dwg. P



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 $12 \frac{1}{2}$ 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 recommened 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 $12\frac{1}{2}$ 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 ¹/₂ 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 guage). Power stapling of droppers to fence and gates use 3.3 cm (1 ¹/₄ inch) 10.5 guage 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 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	4-5" x 10'
Type III	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:	
• for attaching barbed wire to posts	2" barbed (maximum 10.5 gauge)
• for attaching droppers to barbed wire	1 ¼" 10.5 gauge
(if using power stapler for attaching	
droppers)	
Brace spike	1 cm (3/8 inch) diameter x miniumum 20
	cm (8 inch) Ardox spike



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



BRACE FINDER

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

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



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°.





TYPE III BRACE ASSEMBLY (0°-20°)





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.



ALTERNATE IN - LINE BRACE ASSEMBLY



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"



MFLNRO Fence Specifications - Updated July 2016



CORRECT STAPLING

- 1. Staples shoould 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





SIMPLE DEADMAN FOR DIP POSTS





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





Proper Installation

Recommend 6' even spacing 2 per panel (unless otherwise approved)



Recommend 18'

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.



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).

Appendicies:

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