



Staff Report
Application # O – 38484
Applicant: Rogers Wireless Inc

DATE RECEIVED: September 12, 2008

DATE PREPARED: September 25, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To co-locate telecommunications site comprised of a Rogers Wireless equipment shelter a Telus equipment shelter and a 45.5 m high lattice tower. The facility would utilize approximately 138 sq. m within a fenced area. An existing road/driveway runs from No. 2 Road to the site, so no additional road works would be required.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The proposed telecommunications facility is to be located on the portion of the property that is used for non-farm related purposes (i.e. manufacturing steel for construction industry and servicing of equipment and vehicles). It appears from the City of Richmond GIS Inquiry Page, showing aerial photos of the subject property, that there are numerous cars and industrial activity occurring on the property. The eastern portion of the property is leased to a farmer for growing crops.

As there are no previous applications on this property the apparent non-farm uses have not received ALC approval. Aerial photos we have of the subject property dating from 1980 clearly show that this property was used for agricultural purposes. Since that time approximately 2/3 of the property is now being used for non-farm uses. The City of Richmond has confirmed that there have been no development applications or approvals for the apparent non-farm uses on the property.

Local Government:

City of Richmond

Legal Description of Property:

PID: 007-789-637

Lot A, Block 3 North, Section 7, Range 6 West, New Westminster District, Plan 3508

Purchase Date:

1987-08-06

Location of Property:

12060 No. 2 Road, Richmond

Size of Property:

2.5 ha (The entire property is in the ALR).

Present use of the Property:

It appears from the aerial photos that approximately 2/3 of the property is used for non-farm related activities. The remaining eastern portion of the property is leased to a farmer for growing crops.

Surrounding Land Uses:

WEST: Residential, outside of the ALR
SOUTH: Agricultural use
EAST: Agricultural use
NORTH: Agricultural use

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.015
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

Agricultural

Zoning Bylaw and Designation:

Agricultural District (AG1)

RELEVANT APPLICATIONS:

Application #38260-0 (Current application to the south)

Applicant: Wang, Yu Hui

Decision N/A

Date:

Proposal: To construct a wireless communication facility including 140 foot monopine tower and equipment shelter within a 50 foot by 50 foot fenced compound.

Decision: Pending

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Government Staff

The City of Richmond staff has informed both Cascadia Tower Inc. and Rogers Wireless Inc. about the preference to co-locate telecommunications equipment on one site in order to minimize impacts on agricultural land, the surrounding area and residents. To date, no commitment or agreement to facilitate co-location has been received from either proponent.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The front 2/3 of the subject property is being used for non-farm uses as indicated in the application and shown in the aerial photos. The proposed telecommunications facility would be located in this non-farm use area of the property. An existing road/driveway runs from No. 2 Road to the proposed site, so no additional road works would be required.
- It appears the existing non-farm use activity has not received either ALC or the City of Richmond's approval. An on-site inspection will enable the Commission to better assess the merits of this application.

ATTACHMENTS:

1. Context Map
2. AgCap Map
3. Air photo Map
4. City of Richmond GIS Inquiry Page – Aerial Photo
5. Compound Map – Proposed site development

END OF REPORT

Signature

Date