



Provincial Agricultural Land Commission - Staff Report

Application: 52204

Applicant: Lawrence Lawson
Agent: Standard Land Company Inc
Local Government: Township of Langley

Proposal: Non-farm use - Standard Land Company is proposing to construct a 59 metre tall, joint use, self support lattice type telecommunication tower and accessory compound on the 48.7 hectare subject property. The proposed facility would have a 400 sq m footprint plus the required access road.

BACKGROUND INFORMATION

The Commission received this application because the proposed facility exceeds the 100 sq m size limitation set out in Section 3(1)(m) of the Regulations. The proposed facility exceeds the previously mentioned size limitation in part because of a plan to co-locate with other service providers. A similar application for a telecommunication tower was approved by the Commission on a nearby property by resolution # 37/2002.

PROPERTY INFORMATION

PID: 006-684-017
Legal Description: Lot 1 Section 1 Township 9 New Westminster District Plan 32177
Property Area: 48.7 ha
ALR Area: 48.7 ha
Purchase Date: December 18, 1981
Location: 21216 - 102B Avenue, Langley
Owner: Lawrence Lawson

LAND USE

Current Land Use:

Residential, woodlands and pasture. Subject property contains a residence, garage, sheds and roads

Surrounding Land Uses:

North: Classic Auto Recyclers (legal non-conforming use) and rural agricultural properties
East: Rural properties fronting onto 216 Street
South: Rural properties accessed from 96 Avenue and 216 Street
West: Rural properties accessed from 102B Avenue and 208 Street

PROPOSAL DETAILS

Non- Farm Use Area: 0.1 ha
Non- Farm Use Type: Transportation/Utilities: Telephone and Telecommunications

Agricultural Capability:

The majority of the area under application is rated as: Mixed Prime and Secondary

Source: BCLI

Mapsheet: 92G.017

RELEVANT APPLICATIONS

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Application ID: 17623

Legacy #: 34086

Applicant: Rogers Wireless Inc

Proposal: To construct a wireless telecommunications facility on a 240 sq. meter lease area and right-of-way. The facility includes a 47m tall lattice tower with a base of 5.8m x 5.8 and three equipment shelters [(6.4m x 3.35m) and (5.18m x 3.35m) and (5.18m x 3.35m)] to service Bell Mobility, Rogers Wireless and Microcell.

Decision:

Resolution #	Decision Date	Decision Description
37/2002	February 6, 2002	Allow as proposed.

Note: Located approximately 3.5km south-southeast of the subject property. Special case use application for a proposed 47m tall telecommunication tower. This was the second tower on the property, and the subject property was also being used for hay. Approved as proposed.

Application ID: 17065

Legacy #: 33838

Applicant: Renato & Mary Martini

Proposal: To construct a second dwelling on the property for the applicants son.

Decision:

Resolution #	Decision Date	Decision Description
511/2001	August 30, 2001	Allow as per staff recommendations.

Note: Application to construct a second dwelling on the adjacent property to the east.

Application ID: 16184

Legacy #: 33473

Applicant: William & Helen Brereton

Proposal: Propose to subdivide the 3.6 ha parcel into 2 approximately equal lots in order to build a new house for the applicant's daughter

Decision:

Resolution #	Decision Date	Decision Description
636/2000	November 21, 2000	Allowed.

Note: Application to subdivide a property to the east of the subject property. Approved as proposed.

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Township of Langley Rural Plan

Designation: Agriculture/Countryside

OCP Compliance: Yes

Zoning:

Zoning Bylaw Name: No. 2500

Zoning Designation: Rural Zone RU-3

Minimum Lot Size: 8.0 ha

Zoning Compliance: Yes

Comments and Recommendations:

Board/Council

Advised the Commission that the proposed non-farm use is supported by Council.

Planning Staff

Recommended that Council support the application to the Commission.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The consolidation of multiple providers on a single tower is a more desirable situation than having multiple towers

ALC STAFF COMMENTS

on the same property even though this particular facility would exceed the Regulations (Section 3 (1) (m)).

- A similar proposal was approved by the Commission on a nearby property (resolution # 37/2002).
- As required by the Township of Langley the proposal has already undergone a public consultation process.
- The facility has been proposed for an area of the subject property that is reflective of the requirements of the owner, the telecommunication providers and the general feelings of the public.
- Although a vegetation buffer around the facility is not mentioned in the proposal, it may be a warranted condition should the Commission consider approval.

ATTACHMENTS

52204_proposal_sketch.pdf
52204_ContextMap20k.pdf
52204_AirphotoMap10k.pdf
52204_AgCapabilityMap.pdf

END OF REPORT

Prepared by: Eamonn Watson, April 2011