



Agricultural Land Commission
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May 13, 2008

Reply to the attention of Ron Wallace
ALC File: O-38060

Cascadia Tower Inc.
200-132-East 14th Street
North Vancouver, BC V7L2N3

Attention: Morrie Finn

**Re: Application for Transportation, Utility and Recreational Uses in the
Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 227/2008 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Maple Ridge
William Hampton - 20921 - 21st Road, Maple Ridge, BC, V2X7G1

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on April 09, 2008 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 38060
Applicant: Cascadia Tower Inc.
Proposal: To construct a wireless communications facility including a 150 foot monopole and equipment shelter within 50 foot by 50 foot fenced compound. No water, sewer or gas lines required - unmanned facility
Legal: PID: 010-991-930
Lot 2, New Westminster District Group 1, EXCEPT Firstly: Part subdivided by Plan 29393, Secondly: Parcel A (Statutory R/W Plan BCP24884, Section 25, Township 9 and District Lot 243 and 262 Plan 3512
Location: 12591 - 209 Street, Maple Ridge

Site Inspection

A site inspection was conducted on April 9, 2008. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff
- Morrie Finn Applicant

The Commissioners and staff met with the applicant to discuss the proposed communications facility. In viewing the subject property the Commissioners observed that the impact of this facility would be minimal to agriculture but that it could have even less impact if it were located near to the corner of 209th Street and 128th Avenue just south of the proposed Abernethy Connector.

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Subclasses

D undesirable soil structure
T topography
W excess water

Assessment of Agricultural Suitability

The Commission assessed whether the external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission was prepared to allow the proposed communication tower provided it is located as near as possible to the corner of 209th Street and 128th Avenue (i.e. respecting municipal set back requirements). It was felt that given the small size of the proposed communication tower facility and the site requirement, the development would have a minimal impact on agriculture.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposed communications facility would have a minimal impact on agriculture provided it is located as near as possible to the corner of 209th Street and 128th Avenue.

IT WAS

MOVED BY: Commissioner Tomlinson

SECONDED BY: Commissioner Pranger

THAT the application be allowed subject to the following conditions:

- the proposed communications facility be developed according to the 'compound layout' submitted with the application and that it be located as near as possible to the corner of 209th Street and 128th Avenue (i.e. respecting local municipal set back requirements)
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

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.

CARRIED
Resolution # 227/2008