



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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A meeting was held by the Provincial Agricultural Land Commission on June 18, 2008 in Delta, B.C.

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

### For Consideration

Application:	# O- 38220
Applicant:	CTV Ltd
Agent:	David Youell
Proposal:	Non-farm use proposal to allow the relocation of 7 radio transmission towers from two sites in Delta to the new 19.2 ha subject property which is also located in Delta.
Legal:	PID: 010-981-632 Lot 3, New Westminster District Group 2, EXCEPT Firstly: Part on Plan 24717, Secondly: Part on SRW Plan 53167, Section 2, Township 4, Plan 3554
Location:	4990 - 104 Street, Delta

### Site Inspection

A site inspection was conducted on June 18, 2008. Those in attendance were:

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

The Commissioners and staff met with Mr. Youell to discuss their plans to construct seven transmission towers on the subject property. It was explained that all the towers are free standing, and do not require the use of guy wires or any other supporting structures. There are five existing towers to the north of the subject property at 5342 104<sup>th</sup> Street (and an adjacent parcel) that are now obsolete and will be removed. With the relocating of these towers to the new site, this land (totaling 9.43 ha) will be returned to agricultural production. In addition an existing house on the subject property will be removed and replaced by a transmitter building.

### 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.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

#### Subclasses

N	salinity
X	cumulative and minor adverse
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 proposal is to relocate seven transmitter towers, including associated tuning huts and radial wires and a main transmitter building to the subject property. The towers will be free stranding with radial wires extending from each tower at a depth of 0.9 m (0.6 m deeper than is typical) to minimize the footprint of the site and facilitate current and future agricultural operations across the site.

There are 5 guyed towers on the site at 5342 – 104<sup>th</sup> Street, north of the subject property that will be removed and returned to agricultural production. There is a total of 9.43 ha which is impacted by the current towers, cables and infrastructure that will be available for agriculture.

The subject property is currently being used for production of field-based crops including potatoes and carrots, and will continue to be used for agricultural production on a lease basis by the former owner. To help maintain the use of the site for agriculture, the Commission requires that the farmer be offered a ten year lease to farm the property.

#### **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 proposal will have a minimal impact on agriculture.

**IT WAS**

**MOVED BY:** Commissioner Bose

**SECONDED BY:** Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- the proposed use be in substantial compliance with the plan attached with the application
- the farmer currently using the site for agricultural production be offered a ten year lease to farm the property
- 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 # 397/2008**