



Staff Report
Application # O – 38241
Applicant: TM Mobile Inc

DATE RECEIVED: June 09, 2008

DATE PREPARED: September 17, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To replace an existing wooden pole on Ministry of Transportation Right of Way with a 50 foot steel monopole and two (2) shelters.

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

BACKGROUND INFORMATION:

The subject property is owned by the Crown and is being leased to a farmer for agricultural use. The lease holder has authorized TELUS to obtain a License of Occupation for construction of a new 50 foot steel tower and two shelters. The total footprint of the installation (tower and shelters) will be 24.2 square meters. there is a need for a 160 meter access road to be used by TELUS to access the site.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 014-365-952
Lot 1, New Westminster District, EXCEPT Part on Statutory R/W, Plan 23059, Section 11, Township 11, Plan 13268

Purchase Date:

2002-06-25

Location of Property:

248th Street, Langley

Size of Property:

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

Present use of the Property:

The property is used as an agricultural field.

Surrounding Land Uses:

WEST: Rural residential, agricultural use

SOUTH: Agricultural use

EAST: Highway No. 1

NORTH: Highway No. 1

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/2

The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

N/A

Zoning Bylaw and Designation:

N/A

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

No comment or recommendation.

STAFF COMMENTS:

Staff recommends an on-site to determine if the footprint of the proposed facility can be minimized and whether the access road to the tower site can be shortened.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Airphoto Map
4. Agricultural Lease Holder letter

END OF REPORT

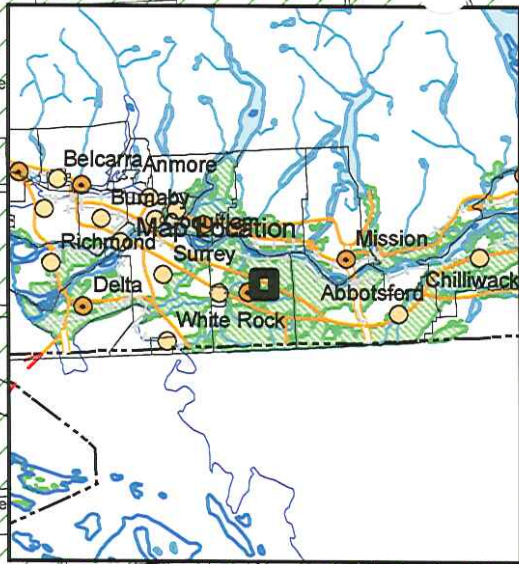
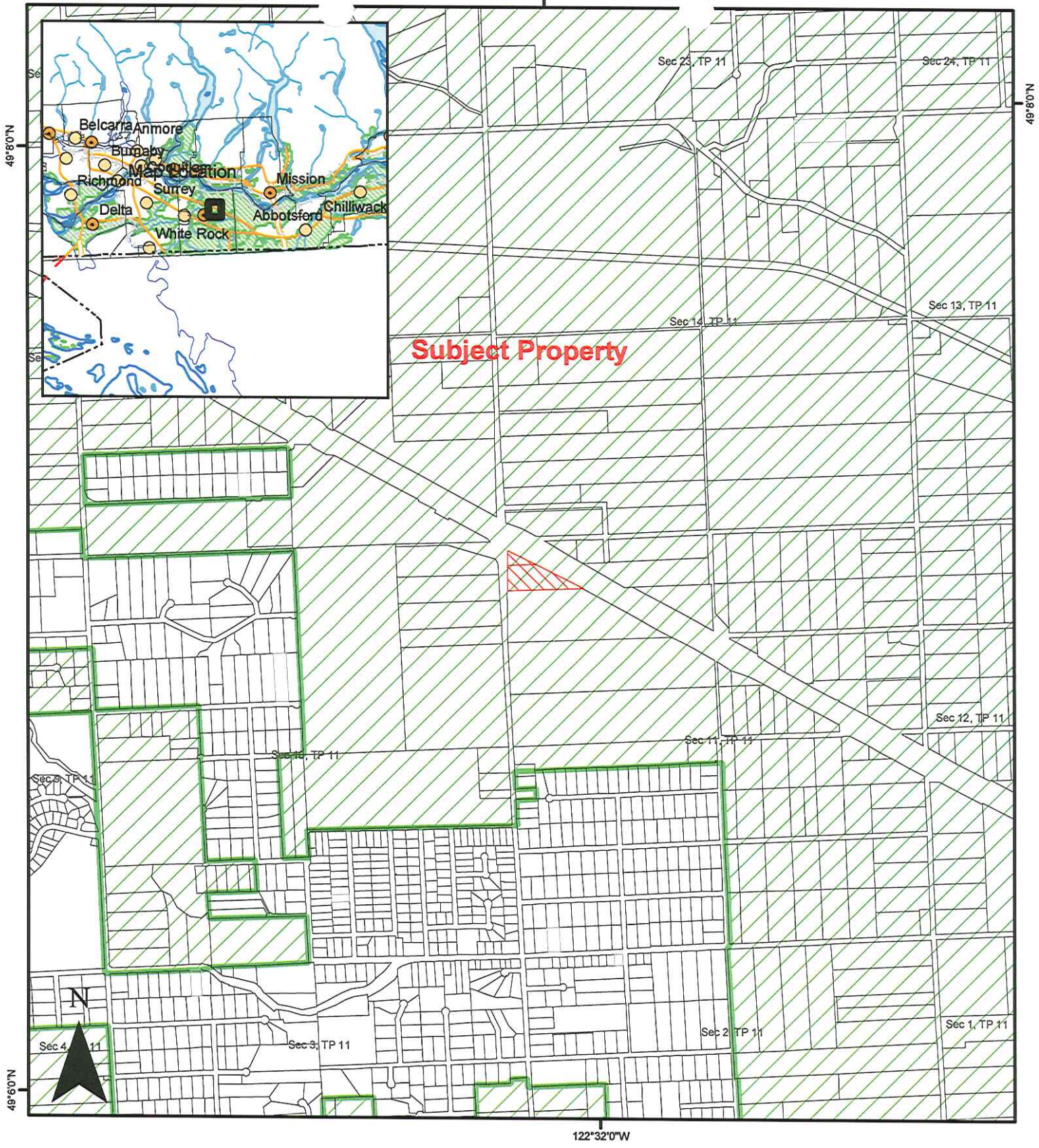
Signature



Date

Sept 17/08

122°32'0"W



Subject Property

49°50'0"N

122°32'0"W

ALC File #: 25-2008-38241

Mapsheet #: 92G.018

Map Produced: June 20, 2008

Regional District: Greater Vancouver

ALC Context Map

Map Scale: 1:20,000



Meters

