



Staff Report
Application # O – 38260
Applicant: Yu Hui Wang

Agent: Cascadia Tower Inc

DATE RECEIVED: June 23, 2008

DATE PREPARED: September 25, 2008

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: To construct a 42.67 m (140 foot) multi-user communications Monopine tower, two equipment shelters and a concrete equipment pad within a fenced compound measuring 15.25 m by 15.28 m. The total fenced in area plus cedar tree landscaping would be approximately 250 sq. m. In addition there would be a new gravel access road to the proposed site. The access road would be along the northern property line and utilize approximately 550 sq. m of the property.

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

BACKGROUND INFORMATION:

The applicant is proposing this multi-user communications Monopine tower and equipment shelter within a fenced compound to improve wireless communications in the area. The requirement for this facility is a result of the growing population, increasing vehicular traffic and increasing wireless subscribers and usage. This facility will improve communications in the Steveston area and is engineered for multiple wireless service providers and public agencies. This location was selected considering a number of variables, including the proximity of existing wireless facilities, topography, zoning, nearby residential and a willing landowner.

In addition to this application, Rogers Wireless has applied to develop a separate telecommunications tower at 12060 No. 2 Road (the adjacent property to the north). 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.

Local Government:

City of Richmond

Legal Description of Property:

PID: 010-848-631

Lot 3, Block 3 North, Section 7, Range 6 West, New Westminster District, Plan 3177

Purchase Date:

2006-07-04

Location of Property:

12104 No 2 Road, Richmond

Size of Property:

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

Present use of the Property:

Agricultural use.

Surrounding Land Uses:

WEST: Residential, non-farm use
SOUTH: Agriculture
EAST: Agriculture
NORTH: Rural residential, agriculture

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G/3
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) - This zone identifies "Radio and Television Transmission Facilities" as a permitted use.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Government Staff

Staff recommends that the total footprint area within the chain link fencing, containing the telecommunications structure and supporting equipment and buildings be minimized. City staff highlight the existing regulation contained in the ALR Use, Subdivision and Procedure Regulation (Section 3(1)(m)), which indicates an area of 100 sq. m that can be considered for telecommunications equipment and related buildings/structure.

STAFF COMMENTS:

Staff recommends that the Commission consider the following:

- The proposed facility, including the total footprint area within the chain link fencing and the area of the access road, imposes a significant impact on the subject property. The area proposed for this development has good agricultural capability that could otherwise be used for farming.

- Rogers Wireless Inc. has a separate telecommunications tower application on the adjacent property to the north. There is no need to have two such developments within such close proximity to each other.

ATTACHMENTS:

1. ALC Context Map
2. Agricultural Capability Map
3. Air photo Map
4. Site Plans and tower photo

END OF REPORT

Signature

Date