



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
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July 20, 2010

Reply to the attention of Ron Wallace
ALC File: 51728

Cascadia Tower Inc.
210 - 1455 Bellevue Avenue
West Vancouver, BC
V7T 1C3

Attention: Morrie Finn

Re: Application for Non-farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # **2554/2010** 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:

A handwritten signature in black ink, appearing to read 'B Underhill', is written over the printed name.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: District of Maple Ridge (3060-20/ALRA)



A meeting was held by the Provincial Agricultural Land Commission on July 7, 2010 in Langley, B.C.

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

For Consideration

Application: 51728
Applicant: Stephen & Marina Harris
Agent: Cascadia Tower Inc.
Proposal: To construct a wireless communication facility, including a 140 foot monopole tower and equipment cabinets within a 50 foot x 50 foot (15m x 15m) fenced compound. For access, a new gravel road is proposed along the western side of the property.
Legal: Lot 5 Section 22 Township 12 New Westminster District Plan 3118
Location: 24227 Dewdney Trunk Road, Maple Ridge

Site Inspection

A site inspection was conducted on July 6, 2010. Those in attendance were:

- Richard Bullock Chair
- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Tony Pellett Staff
- Stephen Harris Applicant
- Morrie Finn Agent

The agent explained that the proposed wireless communication facility will accommodate most of the active wireless providers other than Rogers Communications, which has a facility across the road. He advised that he would have been willing to place it on the adjoining BC Hydro substation property except that the facility is needed urgently and some of the active providers who require early fulfillment would probably have gone elsewhere if the property had been subject to the delays routinely encountered where BC hydro is asked to share a site.

In response to a question as to why the facility is to be located so far back on the property (rather than right next to Dewdney Trunk Road), the applicant advised that the location had been chosen by his wife, who wishes it placed where she will not see it from her window.

The agent further indicated that this facility would satisfy their immediate supply requirements and prevents the need to identify other sites for this purpose within the ALC's permitted use regulations.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commission recalled its onsite inspection and allowed the application as proposed.

IT WAS

MOVED BY: Commissioner Bose

SECONDED BY: Commissioner Tomlinson

THAT the application be allowed subject to the following conditions:

- the proposed communications facility be developed according to the site plan submitted with the application.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

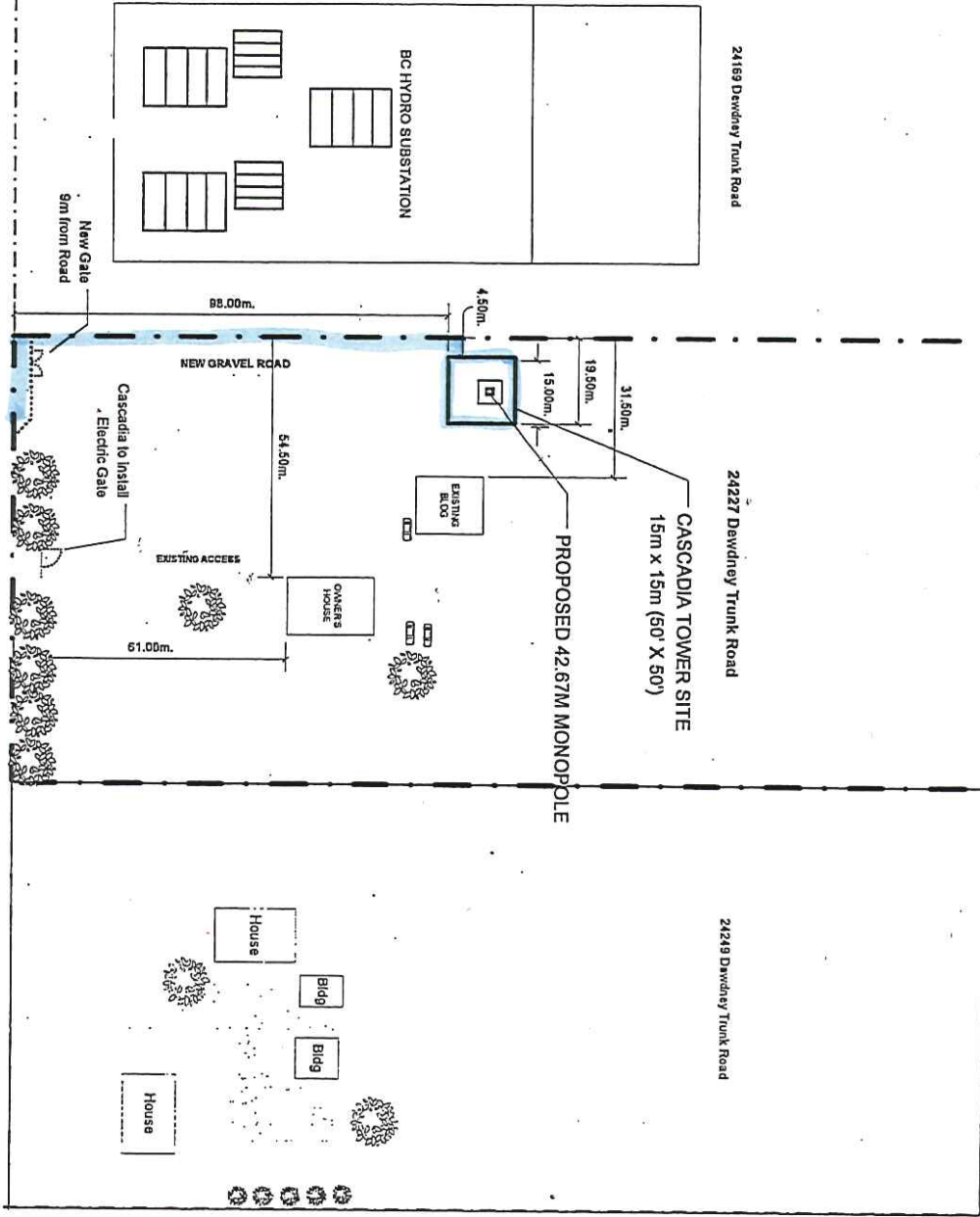
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

CARRIED

Resolution # 2554/2010

Commissioner Pranger recorded as opposed to the use of this property as the facility could function as well on the adjacent BC hydro property.

Appendix F



1 Site Plan
 Scale: 1:1000

TOWER OWNER/APPLICANT

Cascadia Tower Inc.
 Wireless Infrastructure Specialists
 310-1455 Bellevue Avenue
 14141 Dewdney, BC V1N 1G3
 (604) 858-7117
 info@cascadiatower.com

No.	Date	Release
1	Feb 10	For Discussion
2		
3		
4		
5		

SITE NAME
 Dawdney & 240th

SITE NUMBER

SITE ADDRESS
 24227 Dawdney Trunk Road
 Maple Ridge, BC V2X 1W5

SHEET TITLE
 Site Plan

Provincial Agricultural Land Commission
 Application #51728
 Resolution #2554/2010

Subject property

Area approved for Tower Site in the ALR