



Agricultural Land Commission Staff Report

DATE: June 22, 2010
TO: Vice Chair and Commissioners - South Coast Panel
FROM: Ron Wallace

RE: Application # 51728

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. To provide access to this facility, a new gravel road is proposed along the western side of the property.

PROPOSAL INFORMATION

Background: There have been no previous applications involving the subject property. The southern portion of the adjacent property to the west was approved for an electrical substation based on the proposed utility representing a community need. The adjacent property to the west was also approved to subdivide 0.8 ha portion off and use for private school purposes subject to consolidation with the rest of the school site to the north.

Received Date: May 7, 2010
Applicant: Stephen & Marina Harris
Agent: Cascadia Tower Inc
Local Government: District of Maple Ridge

DESCRIPTION OF LAND

PID: 002-279-711
Legal Description: Lot 5 Section 22 Township 12 New Westminster District Plan 3118
Civic Address: Dewdney & 240th St, Maple Ridge
Area: 4 ha
ALR Area: 4 ha
Purchase Date: March 1, 1989
Owner: Stephen & Marina Harris

Total Land Area: 4 ha
Total ALR Area: 4 ha
Current Land Use: Single family dwelling and outbuilding for general storage.

PROPOSAL DETAILS

**Non Farm Use
Area**

	Agricultural Capability	Agricultural Capability Source
0.1	Prime	BCLI

Surrounding Land Uses:

North	Agricultural
East	Agriculture/Residential
South	Agriculture/Residential
West	BC Hydro Substation

Official Community Plan

Bylaw Name:

Designation: Agriculture

OCP Compliance: Yes

Zoning

Zoning Bylaw Name: Rural Residential

Zoning Designation: RS-3

Minimum Lot Size: 0.8 ha

Zoning Compliance: Yes

RELEVANT APPLICATIONS

Application #: 42000

Applicant: Burton & Dieter Claus

Proposal: To subdivide and use a 0.8 ha portion of the subject property for private school purposes. The land would be consolidated with the existing school property to the west and north, and be used for playing fields within the ALR.

Decisions:

Resolution

Number

Decision Date

Decision Description

464

August 4, 2005

Approve subdivision subject to consolidation of the area being aquired from BC Hydro.

Note: Legacy File #O-36007, for the adjacent property to the west of the subject property.

Application #: 41846

Applicant: BC Hydro

Proposal: To use the subject 1.9 ha property for the construction and operation of an electrical substation.

Decisions:

Resolution

Number

Decision Date

Decision Description

179

March 30, 2005

Allow as presented - community interests

Note: Legacy File #O-35892, involving the adjacent property to the west of the subject property.

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	The District Council passed a resolution dated April 13, 2010 authorizing the application to proceed to the ALC.

STAFF COMMENTS

Staff has the following comments:

- the proposed tower and gravel access road is utilizing prime agricultural land
- the adjacent to property to the west is used by BC Hydro as an electrical substation
- an on-site inspection would help determine the merits of the application

ATTACHMENTS

51728_AgCapabilityMap.pdf
51728_ContextMap20k.pdf
51728_GoogleEarth.jpg

END OF REPORT

Signature

Date