



Agricultural Land Commission Staff Report

DATE: February 8, 2010
TO: Vice Chair and Commissioners - North Panel
FROM: Simone Rivers

RE: Application # 50353
PROPOSAL: To exclude the 65 ha subject property from the ALR.

PROPOSAL INFORMATION

Background: Located in Miworth - west of Prince George
Received Date: August 6, 2009
Applicant: Nechako Development Ltd
Agent: N/A
Local Government: Regional District of Fraser-Fort George

DESCRIPTION OF LAND

PID: 013-642-731
Legal Description: Block A of District Lot 4204, Cariboo District, Except Plan No. 21608
Civic Address: Miworth
Area: 65 ha
ALR Area: 65 ha
Purchase Date: April 10, 1959
Owner: Nechako Development Ltd

Total Land Area: 65 ha
Total ALR Area: 65 ha
Current Land Use: Forested.

PROPOSAL DETAILS

Exclusion

Area	Agricultural Capability	Agricultural Capability Source
65.0	Secondary	On-Site

Surrounding Land Uses:

North	Nechako River Islands, Nechako River
East	DL 7867, Miworth road, CNR, Cranbrook Hill
South	Plan 18805 Subdivision, Nechako River
West	Nechako River Islands, Nechako River

Official Community Plan

Bylaw Name: Chilako River-Nechako OCP
Designation: Agriculture/Resource (Ag/Res)
OCP Compliance: No

Zoning

Zoning Bylaw Name: Zoning Bylaw No. 833
Zoning Designation: Rural 2 (Ru2)
Minimum Lot Size: ha
Zoning Compliance:

Committee Recommendations

Type	Recommendation	Description
Board/Council	Approve	Regional District of Fraser-Fort George: The Regional Board authorized the application to be forwarded with a recommendation of support.

STAFF COMMENTS

If excluded, the applicants plan to subdivide the property into rural residential sized properties. The applicants have owned the property since the 1959 and state that it has always been their intention to develop the property. The property will need to be rezoned.

For additional staff comments see document attached to staff report.

ATTACHMENTS

- 50353 ag cap map_talisman.pdf
- 50353 ag report talisman summary.pdf
- 50353 airphoto.pdf
- 50353 city of pg comments.pdf
- 50353 local government report.pdf
- 50353 minutes of N-31724.pdf
- 50353 previous applications map.pdf
- 50353 proposal description.pdf
- 50353 proposal sketch.pdf
- 50353 public meeting minutes and letters.pdf
- 50353_AgCapabilityMap.pdf
- 50353_ContextMap20k.pdf
- 50353 staff comments.pdf

END OF REPORT

Signature

Date
