



Agricultural Land Commission
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Burnaby, British Columbia V5G 4K6
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April 13, 2006

Reply to the attention of Simone Rivers

David McWalter
c/o L & M Engineering Limited
#201 - 1840 Third Avenue
Prince George, B.C. V2M 1G4

Dear Mr. McWalter:

Re: Application #N-36143-0

- 1. District Lot 11263, Cariboo District**
- 2. District Lot 10234, Cariboo District**

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your client's application to exclude the southern half of DL 10234 and the entirety of DL 11263. The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act*.

The Commission wishes to thank you for taking the time to meet with its representatives on September 13, 2005 and on April 4, 2006. The Commission appreciates your patience in waiting for its decision. The Commission also acknowledges receipt of your fax dated 5th April 2006.

In the light of both inspections the Commission concluded that DL 11263 had no agricultural potential and could be excluded from the reserve. However, having regard to previous agricultural activity on DL 10234 and the significant extent of the existing field on this property the Commission has concluded that DL 10234 had sufficient agricultural potential to justify its retention in the ALR.

For these reasons, the Commission refused your application as proposed. However it approved the exclusion of DL 11263 on the grounds that this property has no agricultural potential.

The exclusion of District Lot 11263, Cariboo District is subject to compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the City of Prince George at your earliest convenience.

By way of a copy of this letter, the Commission advises the Registrar of Land Titles that District Lot 11263, Cariboo District, is excluded from the Agricultural Land Reserve plan of the Regional District of Fraser-Fort George and as such, all notation to that effect should be removed from the title.

The decision noted above is recorded as Resolution #154/2006

Yours truly,

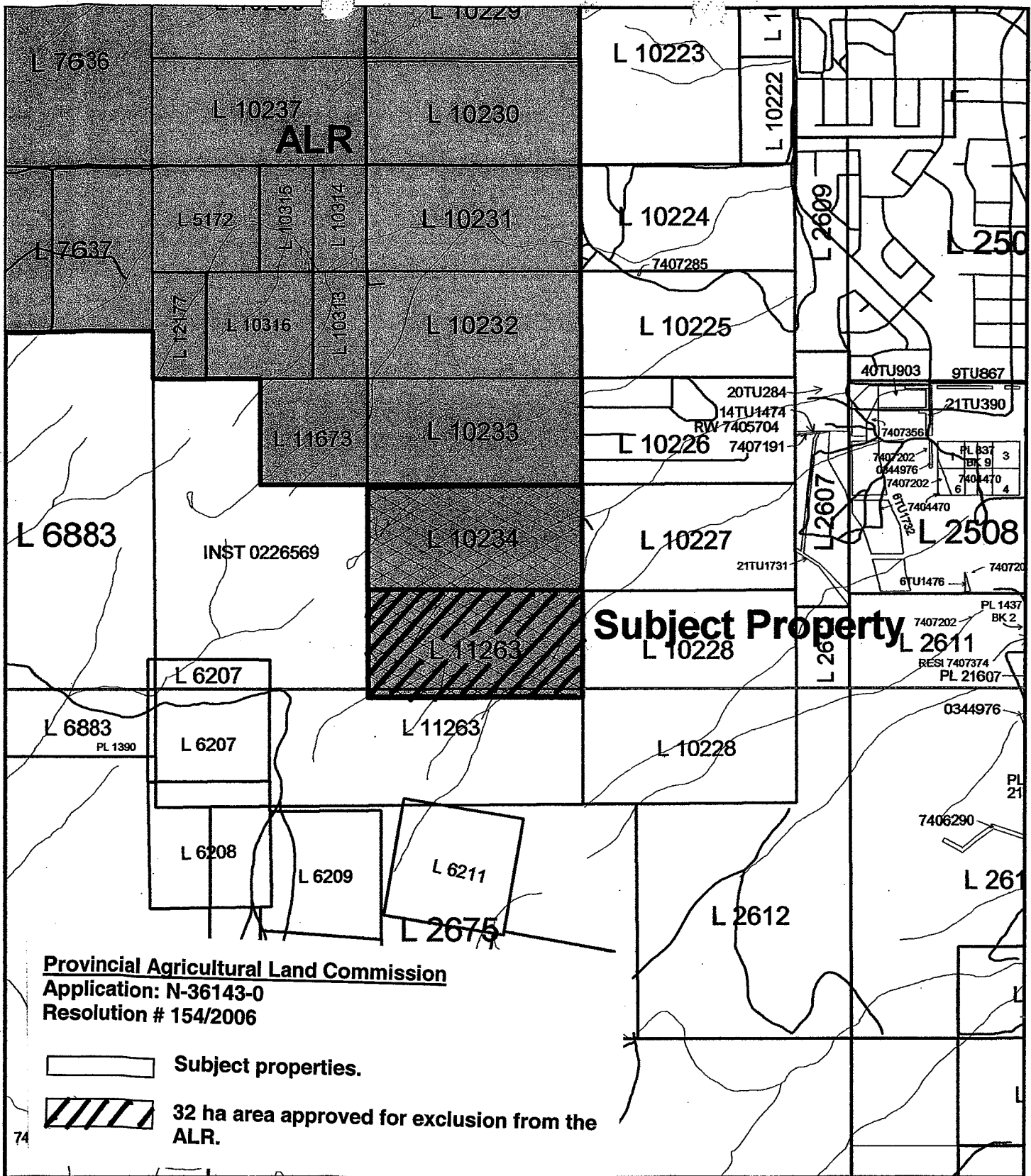
PROVINCIAL AGRICULTURAL LAND COMMISSION

per:



Erik Karlsen, Chair

cc: City of Prince George
John Kueng, 1881 Kueng Road, Prince George, BC - V2M7C8
Registrar of Land Titles, New Westminster.

SR/eg/Enclosure//36143d1



Provincial Agricultural Land Commission
 Application: N-36143-0
 Resolution # 154/2006

-  Subject properties.
-  32 ha area approved for exclusion from the ALR.



ALC CONTEXT MAP
 Application # 36143

Map Scale: 1: 20000

ALC File #: 02-05-36143
 BCGS Map Sheet #: 93G.096, .086
 Regional District: Fraser-Fort George

Commission Discussion

The Commission first viewed the property on September 13, 2005. At that time only two Commissioners were appointed to the North Panel. The Commission members were not able to reach a consensus on the file and directed staff to postpone decision making until a third Commissioner could view the property and join the discussion. The first opportunity the panel had to re-visit the property was on April 4, 2006.

In the light of the second inspection the Commission concluded that DL 11263 had no agricultural potential and could be excluded from the reserve. However having regard to previous agricultural activity on DL 10234 and the significant extent of the existing field on this property the Commission concluded that DL 10234 had sufficient agricultural potential to justify its retention in the ALR.

With regard to the subdivision proposals the Commission did not consider that it was in the interests of agriculture to subdivide DL 10234.

IT WAS

MOVED BY: Commissioner Kendrew
SECONDED BY: Commissioner Kerr

THAT the proposal to exclude DL 11263 and the southern half of District Lot 10234, Cariboo District be refused as proposed;

That the exclusion of DL 11263 be approved on the grounds that this property has no agricultural potential.

That the southern portion of DL 10234 be retained in the Agricultural Land Reserve on the grounds that it has sufficient agricultural capability to justify its retention in the reserve having regard to previous agricultural activity on DL 10234 and the significant extent of the existing field on this property.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # N – 36143 – 0
Applicants: John, Robert and David Kueng, Ann Marie Collis
Agent: L & M Engineering Ltd

DATE PREPARED: August 24, 2005

TO: Chair and Commissioners – North Panel

FROM: Simone Magwood, Regional Research Officer

PROPOSAL: To exclude 65 ha from the ALR. Two parcels of 32 ha each are under application. The proposal is to exclude the southern half of DL 10234 and the entirety of DL 11263. The northern half of DL 10234 is not under application for exclusion as this land has some agricultural capability.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

The land has been owned by the Kueng family since 1932. Farming attempts have been made since 1981. Until 2000 oats and hay were grown however, the applicants' state that the crop yields were marginal and could not even provide a subsistence living and that the farm income had to be supplemented from outside sources. More recently, cattle grazing (6-8 animals) and sheep grazing (3 sheep) have been the primary focus of the farm. In 2002, the operation lost its Farm Exemption Status. The existing field located in the north half of DL 10234 is fenced and provides reasonable pasture, but is not big enough to generate a viable farm income. Efforts have been made to locate other areas on the combined properties that could also be used as pastureland. These efforts have been unsuccessful. An additional field was cleared in the southern half of DL 10234 but was not viable because of boulders and large rock outcrops. The applicants also state that DL 11263 does not have any potential field areas at all as half of it is very swampy and the other half is dominated by outcrops of bedrock and large boulders.

Overall, the northeast quadrant of DL 10234 (location of the existing field) has the best agricultural potential, however, the remainder of DL 10234 and the entire area of DL 11263 have no capability for soil bound agriculture and at best could be used as grazing land. One of the owners plans to continue to attempt to farm the land not excluded from the ALR (approximately 8 ha) and perhaps regain his farm exemption status as a hobby farm. However, the applicants feel that the present combined landholdings are too large to operate as a hobby farm.

No previous applications have been made for these properties.

One comment was received in response to the advertisement for exclusion by a resident who indicated a desire to see these lands protected as greenbelt.

Local Government:

City of Prince George

Legal Description of Properties:

1. PID: 015-290-280
District Lot 11263, Cariboo District
2. PID: 016-605-608
District Lot 10234, South 1/2, Cariboo District

Purchase Date (m/d/y):

1932

Location of Properties:

1881 Kueng Road, West of Prince George

Size of Properties:

32 ha each (Both properties are entirely in the ALR).

Present use of the Property:

Forested and partially cleared land

Surrounding Land Uses:

WEST: Forested land (non-ALR)
SOUTH: Forested land and UNBC and "forests for the world" (non-ALR)
EAST: Forested and 2 ha lots (non-ALR)
NORTH: Forested (ALR)

Agricultural Capability:

Data Source: Agricultural Capability Map # 93G/15
The majority of the property is identified as having Secondary ratings.

Official Community Plan and Designation:

City of Prince George Official Community Plan No. 7281, 2001; Rural Resource (RR) Designation

Zoning Bylaw and Designation:

Prince George Zoning Bylaw No. 3482, 1980 Designates the land AFO-2 (Agriculture and Forestry)
Minimum Parcel Size 15 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

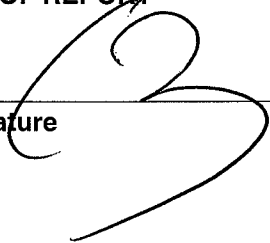
The local government recommends support for exclusion. Staff note that simple exclusion of the lands does not change the parcel size and will be in compliance with the Zoning Bylaw and the Official Community Plan.

STAFF COMMENTS:

Staff recommend a site visit to determine the agricultural capability of the properties.

END OF REPORT

Signature

A large, stylized handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the bottom.

Date

August 24/05