



Agricultural Land Commission
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September 5, 2006

Reply to the attention of SIMONE RIVERS

Rudi Liedl
3280 Torpy Road
Prince George, BC V2N 6E3

Dear Sir:

RE: Application #N-36770

PID: 014-939-100

District Lot 627, South West 1/4 of, Cariboo District, EXCEPT Plan 21722;

PID: 009-307-869

Lot A, District Lot 627, Cariboo District, Plan 21722.

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to exclude the subject properties from the ALR in order to develop a light industrial subdivision.

The application was submitted pursuant to section 30(1) of the *Agricultural Land Commission Act* (the "ALCA").

In the light of the Commission's endorsement of the OCP designation of the properties as Light Industrial the Commission writes to advise that it approved your application. The above noted property shown on the attached map is excluded from the Agricultural Land Reserve Plan of the Regional District of Fraser-Fort George.

The decision noted above is recorded as Resolution # **425/2006**.

It is a condition of this approval that the owner or occupier must comply 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 Fraser Fort George Regional District at your earliest convenience.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a white background.

Erik Karlsen, Chair

cc: Regional District of Fraser-Fort George - ALR627
Registrar of Land Titles – New Westminster

RC/lv/Encl./36770d1.



Staff Report
Application # N – 36770
Applicant: Rudi Liedl

DATE RECEIVED: June 21, 2006

DATE PREPARED: July 20, 2006

TO: Chair and Commissioners – North Panel

FROM: Simone Rivers, Land Use Planner

PROPOSAL: To exclude the 14 ha and 44.5 ha properties from the ALR in order to develop a light industrial subdivision.

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

BACKGROUND INFORMATION:

The applicant would like to exclude the land in order to develop a light industrial subdivision in conjunction with the expansion plans of the Prince George Airport.

A public meeting was held to discuss the exclusion application with the public. Most of the concerns about the proposed exclusion were not of an agricultural nature.

Local Government:

Regional District of Fraser-Fort George

Legal Description of Properties:

1. PID: 014-939-100
District Lot 627, South West 1/4 of, Cariboo District, Except.
Plan 21722
2. PID: 009-307-869
Lot A, District Lot 627, Cariboo District, Plan 21722

Location of Properties:

3280 Torpy Road, Prince George

Size of Properties:

58.5 ha (Both properties are in the ALR).

Present use of the Property:

Residence and forested

Surrounding Land Uses:

WEST: Undeveloped Residential (ALR)
SOUTH: Residential (ALR)
EAST: Residential and undeveloped (ALR)
NORTH: Airport property (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:

Tabor Lake - Stone Creek Official Community Plan Bylaw no. 844 designated the property as Agriculture/Resource (Ag/Res)
The property is within the area covered by the proposed Pineview OCP and is designated Light Industrial (L/Ind) in this plan.

Zoning Bylaw and Designation:

Bylaw No. 833 designates the property as Rural 3 (Ru3).
Minimum Parcel Size 60 ha.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Regional District of Fraser-Fort George Board: The Board forwarded the application with the following resolution, That the application be forwarded to the Commission with a recommendation of approval.

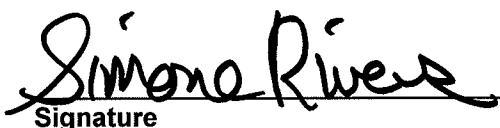
STAFF COMMENTS:

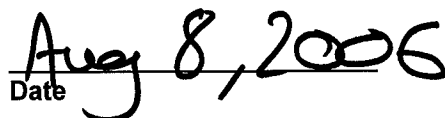
The Commission has agreed to the proposed Light Industrial designation of the property in the soon to be adopted Pineview Official Community Plan.

ATTACHMENTS:

- Regional District of Fraser-Fort George: Minutes of the Public meeting held June 1, 2006.
- Maps: ALR Context Map93G.087 1:20,000
- Map showing the previous and proposed OCP designations of the property.

END OF REPORT


Signature


Date