



Staff Report
Application # N – 38786
Agent: Integrated Land Management Bureau

DATE RECEIVED: January 26, 2009

DATE PREPARED: February 26, 2009

TO: Chair and Commissioners – North Panel

FROM: Terra Kaethler, Land Use Planner

PROPOSAL: To include 879.5 ha into the ALR, to satisfy a condition of Resolutions #322/2008 and #324/2008 (Prince George Airport Expansion)

This application is made pursuant to section 17(3) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Local Government:

Regional District of Fraser-Fort George

Legal Description of Properties:

- The West 12 of the NE 1/4 of DL 682 together with NE 1/4 and the NW 1/4 of SE 1/4 of DL 4248, Cariboo District
- East 1/2 of the SE 1/4 of DL 4268, the West 1/2 of the NE 1/4 of DL 4267 and the NW 1/4 of 4267 Cariboo District
- Part of the South 1/2 of DL 4261 and part of the SW 1/4 of DL 4248, Cariboo District
- Part of the SE 1/4 DL 3678 and S 1/2 of DL 3677, Cariboo District
- The West 1/2 of the NE 1/4 of DL 677, Cariboo District
- Part of the North 1/2 and part of the South 1/2 of DL 2193, Cariboo District
- Part of the South 1/2 DL 3992, and NE 1/4 of DL 3990 and part of the South 1/2 of DL 3993 Cariboo District
- Unsurveyed Crown Land adjacent to DL 12417 and unsurveyed Crown land adjacent to DL 8377, Cariboo District

Purchase Date:

N/A

Location of Properties:

See attached maps and summary list

Size of Properties:

872.5.0 ha in total (8 properties range from 78 ha to 188 ha)

Present use of the Property:

Forested vacant Crown land

Surrounding Land Uses:

All parcels are within or near existing agricultural communities in the Prince George area.

Agricultural Capability:

Data Source: Agricultural Capability Map # 93J/02, #93J/03, #93G/15

The properties are identified as having Secondary ratings of predominantly Class 5, but ranging from Class 3 to Class 7.

Official Community Plan and Designation:

Salmon River-Lakes OCP/ Crooked River-Parship OCP/Willow River-Upper Fraser OCP
AG/RES

Zoning Bylaw and Designation:

Zoning Bylaw No. 833
RU3

RELEVANT APPLICATIONS:

Application #37662-0

Applicant: 0743999 B.C. Ltd

Decision June 09, 2008

Date:

Proposal: To exclude nine properties (560 ha) from the ALR. Approximately 403 ha of the land is privately owned and 155 ha of the land is owned by the Crown. If excluded the land would be developed for light industrial use.

Decision: Approved with conditions

Application #37710-0

Applicant: Novak Bros Contracting Ltd

Decision June 09, 2008

Date:

Proposal: To exclude the 128 ha subject parcel from the ALR for future light industrial development.

Decision: Approved with conditions

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

RDFFG Board: Recommend Approval

Local Government Staff: Recommend Approval (See attached report for full comments.)

STAFF COMMENTS:

- This application is submitted in response to the Commission's decision to exclude lands (#37662 and #37710) regarding the Prince George Airport lands. The Commission's approval of exclusion was subject to ILMB applying to include into the ALR an amount of land equal to or greater than the amount of land under application within one year from the date of the decision. The quality of lands were to be similar or better agricultural land capabilities to those of the subject properties near the airport.
- 688 ha were to be identified for inclusion as part of ALC files #37662 and #37710. The proposal is for 872.5 ha of land to be included.
- The majority of lands submitted for inclusion are arable and have been inspected by the ILMB staff and are considered to be of similar or better capability than the airport lands.

ATTACHMENTS:

- Summary report of lands to be included
- ALC Context Map 6 (1:150,000)
- ALC Context Maps 1-5 (1:50,000)
- Ortho Photo Maps 1-5 (1:50,000)
- Agricultural Capability Maps 1-5 (1:50,000)
- RDFFG Staff Report (18 pgs)

END OF REPORT

Signature

Date