



Agricultural Land Commission
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July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-36646

Ricky & Judith Lusk
Box 411 - 13964 - 250th Road
Charlie Lake, BC V0C1H0

Dear Mr. and Mrs. Lusk:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 355/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Peace River Regional District (130/2005)

Enclosure: Minutes/

SBR/
i/36646d1

Preamble

Upon receipt in 2006, this application had been placed on hold pending completion of a North Peace Fringe Area Official Community Plan. As the planning process was taking longer than anticipated, the Commission decided in spring 2008 to review the applications it had deferred and advised the applicant to this effect in writing on May 20, 2008. By way of the May 20, 2008 letter the applicant was given an opportunity to request to have the application remain on hold until the completion of the planning process. As the Commission received no objection to proceeding, the application has been reviewed and the Commission's decision is outlined below.

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is rated 100% Class 5C. Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses: C- Adverse Climate

The Commission noted that the subject property was similar to that of other surrounding properties that had been cleared. The Commission believed that the subject property had agricultural capability and was correctly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. The Commission does not believe there are external factors that render the land unsuitable for agricultural use.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. When considering subdivision application the Commission is of the belief that smaller properties have less utility than larger ones and that keeping agricultural land in the largest sizes possible increases the likelihood of agricultural use. The Commission believes the proposal would impact existing or potential agricultural use of subject property. The Commission further noted that the subject property had been subdivided twice previously by the same owner.

Conclusions

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will impact agriculture.
4. That the proposal is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Kendrew

SECONDED BY: Commissioner Norton

THAT the application be refused.

CARRIED

Resolution # 355/2008