



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-37608

Bud Middleton Consulting
Box 366
Charlie Lake, BC V0C1H0

Dear Mr. and Mrs. Middleton:

Re: Application to Exclude land from the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 353/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Simone Rivers

Erik Karlsen, Chair

cc: Peace River Regional District (138/2007)

Enclosure: Minutes/

SBR/
i/37608d1

Preamble

Upon receipt in 2007, 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 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 – Adverse Climate

The Commission noted that some surrounding properties that appeared to have similar characteristics had been cleared and improved for agricultural use. The Commission noted that the property has not been improved for agricultural use but believes that the subject property has agricultural capability and is 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 as the majority of neighbouring properties are large holdings. Some isolated rural residential subdivision exists along the Alaska highway; however, the Commission does not believe that these reduce the suitability of the subject property for agricultural use as many of the surrounding large holdings are currently being farmed and these larger properties predominate in the area.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission, when it considers applications for subdivision, generally takes the view that rural residential lots are not consistent with long term agricultural activity and productivity. It is the Commission's experience that larger parcel sizes increase the likelihood of agricultural use as well as increasing the number of agricultural options. As such, the Commission believes the proposal would negatively impact potential agricultural use of the subject property.

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 Norton

SECONDED BY: Commissioner Dowswell

THAT the application be refused.

CARRIED

Resolution # 353/2008