



Agricultural Land Commission
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May 15th, 2008

Reply to the attention of Simone Rivers
ALC File: W-37693

Wayne Wilmot
10416 Cherry Avenue West
Taylor, BC V0C2K0

Dear Sir:

Re: **Application to Subdivide land within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 185/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: District of Taylor (1/2007)

Enclosure: Minutes

Discussion

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil of the subject property is a mixture of;
Class 1 – Land in this class either has no or only very slight limitations that restrict its use for the production of common agricultural crops.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

These capability classes represent some of the best land in the region.

Assessment of Agricultural Suitability

The Commission assessed whether the 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 the nearby recreational uses (i.e. motorcycle racing and community recreational uses) 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. The Commission believes the subdivision of rural residential/hobby farm units would result in no significant gain in agricultural activity, and instead alienate good capability land.

Assessment of Other Factors

The Commission also noted that the proposal was not supported by local government planning. Other areas in the vicinity of Taylor have been identified as suitable for urban residential growth.

Conclusions

1. That the land under application has very good agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will negatively 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 B. Norton
SECONDED BY: Commissioner J. Kendrew

THAT the application to subdivide eight 2 ha lots and one 8 ha lot from the 61 ha property be refused.

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CARRIED
Resolution # 185/2008