



Agricultural Land Commission
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January 14, 2008

Reply to the attention of Ron Wallace
ALC File: MM-37739

Partricia & Rolf Soth
1060 Iverson Road
Lindell Beach, BC V2R4X5

Dear Sir/Madam:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 702/2007 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Erik Karlsen, Chair

cc: Fraser Valley Regional District (3015-20-2007-02)

Enclosure: Minutes



MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on December 13, 2007 in Chilliwack, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # MM- 37739
 Applicant: Patricia & Rolf Soth
 Proposal: To subdivide the 15.5 ha subject property into two lots of 2.3 ha and 13.2 ha. Iverson Road splits the subject property into two parcels. The larger portion of the property, on the south side of Iverson Road, is open pasture and will continue to be used as pasture land.

The smaller portion of the property, on the north side of Iverson Road, is characterized by rocky soils and steeper topography. There is a flat area north of the road but Iverson Road creates a barrier to farming the property as a whole.

Legal: PID: 002-383-861
 L.S. 14, Section 6, Township 22, New Westminster District, Plan LMP12674, EXCEPT part road on statutory right of way
 Location: 1060 Iverson Road, Lindell Beach

Site Inspection

A site inspection was conducted on December 13, 2007. Those in attendance were:

- Sylvia Pranger Chair, South Coast Panel
- Michael Bose Commissioner
- John Tomlinson Commissioner
- Ron Wallace Staff
- Tony Pellett Staff

The applicant Rolf Soth was not present at the site inspection. During the week of December 3 Mr. Soth was sent an email regarding the day and time of the inspection with a Staff Report attached.

The Commissioners and Staff viewed the subject property and were able to clearly see the proposed subdivision along Iverson Road. It was noted that while Iverson Road creates a natural boundary, it does not create a significant barrier to farming the property as a single unit.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

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, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is:

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 7 – Land in this class has no capability for arable or sustained natural grazing

Subclasses

M	soil moisture deficiency
P	stoniness
T	topography

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 there are external factors that render the land unsuitable for agricultural use.

The applicants indicated that the topography of the land is rocky and steep on the north side of Iverson Road requiring a more intensive form of agricultural production compared to the property south of Iverson Road that is used as pasture land. The Commission noted the topographical differences but felt that while Iverson Road creates a natural boundary, it does not create a significant barrier to farming the whole property.

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 recognized the objectives of the applicants with the proposed subdivision, but it was felt the creation of two lots along Iverson Road would reduce the agricultural options for the property. In addition, approval of subdivision on the subject property could lead to subdivision applications from adjacent property owners.

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 Tomlinson

SECONDED BY: Commissioner Bose

THAT the application be refused.

CARRIED

Resolution # 702/2007