

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 land proposed for subdivision can be utilized as part of the larger subject property for farm purposes and the property is located in an area of predominantly large agricultural holdings.

Assessment of Other Factors

The Commission discussed the information provided in the applicant's submission that stated that a family member wishes to build a home on the land and start a market garden. The Commission is supportive of this type of agricultural development within the ALR and notes that refusal of a subdivision is not to be considered as discouragement of a market garden concept. However, the Commission is reluctant to create a stand alone property when no agricultural development has taken place. The Commission also discussed that the Regulations allow the placement of a mobile or manufactured home on a property for a member of the owner's immediate family. Therefore, the Commission believes the regulations do not prohibit a family member from living on the 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 as subdivision will reduce the long term agricultural potential of the subject property.
4. That the proposal is inconsistent with the purpose of the *Agricultural Land Commission Act* to preserve agricultural land.

IT WAS

MOVED BY: Commissioner Norton

SECONDED BY: Commissioner Dowswell

THAT Commission Resolution # 522/2007 be reconfirmed.

CARRIED

Resolution # 366/2008



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July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-37336

Peter L Sorg
General Delivery
Arras, BC V0C 1B0

Dear Mr. Sorg:

Re: Request for Reconsideration

This is further to your letter of May 12, 2008 in which you asked the Provincial Agricultural Land Commission to reconsider Resolution #522/2007.

The Commission has reconsidered the matter and has attached the Minutes of Resolution # 366/2008 outlining its latest decision.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Peace River Regional District (29/2007)

Enclosure: Minutes/

SBR/
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