



Agricultural Land Commission
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May 15th, 2008

Reply to the attention of Simone Rivers
ALC File: W-37747

Andrew & Angela Enns
2749 - 247th Road, Box 234
Taylor, BC V0C2K0

Dear Sir/Madam:

Re: **Application for Subdivision and Non Farm Uses in the ALR**

Please find attached the Minutes of Resolution #184/2008 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 (187/2007)

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:

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both, which is typical for this area. Similar land nearby was cleared and either used for pasture or cultivated.

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.

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 4 ha and its non-farm use is inconsistent with the purposes of the *Agricultural Land Commission Act*. Furthermore It was clearly indicated during the site visit that that the members of the church community are not actively involved in agriculture.

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 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 J. Kendrew

SECONDED BY: Commissioner B. Norton

THAT the application to subdivide a 4 ha lot and establish church and school uses be refused.

CARRIED

Resolution # 184/2008