



**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-37974

Corney and Barbara Braun  
Box 267  
Prespatou, BC V0C 2S0

Dear Mr. and Mrs. Braun:


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

Please find attached the Minutes of Resolution # 336/2008 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 (239/2007)

Enclosure: Minutes/

SBR/  
i/37974d1



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**

The agricultural capability of the soil of the portion of the subject property under application is 80% Class 4 x – 20% Class 5W

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.

#### Subclasses

X cumulative and minor adverse  
W excess water

The Commission noted that a portion of the area under application was improved for agricultural use. The rest was forested. The Commission believes that the subject property has agricultural capability and is suitably designated as ALR.

### **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. As Prespatou is a largely rural community, 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. Subdivision will permanently alienate a portion of the subject property from agricultural development and use. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands.

### **Assessment of Other Factors**

The applicant argued that the rural community of Prespatou is growing and that there is a shortage of smaller properties in this area. The Commission believes that the responsibility of assessing growth needs is that of the entire community as represented by the local government not that of individual applicants or the Commission. Furthermore, the Commission believes that the only appropriate avenue for it to consider growth issues is through a comprehensive community based planning process that considers land availability in the context of the entire community.

## **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 Kendrew

THAT the application be refused.

**CARRIED**

**Resolution # 336/2008**