



Agricultural Land Commission
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July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-38078

Lorna Wollen
Box 154
Montney, BC V0C 1Y0

Dear Ms. Wollen:

Re: Application to Subdivide land in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 339/2008 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 (033/2008)

Enclosure: Minutes/

SBR/
i/38078d1

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is rates as 60% Class 4x – 40% Class 5C

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: C - adverse climate X - cumulative and minor adverse

The Commission believes that the property has agricultural capability and is correctly designated as ALR.

Assessment of Agricultural Suitability

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture. As the subject property is in an area of large holdings, 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, when it considers applications for subdivision, generally takes the view that rural residential lots are not consistent with long term agricultural activity and productivity. The Commission believes the proposal would impact existing or potential agricultural use of the subject property and of surrounding lands by introducing a small lot into this area of predominantly large agricultural holdings.

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 Kendrew

SECONDED BY: Commissioner Dowswell

THAT the application be refused.

CARRIED

Resolution # 339/2008