



Agricultural Land Commission
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July 7, 2008

Reply to the attention of Simone Rivers
ALC File: W-38151

Isaac and Elizabeth Dyck
Box 138
Montney, BC V0C1Y0

Dear Mr. and Mrs. Dyck:

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

Please find attached the Minutes of Resolution # 341/2008 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Simone Rivers', is written over the printed name 'Erik Karlsen, Chair'. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Peace River Regional District (48/2008)

Enclosure: Minutes/

SBR/
i/38151d1

Discussion

Assessment of Agricultural Capability

The agricultural capability of the soil of the subject property is 100% Class 2C with limitations of adverse climate.

Class 2 – Land in this class has minor limitations that require good ongoing management practices or slightly restrict the range of crops, or both.

The Commission believes that the property has good agricultural capability and is appropriately 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 property is located in the largely rural community of Montney, 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 proposal would impact existing or potential agricultural use of surrounding lands and of the subject property. Although the property is smaller than many surrounding quarter section sized properties, the Commission believes that it has more agricultural options at its current size than it would if it were subdivided.

Assessment of Other Factors

The applicant argued that there is a shortage of small properties available in the rural community of Montney. 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. The Commission further notes that that there is non-ALR land located within Montney that has not been fully developed.

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 # 341/2008