



**Agricultural Land Commission**  
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October 6, 2008

Reply to the attention of Simone Rivers  
ALC File: D-38306

Lorne & Lynn Landry  
Box 635  
100 Mile House, BC V0K2E0

Dear Mr. and Mrs. Landry:

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

Please find attached the Minutes of Resolution # 578/2008 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 'Erik Karlsen', is written over the printed name. The signature is fluid and cursive.

Erik Karlsen, Chair

cc: Cariboo Regional District (4035-20-G260)

Enclosure: Minutes/

SBR/  
38306d1



## **Discussion**

### **Assessment of Agricultural Capability**

The agricultural capability of the soil of the subject property is 80% Class 4T – 20% Class 3x improvable to 80% Class 4T – 20% Class 2C with limitations of T: Topography, C, Climate and X- cumulative and minor adverse characteristics.

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

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The Commission believes that the property has agricultural capability and is correctly designated as ALR. The Commission does not believe that there is a significant difference in capability between the portion of the property proposed for subdivision and the remainder of the property although the area proposed for subdivision had a few more topographical challenges.

### **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. The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The Commission noted that in its history it has considered very few subdivision applications in this area. It further noted that all previous applications in this area had been refused. The area generally has large agricultural holdings although some smaller properties exist as a result of survey corrections.

### **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 is generally reluctant to subdivide large properties, especially in areas where these types of properties predominate. It is the Commission's experience that subdivision tends to reduce, rather than increase, the likelihood that a property will be used for agriculture in the long term. The Commission believes the proposal would impact existing or potential agricultural use of surrounding lands and of the subject property.

The Commission is also concerned that subdivision would result in heightened expectations in this farm area, and precipitate similar applications. If routinely permitted, these types of subdivision would result in less farm activity and alienate farmland from potential agricultural uses.

### **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 Gillette  
**SECONDED BY:** Commissioner Campbell

THAT the application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) evidence not available at the time of the original decision has become available,*
  - (b) all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration and the time limit for submitting a request for reconsideration is one (1) year from the date of the decision letter.

**CARRIED**  
**Resolution # 578/2008**