



File: 3015-20/L20200022

Shivani Sajwan, Planning Officer  
Planning Services Department  
Cariboo Regional District  
Via email: [ssajwan@cariboord.ca](mailto:ssajwan@cariboord.ca)

Date: August 18, 2020

**Re: ALC Subdivision Application – 6262 Mulligan Road (revised August 2020 proposal)**

Dear Shivani Sajwan,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the proposed (REVISED August 2020) ALC Subdivision application for the property located at 6262 Mulligan Road adjacent to Horse Lake. Ministry staff have reviewed the documents you have provided. From a Ministry staff perspective, we can provide the following comments for your consideration.

- Ministry staff continue to not support this application. As stated in previous letters (dated October 11, 2019 and September 20, 2019), while subdivision has, in some circumstances, the potential to increase the operational function of the parcel, this is if no other infrastructure/development that might inhibit agriculture is added. This proposal can expect the construction of 3 additional residences.
- Subdivision and the creation of smaller lots can erode long-term agricultural and economic potential of property parcels, increase land cost per acre which can limit farm business opportunities, and in some cases have been shown to increase conflict between adjacent land uses.
- By subdividing the lot in question, this land may become fragmented and agricultural potential and productivity more readily decline. The proposal for the road directly through the parcel may also pose greater traffic concerns and/or impacts to surrounding farms.
- Ministry staff are available to discuss viable agricultural opportunities with landowners considering pursuing farming activities on ALR land.

As previously commented:

- The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged, and non-agricultural uses are restricted.
- This parcel is Class 3 land, with a climate (thermal) limitation. Class 3 land is uncommon in the region and can grow cereals (barley, oats, canola and wheat) and forages (hay, wild hay, corn silage, grass rangeland, cleared pasture and forested range). The thermal limitation can be reduced or eliminated with management practices, or structures (e.g. greenhouses) to broaden the crop production options. Class 3 soil is more challenging to adjust, and harder create.

- With the climate change work completed by George Powell, P. Ag, Ph.D, the Cariboo could become similar to the Vernon area by 2050. Please read more about this work here: <https://www.bcclimateaction.ca/wp/wp-content/media/CB09-Priority-Pests-2018-report.pdf>.
- For information about leasing farmland in the Cariboo, please refer to the [Guide for Agriculture Lease Agreements in British Columbia](#).
- In addition, the Ministry has funded the Young Agrarians' Land Matching Coordinator to link land owners with new entrants seeking to actively farm land. Please read more here: <https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/programs/land-matching>

If you have any questions, please contact me directly at [Nicole.Pressey@gov.bc.ca](mailto:Nicole.Pressey@gov.bc.ca) or 236-713-2223.

Sincerely,

Nicole Pressey, P. Ag.,  
Regional Agrologist - Cariboo Chilcotin Coast  
BC Ministry of Agriculture

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