

February 28,2021

To Ron Wallace, Land Use Planner, Agricultural Land Commission

Re: Application ID 60509 submission

Kamloops Area Preservation Association (KAPA) is concerned about the use of the Agricultural Land Reserve (ALR) for non-agricultural purposes. The project Tranquille on the Lake (Application ID 60509) plans a 1500 unit housing development, covering 51 ha of land, which is located in the ALR.

The Thompson River Valley, where Kamloops is located, has historically been a rich agriculture region. The suburb of Brocklehurst used to be covered in orchards and tomato farms, and had a thriving tomato cannery. The rich soil from the river delta and the hot dry climate were perfect for farming. What happened? Urban sprawl. Those orchards and market farms are gone from Brocklehurst, just upriver from the proposed Tranquille on the Lake development. We didn't have ALR protection in the past. Now we do.

In our April 19, 2018, submission to the ALR/ALC Revitalization Advisory Committee, KAPA made 14 recommendations. Our #1 recommendation was: Non-farm uses of ALR lands must not be supported.

We recognize that all ALR lands must remain with agriculture being the primary use for a healthy food supply now and for food security of future generations. Furthermore, climate change will make our agricultural productivity even more important, in all parts of BC.

Charles Campbell from the David Suzuki Foundation wrote in "Forever Farmland: Reshaping the Agricultural Land Reserve for the 21st Century", that agricultural land in B.C. is recognized as a "scarce and important asset". The ALR comprises only 5% of BC's land. It is a precious resource and it is the task of the ALC to protect this resource. Housing development is not an allowable use.

It should also be noted that this is a very sensitive environmental area, particularly in proximity to the Thompson River and Tranquille Creek. Overall, the proposal will cause serious habitat loss in an area that is extremely important for wildlife (particularly birds and snakes). Farming is more accommodating to indigenous species than single-family homes and increased road traffic. While not directly linked to the ALR, these values should also be given consideration within the ALR application process.

Finally, we urge you, as Land Use Planner with the ALC, to deny this application to use ALR for non-farming purposes.

Yours sincerely,

Paula Pick, Chair, KAPA

