

Re: A Question about LVT

Source: <http://sci.tech--archive.net/Archive/sci.econ/2006-05/msg00196.html>

- *From:* Michael Scheltgen <mjs818@xxxxxxxxxxxxxx>
 - *Date:* Wed, 17 May 2006 20:16:14 GMT
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royls@xxxxxxxxxx wrote:

On Wed, 17 May 2006 11:01:37 GMT, Michael Scheltgen
<mjs818@xxxxxxxxxxxxxx> wrote:

royls@xxxxxxxxxx wrote:

On Sun, 14 May 2006 22:46:27 GMT, Michael Scheltgen
<mjs818@xxxxxxxxxxxxxx> wrote:

I was discussing these issues with a friend
and it seems to me that any system like this
would be killed by the wasteful slobes living
in the sprawl because it would make their
mortgage X times or more the actual
property value at the stroke of a pen.

See also the article about Fannie Mae posted in this ng.

Hi Roy, What do you think of the agricultural land reserve here in BC?
Thanks.

Hate it. It's basically a band-aid measure to prevent sprawl that
would not happen if the land rent was not being given away to
landowners for doing nothing. It's also, of course, a big factor in
corruption of civic governments and local planning, and in the chronic
insane housing costs in BC.

-- Roy L

Re: A Question about LVT

I agree with you. How would you knock down the arguments below?

From the SmartGrowthBC webpage:

http://www.smartgrowth.bc.ca/index.cfm?Group_ID=3404

Protecting scarce agricultural land is a key smart growth strategy for a number of reasons.

- * Farmland provides natural capital and a source of local economic opportunities. A healthy agricultural sector helps diversify the provincial economy, supporting the livelihood of over two hundred thousand British Columbians.
- * Agricultural products increase our food security and supply and reduce our dependence on imported foods and therefore associated costs and impacts.
- * Diverse farmlands create a variety of wildlife habitats and support bio-diversity.
- * Open, green spaces near urban areas are a valuable resource, adding amenity value and providing scenic landscapes, recreation opportunities, and contribute to our enjoyment of BC's expansive outdoors.
- * The agricultural land reserve has acted as an effective urban growth boundary protecting against development and urban sprawl since its legislation was created in 1973.