

# Re: A Question about LVT

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- *From:* "Ron Peterson" <[ron@xxxxxxxxxxxxxxxx](mailto:ron@xxxxxxxxxxxxxxxx)>
  - *Date:* 17 May 2006 13:36:10 -0700
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Michael Scheltgen wrote:

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](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.

In my state, farmland as farmland is worth less than \$2,000 per acre. It's much more valuable as recreational land or building lots.

\* Agricultural products increase our food security and supply and reduce our dependence on imported foods and therefore associated costs and impacts.

Agricultural products are labor intensive except for grain and soybeans. Do you want to have a number of low paid workers in your community?

\* Diverse farmlands create a variety of wildlife habitats and

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support bio-diversity.

Large commercial farms do away with hedgerows making for a type ecological desert. And combined with spraying, all sorts of beneficial insects are eliminated along with the birds that feed on them.

\* 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.

Those do work if they aren't used to make lot prices exorbitant.

\* 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.

But that is at the expense of quality of life for urban dwellers.

I would suggest reading the book: Sprawl: a Brief History.

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Ron

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