



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

June 6, 2009

Reply to the attention of Brandy Ridout  
ALC File: H-38514

McMurdo Consulting  
Box 2441  
Golden, BC V0A1H0

Dear Sir:

**Re: Application to Subdivide within the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 210/2009 and sketch plan outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Please send two (2) paper prints of the final survey plans to this office. When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the plan.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: A handwritten signature in black ink, appearing to read 'Erik Karlsen', written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Columbia Shuswap Regional District (LC2399-A)

MC/i/38514d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on May 26, 2009 at Invermere, B.C.**

<b>PRESENT:</b>	Barry Minor	Chair, Kootenay Panel
	Carmen Purdy	Commissioner
	Jerry Thibeault	Commissioner
	Martin Collins	Staff

### For Consideration

Application: # H- 38514  
 Applicant: Ernst, Kathleen & Joseph Pfeifenroth  
 Agent: McMurdo Consulting  
 Proposal: To subdivide the 62.6 ha subject property to create two (2) 11.3 ha parcels and a remainder parcel of 40 ha.  
 Legal: PID: 016-531-299  
 Parcel A (see 73770I) of the Southwest Quarter of Section 19, Township 24, Range 19, West of the 5th Meridian, Kootenay District  
 Location: Parson, south of Golden

### Site Inspection

A site inspection was conducted on Tuesday, May 26<sup>th</sup>, 2009. Those in attendance were:

- Barry Minor                      Chair, Kootenay Panel
- Carmen Purdy                    Commissioner
- Jerry Thibeault                  Commissioner
- Martin Collins                    Staff
- Tom Coughlin                    Agent

Tom Coughlin confirmed that the staff report dated January 26<sup>th</sup>, 2009 was received and no errors were identified.

The Commissioners noted that the area of ALR affected by the subdivision was only several hundred square meters. The ~30 ha ALR portion of the property is actively used for agriculture (pasture and hayland).

### Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the "Act"). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

## **Discussion**

### **Assessment of Agricultural Capability**

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system.

The agricultural capability of the soil on the ALR portions of the subject property is improvable to;

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

### **Assessment of Impact on Agriculture**

The Commission did not believe the proposed subdivision would have any substantive affect on agriculture because only a very narrow band of ALR was affected (several hundred sq meters). The majority of the ALR would remain intact in the 40 ha remnant parcel. The proposed subdivision is almost co-incident with the ALR boundary.

### **IT WAS**

**MOVED BY:** Commissioner B. Minor  
**SECONDED BY:** Commissioner C. Purdy

THAT the application to subdivide two 11 ha lots from the 62 ha property be allowed.

AND THAT the approval is subject to the following conditions:

- the subdivision must be completed within three (3) years from the date of this decision.

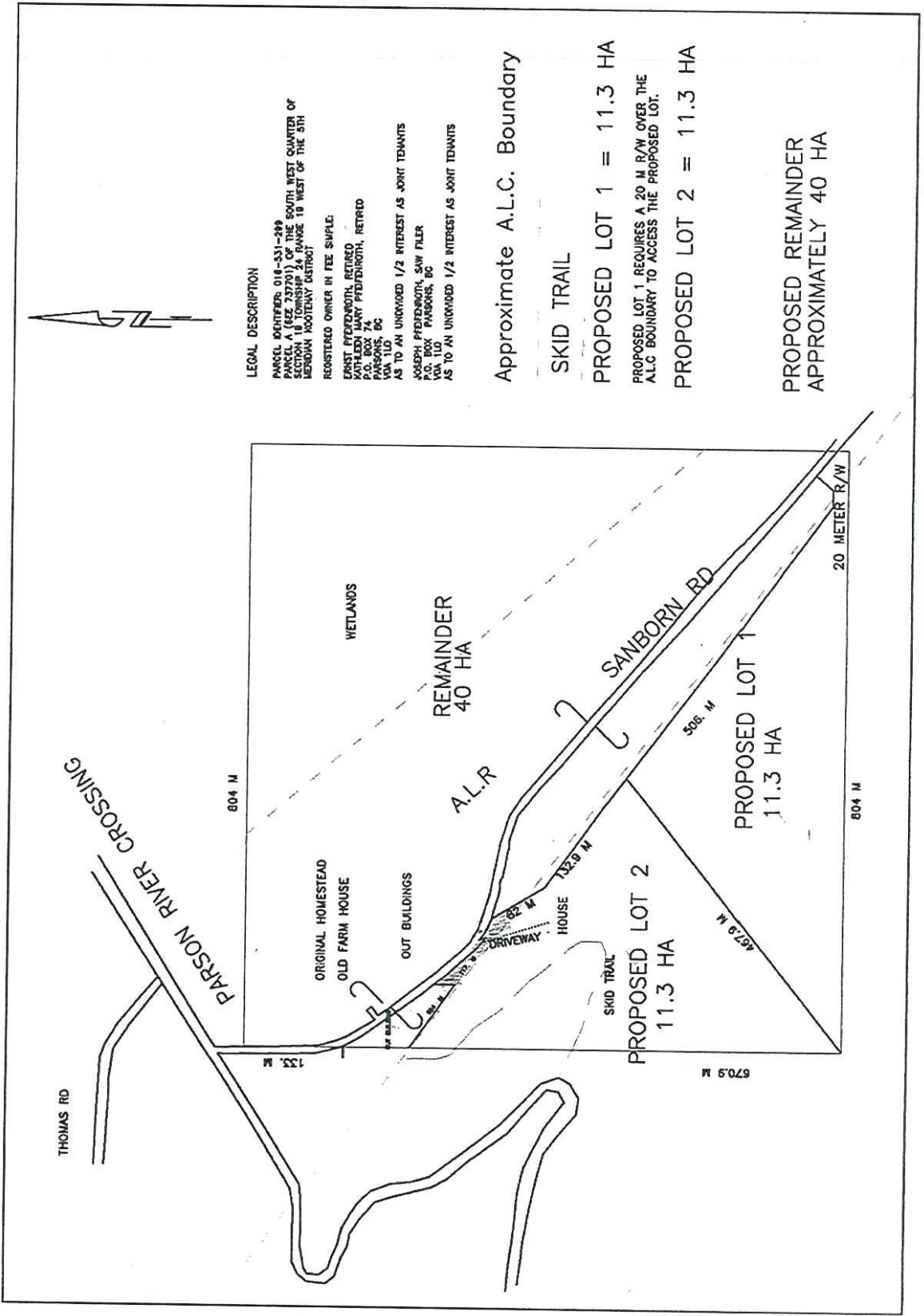
This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

### **CARRIED**

**Resolution # 210/2009**

ALC APPLICATION # H - 38514  
 RESOLUTION # 210/2009

APPROVED SUBDIVISION



LEGAL DESCRIPTION

PARCEL IDENTIFIER: 016-531-289  
 PARCEL A (SEE 23779) OF THE SOUTH WEST QUARTER OF  
 SECTION 18, TOWNSHIP 24 RANGE 18 WEST OF THE 5TH  
 MERIDIAN, HOOVER DISTRICT

REGISTERED OWNER IN FEE SIMPLE:

ERNEST PFEFFENROTH, RETIRED  
 WIFE: MARY PFEFFENROTH, RETIRED  
 P.O. BOX 74  
 PARSONS, BC  
 VOA TLD

AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

JOSEPH PFEFFENROTH, SAW FILER  
 P.O. BOX PARSONS, BC  
 VOA TLD

AS TO AN UNDIVIDED 1/2 INTEREST AS JOINT TENANTS

Approximate A.L.C. Boundary

SKID TRAIL

PROPOSED LOT 1 = 11.3 HA

PROPOSED LOT 1 REQUIRES A 20 M R/W OVER THE  
 ALC BOUNDARY TO ACCESS THE PROPOSED LOT.

PROPOSED LOT 2 = 11.3 HA

PROPOSED REMAINDER  
 APPROXIMATELY 40 HA