



**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

December 17, 2009

Reply to the attention of Simone Rivers  
ALC File: 50345

Owen Myhre  
Box 37  
Montney BC V0C 1Y0

Dear Mr. Myhre:

**Re: Application to Subdivide land in the Agricultural Land Reserve**

Please find attached the Minutes of Resolution # 1687/2009 outlining the Commission's decision as it relates to the above noted application.

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.

Other approvals may be necessary. Prior to proceeding, the Commission suggests you contact your Local Government.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink that reads "Simone Rivers". The signature is written in a cursive, flowing style.

Erik Karlsen, Chair

Enclosure: Minutes/Sketch Plan

cc: Peace River Regional District (94/2009)

SBR/  
50345d1



## MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

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**A meeting was held by the Provincial Agricultural Land Commission on November 18, 2009 at the offices of the Peace River Regional District in Fort St. John, B.C.**

**PRESENT:** William Norton                                  Chair, North Panel  
Denise Dowswell                                  Commissioner  
Erik Karlsen                                  Chair, ALC  
Simone Rivers                                  Staff

### **For Consideration**

Application:                      50345  
Applicant:                        Owen Myhre  
Proposal:                         To subdivide the 128 ha property into two 64 ha lots.  
Legal:                              PID: 014-776-243  
    The South ½ of Section 8, Township 86, Range 19, West of the 6<sup>th</sup>  
    Meridian, Peace River District  
Location:                         Montney

### **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**

The agricultural capability of the soil of the majority of the subject property is 70% Class 3C – 30% Class 4T with limitations of climate and topography.

Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.

Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.

The Commission noted that much over half of the property had been cleared and improved for agricultural use. The Commission believed that the subject property had agricultural capability and was correctly designated as ALR.

#### **Assessment of Agricultural Suitability**

The Commission assessed whether external factors such as encroaching non-farm development have caused or will cause the land to become unsuitable for agriculture.

The Commission does not believe there are external factors that render the land unsuitable for agricultural use. The subject property is located in an agricultural area where the majority of properties are used for agricultural purposes.

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

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The Commission considered that the applicant had provided evidence that the subject properties had, at one point been on separate titles. It further considered that the proposal was consistent with local government zoning regulations and official community plan provisions. In this particular case, as both proposed lots will be able to continue to be farmed, the Commission does not believe the proposal would have a negative impact existing or potential agricultural use of surrounding lands or of the subject property.

### **Conclusions**

1. That the land under application has agricultural capability and is appropriately designated as ALR.
2. That the land under application is suitable for agricultural use.
3. That the proposal will not have a negative impact on agriculture.

### **IT WAS**

**MOVED BY:** Commissioner Norton  
**SECONDED BY:** Commissioner Dowswell

THAT the application be approved.

AND THAT the approval is subject to the following conditions:

- the subdivision be in substantial compliance with the plan submitted with the application
- 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. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**  
**Resolution # 1687/2009**

Subject: <b>Proposal Sketch</b>	To	From
	Co.	Co.
Date:	Dept.	Phone #
Page: of	Fax #	Fax #

