



Agricultural Land Commission
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November 14, 2005

Reply to the attention of Simone Rivers

Ronald and Gail Bruns
PO Box 4, Site 1
Grundy, AB – T0H 4C0

Dear Mr. and Mrs. Bruns

**Re: Application #35563
District Lot 245, Peace River District**

Further to your letter of June 20, 2005 and Albert Erbe's letter of August 29, 2005, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

The Commission, by Resolution #598/2005, has revised its original decision and allowed the subdivision of five 2 ha rural residential lots and one 3 ha commercial recreational lot subject to the inclusion of 10 ha of the subject property into the ALR.

This approval is granted provided that the subdivision is in substantial compliance with the plan attached hereto.

The land referred to in the application continues to be subject to the provisions of the Act and regulations except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation that may apply to the land. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that may have jurisdiction. Before your development can proceed, other approvals may be necessary and we urge you to check with the Peace River Regional District.

Should you wish to proceed on this basis please complete the enclosed application for inclusion and submit it to the Peace River Regional District. When the inclusion has been completed please send two (2) paper prints of the final survey plans to this office well in advance of commencing registration at the Land Titles Office. When the commission confirms that the subdivision plan is acceptable and verifies that all conditions of approval have been met it will authorize the Registrar of Land Titles to accept the application for deposit of the plan.

Please quote the above application number in any future correspondence.

Yours truly,
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over the 'Per:' label.

Erik Karlsen, Chair

cc Peace River Regional District – File #98/2004

N
DAVE
HAMILTON

District Lot 245, Peace RVer District

Bush

Approved lots
(subject to
inclusion
of 10ha
into the ALR)

10 ha inclusion
area
(approximate)

W ALR

I want this
for pasture

JOHN
REMPLE

R + G
BURNS pasture

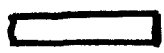
STEPHAN
FUCHS
RD
INDEPENDENT

DAARYL
HAMILTON

Swan Lake



Provincial Agricultural Land Commission
Application: W-35563-1
Resolution # 598/2005



Subject property.



±10 ha area to be included into the ALR.

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on November 2, 2005 at the Traveller's Inn, 800 111 Ave, Dawson Creek, BC

PRESENT: Frank Read Chair
 Harold Kerr Commissioner

ABSENT: Grant Huffman Commissioner

STAFF: Simone Rivers, Regional Research Officer
 Roger Cheetham, Planner

For Consideration

Simone Rivers presented Mr. Bruns' request for reconsideration to the Commission.

Site Inspection

A site inspection was conducted on October 6, 2004.

A second site inspection and meeting with the applicant was not conducted.

Commission Discussion

The Commission recalled that Mr. Bruns had been receptive to the idea of including the non-ALR portion of his property at the time they met with him last year.

The Commission also noted that as the majority of Mr. Bruns' property is currently located outside of the ALR, leaving Mr. Bruns with numerous options for subdivision of his property that do not require Commission approval.

However, the Commission also considered that 25 ha was an area much larger than the total area to be subdivided. On reconsideration the Commission was prepared to allow the subdivision of the five 2 ha lots and one 3 ha lot subject to the inclusion of 10 ha of Mr. Bruns' non-ALR property into the ALR. The Commission felt that 10 ha of land included into the ALR was an adequate benefit to agriculture to allow the creation of five new rural residential lots in this area.

IT WAS

MOVED BY: Commissioner Read
SECONDED BY: Commissioner Kerr

THAT the staff report be received the proposal to subdivide five 2 ha lots and one 3 ha lot from the property described as District Lot 245, Peace River District be allowed subject to the inclusion of 10 ha of non-ALR land.

This approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



Staff Report
Application # W – 35563-01
Applicant: Ronald Bruns

DATE PREPARED: October 11, 2005

TO: Chair and Commissioners –North Panel

FROM: Simone Rivers, Regional Research Officer.

PROPOSAL: To subdivide five 2 ha rural residential lots and one 3 ha commercial recreational lot from the 42 ha property. The proposed subdivision lies adjacent to the west boundary of the property and most of the affected land lies outside the ALR.

Commissioners Read and Kerr will remember meeting with Mr. Bruns on September 14, 2004 to discuss his subdivision application. At the time, the Commission allowed (Resolution # 447/2004) the subdivision subject to the inclusion of 25 ha of non-ALR land. The Commission discussed the possibility of inclusion with Mr. Bruns at the time of the initial meeting and the minutes indicate that Mr. Bruns was supportive of the possibility of inclusion.

However, upon reflection Mr. Bruns has decided that he does not wish to include 24 ha of land but rather feels that inclusion of only that much land as is being impacted by his subdivision should be necessary.

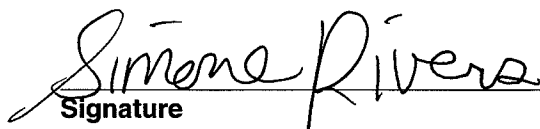
Included for your information are the following items:

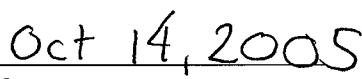
- Mr. Bruns' letter of June 20, 2005
- The Commission's reply to that letter
- A letter from Albert Erbe, Director Electoral Area "D" (August 29, 2005) outlining reasons for the subdivision request.
- The original staff report and minutes for this file.

Staff suggests that the Commission consider the following options.

1. Reconfirmation of the original decision – Most of the applicant's land is outside the ALR and he can subdivide this land without applying to the Commission. He could either subdivide subject to the original conditions of approval or he could propose a different configuration of lots that are outside the ALR.
2. Allow the subdivision as proposed but require less area to be included into the ALR as a condition of approval.

END OF REPORT


Signature


Date