



Agricultural Land Commission

133 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
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www.alc.gov.bc.ca

July 26, 2012

Reply to the attention of Liz Sutton
ALC File: 52719

Nick Yarmie
250 – 3766 Opie Crescent
Prince George, BC
V2N 4P7

Dear Mr. Yarmie:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution #251/2012 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.

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 'Liz Sutton'. The signature is written in a cursive, flowing style.

Brian Underhill, Executive Director

Enclosure: Minutes/Sketch Plan

cc: Regional District of Bulkley-Nechako (File: 1122)
BC Assessment – Prince George

LS/
52719d1



PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on July 20, 2012 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Gordon Gillette	Vice-Chair
Jerry Thibeault	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jim Collins	Commissioner

COMMISSION STAFF PRESENT:

Liz Sutton	Land Use Planner
Colin Fry	Executive Director

APPLICATION: #52719

PROPOSAL: Non-farm Use - Construction and operation of a new ambulance station on approximately 0.2 ha of the subject property.
(Submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*)

PROPERTY INFORMATION:

Parcel ID: 018-830-412
Legal Description: Block "C" of the South East ¼ of District Lot 450, Range 4, Coast District
Civic Address: 33876 Keefe's Landing Road, Grassy Plains
Size: 12.7 ha
Area in ALR: 12.7 ha
Current Land Use: Residential, agriculture
Farm Classification: No
(BC Assessment)

PROPERTY OWNER INFORMATION:

Jeff and Rhonda Giesbrecht

DATE PROPERTY ACQUIRED: November 18, 1999

COMMISSION CONSIDERATION:

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission 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.

Agricultural Capability

The Commission referred to the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system. The agricultural capability ratings associated with the subject property are:

- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.
- Class 6 – Land in this class is non-arable but is capable of producing native and or uncultivated perennial forage crops.

Assessment of Potential Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. The ambulance station proposes to utilize 0.2 ha of the parcel in addition to an existing driveway. The footprint of the ambulance station is sited close to the road and away from any agricultural areas. The proposed ambulance station will not impede the remainder of the parcel from being utilized for agriculture. The Commission does not believe the proposal will negatively impact existing or potential agricultural use of the property or surrounding lands.

Other Factors

The proposed location of the ambulance station is centrally located to provide emergency services to the surrounding region.

CONCLUSIONS:

The proposed ambulance station will provide emergency services to the region without negatively impacting the agricultural use of the subject property or surrounding lands.

IT WAS

MOVED BY: Commissioner Dempsey
SECONDED BY: Commissioner Thibeault

THAT the application be allowed as proposed.

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 # 251/2012

ALC #52719 (Giesbrecht)
Resolution #251/2012

Specific Location

