



# Provincial Agricultural Land Commission - Staff Report

## Application: 52719

**Applicant:** Jeff & Rhonda Giesbrecht  
**Agent:** Nick Yarmie  
**Local Government:** Bulkley-Nechako EA

**Proposal:** Non-farm Use - Construction and Operation of a new Ambulance Station

### BACKGROUND INFORMATION

The ambulance station will consist of a double-wide modular crew quarters and a 32' by 32' single-bay garage for the ambulance. The crew quarters are designed for two part-time staff as living quarters and an office. The facility would replace the existing ambulance station at Danskin.

### PROPERTY INFORMATION

**PID:** 018-830-412  
**Legal Description:** Block C of the SouthEast 1/4 of District Lot 450 Range 4 Coast District  
**Property Area:** 12.7 ha  
**ALR Area:** 12.7 ha  
**Purchase Date:** November 18, 1999  
**Location:** 33876 Keefe's Landing Road, Grassy Plains  
**Owner:** Jeff & Rhonda Giesbrecht

**Total ALR Area:**

### LAND USE

**Current Land Use:**

Residence  
Shop  
Agriculture

**Surrounding Land Uses:**

North: ALR - Farmland, sawmill  
East: ALR - Timber  
South: ALR - Residence, health center  
West: ALR - Highways yard

### PROPOSAL DETAILS

**Non- Farm Use Area:** 0.2 ha  
**Non- Farm Use Type:** Civic/Institutional: Hospitals, Health Centres (Incl Private)

**Agricultural Capability:**

The majority of the area under application is rated as: Secondary

**Source:** BCLI

**Mapsheet:** 93F/13

## RELEVANT APPLICATIONS

**Application ID:** 22779 **Legacy #:** 09539

**Applicant:** Min. of Lands ,Parks & HOusing

**Note:** Northeast of subject property

1979 - To utilize 6 ha for a garbage disposal site.  
Allowed but was not acted upon due to costs. An alternative site was chosen for the dump site.

**Application ID:** 17068 **Legacy #:** 33841

**Applicant:** Clay & Darlene McEntee

**Proposal:** To establish a 20 meter right of way for road access to the newly approved Community Health Facility (file#33643). The approved access through the small parcel to the west of the clinic is too small to accommodate the right of way.

**Decision:**

Resolution #	Decision Date	Decision Description
367/2001	June 28, 2001	Allow as proposed.

**Note:** West of subject property

**Application ID:** 16779 **Legacy #:** 20306

**Applicant:** Lands, Parks & Housing

**Proposal:** To subdivide 3.17 ha to use as a Ministry of Transportation and Highways Regional Maintenance Yard

**Decision:**

Resolution #	Decision Date	Decision Description
86/1986	July 14, 1986	approved

**Note:** Adjacent to west of subject property

**Application ID:** 16692 **Legacy #:** 33634

**Applicant:** Southside Recreation Society

**Proposal:** 3 First Nation communities in conjunction with the Northern Interior Regional Health Board and Health Canada are interested in acquiring 2.02 ha for the purposes of constructing a joint First Nations/Non native Community Health Care Ctre

**Decision:**

Resolution #	Decision Date	Decision Description
75/2001	March 6, 2001	Allowed as requested with fencing.

**Note:** Adjacent to south of subject property

## LOCAL GOVERNMENT INFORMATION

**Official Community Plan:**

**Designation:** N/A

**Zoning:**

**Zoning Designation:** N/A

**Comments and Recommendations:**

**Board/Council**

The Regional District of Bulkley-Nechako Board recommend the application to the ALC for approval.

**Planning Staff**

"... Grassy Plains is centrally located on the Southside, which is an important consideration for emergency response time.

The footprint of the ambulance station will be small in size and is located between the residence and the road, utilizing the existing driveway and should not interfere with the agricultural use of the property. Any additional traffic should not impact any nearby farm operations. Therefore, the proposed ambulance station could be considered to have minimal impact on surrounding agriculture."

## **ALC STAFF COMMENTS**

It is recommended that the Commission consider the following:

- 1) The improved CLI rating of the subject property is approximately 75% (50% Class 5 limited by topography, 30% Class 4 limited by climate, and 20% Class 6 limited by topography) and 25% (Class 6 limited by topography and bedrock).
- 2) The ambulance station site will be leased from the property owners. The new ambulance station will use the existing driveway.

## **ATTACHMENTS**

52719\_ContextMap50k.pdf  
52719\_AgCapabilityMap.pdf  
52719\_AirphotoMap10k.pdf  
52719\_Proposal Sketch.pdf  
52719\_Site Photos.pdf

## **END OF REPORT**

Prepared by: Liz Sutton (July 5, 2012)