



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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www.alc.gov.bc.ca

September 28, 2006

ALC File: #S- 36838

Pacific Pet Resorts Inc.  
25 Jenkins Place  
Parksville, BC V9P 1G4

Dear Sir/Madam:

Re: Application to Exclude Land from the Agricultural Land Reserve (ALR)

Please find attached the Minutes of Resolution Number 456/2006 outlining the Commission's decision as it relates to the above noted application. The property shown on the attached map is excluded from the Agricultural Land Reserve Plan of the Nanaimo Regional District.

Yours truly,

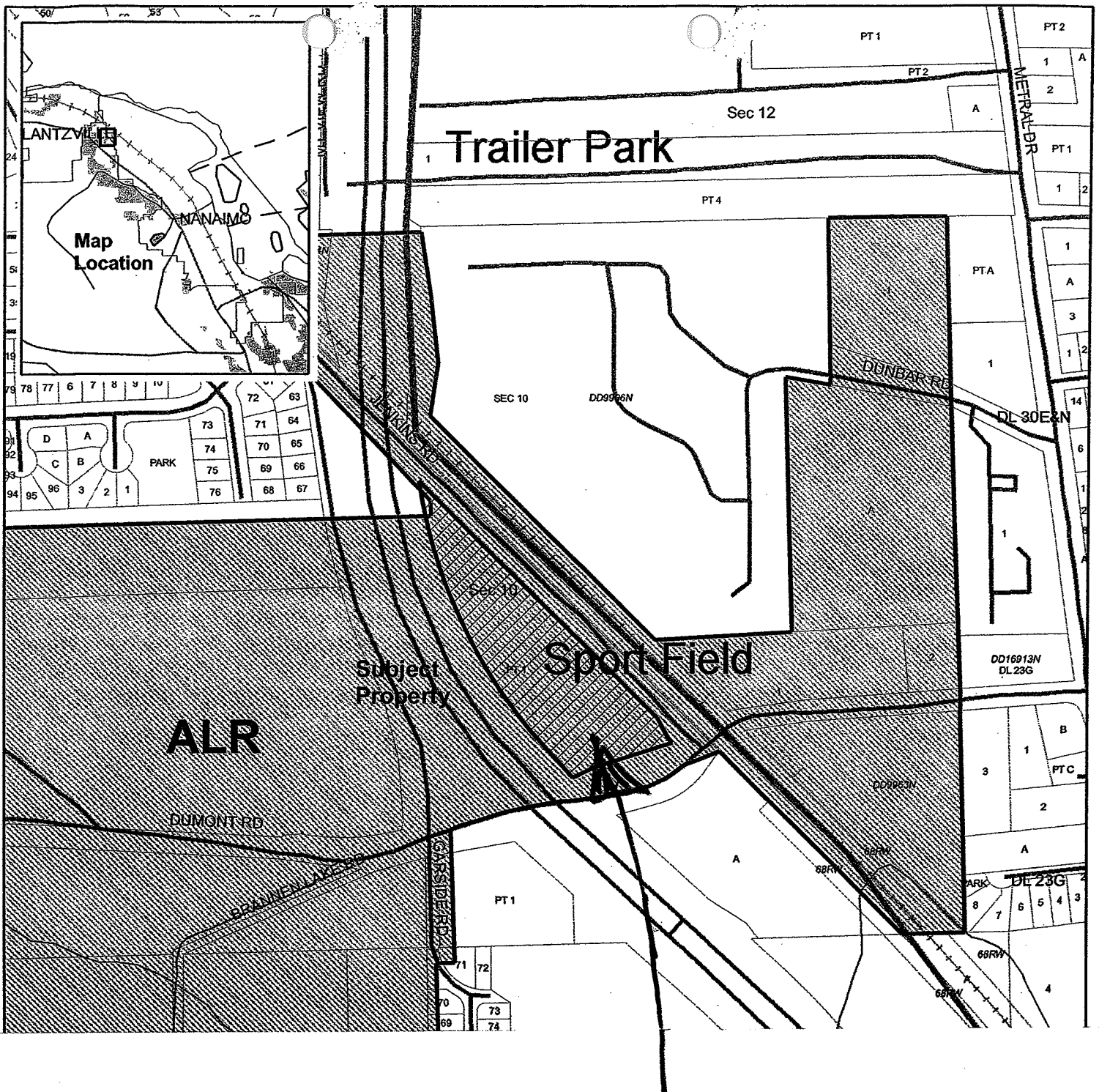
PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: *Shaundek Runka*

Erik Karlsen, Chair

cc: Regional District of Nanaimo (#LR000009)

RC/lv/Encl.  
36838d1



**Application Number S – 36838**

**Area Excluded from the Agricultural Land Reserve in terms of  
Resolution Number 456/2006**







**Staff Report**  
**Application # S – 36838-0**  
**Applicant: Pacific Pet Resorts Inc.**  
**Contact: Lori Camire, President**

**DATE RECEIVED:** July 21, 2006

**DATE PREPARED:** August 28, 2006

**TO:** Chair and Commissioners – Island Panel

**FROM:** Brandy Ridout, Land Use Planner

**PROPOSAL:** To exclude the 2 ha subject property to facilitate a low to medium-density residential development on approximately half of the property.

This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

In 1995, the property was cleared and graded for use by the BC Ministry of Transportation and Highways as a stockpile location for imported road-building materials to be used in the construction of the Nanaimo Parkway highway.

A previously approved development permit for construction of a pet resort exists for the property.

The applicants included a report, prepared by Komex Environmental and Water Resource Engineering for Land and Water BC, entitled "Stage 1 Preliminary Site Investigation." It includes information on the potential or apparent environmental liabilities of the subject property. It concludes that the likelihood of contamination due to historical uses is very low.

**Local Government:**

City of Nanaimo

**Legal Description of Property:**

PID: 000-863-505

Lot 1, Section 10, Wellington District, Plan 23170, EXCEPT Part in Plans 42101 and VIP64771

**Purchase Date:**

May 2004

**Location of Property:**

6200 Doumont Road, Nanaimo

**Size of Property:**

2 ha (The entire property is in the ALR).

**BACKGROUND INFORMATION (continued):**

**Present use of the Property:**

Unused since 1996

**Surrounding Land Uses:**

**WEST:** Bordered by Nanaimo Parkway (Highway 19)  
**SOUTH:** Bordered by Doumont Road. Across is a new 19 lot residential subdivision  
**EAST:** Bound by Jenkins Road, E&N Rail R/W followed by a trailer park  
**NORTH:** Intersection of the E&N Rail and Highway 19

**Agricultural Capability:**

Data Source: Agricultural Capability Map #92F.030  
The majority of the property is identified as having Prime Dominant ratings.

**Official Community Plan and Designation:**

OCP: Bylaw No. 6000 (1996)  
Designation: Rural Resource Lands

**Zoning Bylaw and Designation:**

Zoning Bylaw No. 4000 (1993)  
Designation: Rural Agricultural/Residential Zone A-2, Minimum Lot Size: 2 ha

**PREVIOUS APPLICATIONS:**

**Application #18649-0**

**Applicant:** D. and A. Ballantyne  
**Decision Date:** November 30, 1984  
**Proposal:** Dedication of public road by City of Nanaimo.  
**Decision:** Allowed.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**


**City of Nanaimo:** Will provide no comment with respect to this application.

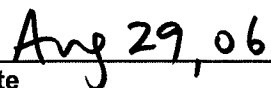
**City of Nanaimo Planning Staff:** Recommend a resolution of no comment.

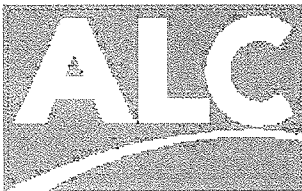
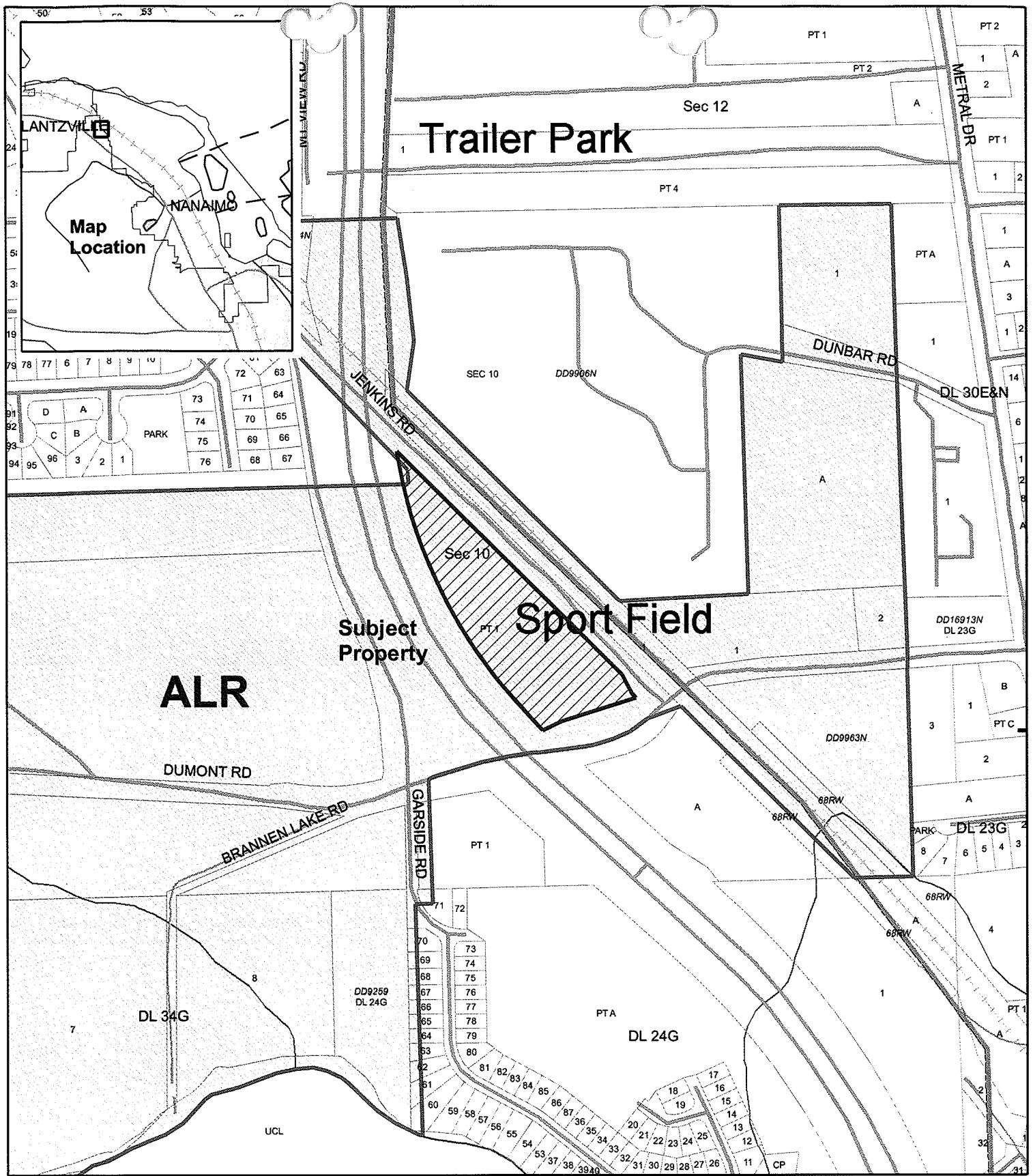
**ATTACHMENTS:**

- Plan of Proposed Subdivision area (Submitted by the applicant)
- ALC Context Map: 92F.030 - 1:50,000 (Created by ALC Staff)
- Airphoto - 1:50,000 (Created by ALC Staff)

END OF REPORT

  
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Signature

  
\_\_\_\_\_  
Date



# ALC Context Map

Map Scale: 1:5,000



ALC File#: 21-06-36838

Map Sheet #: 92F.030

Regional District: Nanaimo