



Agricultural Land Commission
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July 6, 2006

Reply to the attention of Ron Wallace

Retire West Communities Ltd.
c/o 3950 Biggs Road
Nanaimo, BC V9T 5P9

Attention: Todd Venier

Re: Application #S-35947
Lot A, Section 1, Range 3, Wellington District, Plan 41427, EXCEPT Part in
Plan VIP62901

Further to your letter of 28 July 2005 and subsequent report of 3 January 2006 from Glencar Consultants Inc, the Commission, acting under section 33 of the *Agricultural Land Commission Act*, has reconsidered the above noted application.

Your request is for the Commission to reconsider this application for the exclusion of the above noted property from the ALR in order to develop the ALR portion of the property for a mobile/modular home park. Your proposal is to create a buffer between the mobile home development and the agricultural lands to the west via a covenant area as shown in Tab 8 of the above noted report.

In considering your request and reviewing the application, the Commission maintained its previous decision that the subject land should be retained in the ALR to act as a buffer between the residential development and the agricultural lands to the west. It was felt that the 1.6 ha ALR portion of the property proposed for exclusion would provide the most optimum level of buffering between the residential development and the agricultural lands to the west.

For this reason, the Commission, by Resolution #331/2006, reconfirmed its decision to refuse your application as proposed.

The intent of the Act is to preserve and protect agricultural lands and farm communities in the long-term and the Commission truly felt that your application was not in keeping with this mandate.

The land referred to in the application will continue to be subject to the provisions of the *Agricultural Land Commission Act* and regulations.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:


Erik Karlsen, Chair

Cc: City of Nanaimo (#LR000006)

RW/lv/35947d2

