



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 70032

Application Status: Under LG Review

Applicant: THE BRITISH COLUMBIA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

Agent: BC SPCA

Local Government: District of North Cowichan

Local Government Date of Receipt: 12/20/2023

ALC Date of Receipt: This application has not been submitted to ALC yet.

Proposal Type: Non-Farm Use

Proposal: The proposal is to demolish the existing BC SPCA Cowichan Animal Centre and build a replacement centre on the same site. The existing centre has been operating since 1997 and has been serving the Municipality of North Cowichan as well as the surrounding communities of Duncan, Mill Bay, Cobble Hill, Shawnigan Lake, Cowichan Bay, Chemainus, Crofton and Ladysmith since that time. We care for approximately 350 animals at the Cowichan Centre each year. We employ four full-time and 6 part-time or casual staff, and engage over 110 volunteers at this Centre, as well as operating a Community Pet Food Bank. The existing centre is aging and no longer meets the standards required for the optimal care of animals. It also limits our opportunities for community involvement and outreach. We are planning to replace the existing Cowichan Centre with a new building constructed to current best practices for optimal animal care, noise mitigation, effectiveness and functionality. The new facility will include the first Animal Behaviour Centre in Canada. Alongside local adoption and owner surrender services, and community outreach programs, the Animal Behaviour Centre will provide specialized rehabilitative care, enrichment and training for animals whose experiences and behaviours (such as under-socialization or separation anxiety) are limiting their adoption potential.

Agent Information

Agent : BC SPCA

Mailing Address :

1245 East 7th Avenue

Vancouver, BC, BC

V5T 1R1

Canada

Primary Phone : (236) 471-5240

Email : edesmond@spca.bc.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 018-856-586

Applicant: THE BRITISH COLUMBIA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

Legal Description : LOT 1, SECTIONS 14 AND 15, RANGE 5, SOMENOS DISTRICT, PLAN VIP59293

Parcel Area : 2 ha

Civic Address : 7550 Bell McKinnon Rd, Duncan, BC V9L 6B1

Date of Purchase : 02/01/1995

Farm Classification : No

Owners

1. **Name :** THE BRITISH COLUMBIA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

Address :

1245 East 7th Avenue

Vancouver, BC

V5T 1R1

Canada

Phone : (236) 471-5240

Email : edesmond@sPCA.bc.ca

Current Use of Parcels Under Application

1. **Quantify and describe in detail all agriculture that currently takes place on the parcel(s).**

No agriculture

2. **Quantify and describe in detail all agricultural improvements made to the parcel(s).**

No Agricultural Improvements

3. **Quantify and describe all non-agricultural uses that currently take place on the parcel(s).**

7000 square foot animal shelter with external fenced dog runs and detached storage shed

Adjacent Land Uses

North

Land Use Type: Residential

Specify Activity : Single-family dwelling subdivision, light agricultural (hay and pet goats)

East

Land Use Type: Residential

Specify Activity : Single-family dwelling with home-based business

South

Land Use Type: Residential

Specify Activity : Single-family dwelling subdivision

West

Land Use Type: Transportation/Utilities

Applicant: THE BRITISH COLUMBIA SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

Proposal

1. How many hectares are proposed for non-farm use?

2 ha

2. What is the purpose of the proposal?

The proposal is to demolish the existing BC SPCA Cowichan Animal Centre and build a replacement centre on the same site. The existing centre has been operating since 1997 and has been serving the Municipality of North Cowichan as well as the surrounding communities of Duncan, Mill Bay, Cobble Hill, Shawnigan Lake, Cowichan Bay, Chemainus, Crofton and Ladysmith since that time. We care for approximately 350 animals at the Cowichan Centre each year. We employ four full-time and 6 part-time or casual staff, and engage over 110 volunteers at this Centre, as well as operating a Community Pet Food Bank. The existing centre is aging and no longer meets the standards required for the optimal care of animals. It also limits our opportunities for community involvement and outreach. We are planning to replace the existing Cowichan Centre with a new building constructed to current best practices for optimal animal care, noise mitigation, effectiveness and functionality. The new facility will include the first Animal Behaviour Centre in Canada. Alongside local adoption and owner surrender services, and community outreach programs, the Animal Behaviour Centre will provide specialized rehabilitative care, enrichment and training for animals whose experiences and behaviours (such as under-socialization or separation anxiety) are limiting their adoption potential.

3. Could this proposal be accommodated on lands outside of the ALR? Please justify why the proposal cannot be carried out on lands outside the ALR.

This proposal cannot be accommodated on lands outside of the ALR as the proposal is to replace the existing BC SPCA Cowichan animal centre and this specific site is owned by the BC SPCA. The centre has been serving the surrounding communities in this location since 1997 and the site works well for our operational requirements.

4. Does the proposal support agriculture in the short or long term? Please explain.

Not applicable as application is for permitted non-farm use.

5. Do you need to import any fill to construct or conduct the proposed Non-farm use?

Yes

Proposal dimensions

Total fill placement area (0.01 ha is 100 m²) *0.32 ha*

Maximum depth of material to be placed as fill *3 m*

Volume of material to be placed as fill *3626 m³*

Estimated duration of the project. *1 Years 1 Months*

Describe the type and amount of fill proposed to be placed.

Proposed types of fill: Crushed rock fill (19 mm minus or 75 mm minus) for the purpose of achieving bearing elevations of footings as well as slab on grades. Asphalt may be required for construction of proposed driveways/parking areas.

Briefly describe the origin and quality of fill.

Crushed rock fills should be sourced from a quarry that conforms with ALR/ALC requirements. Asphalt may be required for construction of proposed driveways/parking areas.

Applicant Attachments

- Agent Agreement - BC SPCA
- Proposal Sketch - 70032
- Other correspondence or file information - Topographic Map
- Other correspondence or file information - Updated Title
- Other correspondence or file information - Cross Section
- Other correspondence or file information - Site Photos
- Other correspondence or file information - Site Photos
- Certificate of Title - 018-856-586

ALC Attachments

None.

Decisions

None.