



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 68692

Application Status: In Progress

Applicant: Ronald Hall

Agent: Islands Trust

Local Government: Islands Trust Regional District

Local Government Date of Receipt: This application has not been submitted to local government yet.

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

Proposal Type: Exclusion - Local Government

Proposal: Exclusion application is intended to be submitted on behalf on property owner as part of an Agricultural Land Reserve (ALR) exclusion and inclusion application for review and consideration by Islands Trust and the Agricultural Land Commission (ALC). One parcel is located at 206 Narvaez Bay Road and contains the provincial parcel identification (PID) 004-521-889 (referred to as the Exclusion Property as part of this parcel is being proposed for exclusion from the ALR by the Client). The other parcel has no address but contains the PID 015-692-205 (hereafter referred to as the Inclusion Property as part of this parcel is being proposed for inclusion into the ALR by the property owner - inclusion application ID 68674

Agent Information

Agent : Islands Trust

Mailing Address :

200-1627 Fort Street

Victoria, BC

v8r 1h8

Canada

Primary Phone : (778) 679-5185

Email : bsmith@islandstrust.bc.ca

Parcel Information

Parcel(s) Under Application

1. **Ownership Type :** Fee Simple

Parcel Identifier : 004-521-889

Legal Description : THE NORTH EAST 1/4 OF SECTION 2, SATURNA ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN 31309

Parcel Area : 41.1 ha

Civic Address : 206 Narvaez Bay Road

Date of Purchase :

Farm Classification : No

Owners

Applicant: Ronald Hall

1. **Name :** Ronald Hall

Address :

██████████

████████████████████

██████████

Canada

Phone : ██████████

Email : ██████████

Ownership or Interest in Other Lands Within This Community

1. **Ownership Type :** Fee Simple

Parcel Identifier : 015-692-205

Owner with Parcel Interest : Ronald Hall

Parcel Area : 90.7 ha

Land Use Type : Other

Interest Type : Full Ownership

Current Use of Parcels Under Application

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

None

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

None

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

Land is vacant and is designated as PMFL

Adjacent Land Uses

North

Land Use Type: Other

Specify Activity : National Park Reserve

East

Land Use Type: Other

Specify Activity : National Park Reserve

South

Land Use Type: Other

Specify Activity : Zoned Forest General

Applicant: Ronald Hall

West

Land Use Type: Other

Specify Activity : National Park Reserve

Proposal

1. How many hectares are you proposing to exclude?

12 ha

2. Does any land under application share a common property line with land in another Local or First Nation Government?

No

3. What is the purpose of the proposal?

Exclusion application is intended to be submitted on behalf on property owner as part of an Agricultural Land Reserve (ALR) exclusion and inclusion application for review and consideration by Islands Trust and the Agricultural Land Commission (ALC). One parcel is located at 206 Narvaez Bay Road and contains the provincial parcel identification (PID) 004-521-889 (referred to as the Exclusion Property as part of this parcel is being proposed for exclusion from the ALR by the Client). The other parcel has no address but contains the PID 015-692-205 (hereafter referred to as the Inclusion Property as part of this parcel is being proposed for inclusion into the ALR by the property owner - inclusion application ID 68674

4. Explain why you believe that the parcel(s) should be excluded from the ALR.

From property owners professional land capability assessment (LCA) report: Based on the collected information from our field assessment and background review, it is the objective, professional opinion of Madrone that the ALR exclusion and inclusion proposal by the Client (Figure 8; Appendix A of LCA report) increases the overall capability of agriculture on Saturna Island should the proposal be accepted by Islands Trust and the ALC. The proposal, which would result in a no net loss of land in the ALR, would improve ALR by at least two LCA classes (i.e., an improvement from Class 5 to 6 land in the Exclusion Property to Class 3 in the Inclusion Property) over an area of ~12.0 ha (30 acres). As such, the proposal would accommodate and encourage long-term farming by the landowner (i.e., the Client) by substantially broadening his options for agricultural activities. Moreover, the proposed ALR exclusion area will not, in Madrones professional opinion, affect the integrity and continuity of the land base of the ALR in the Exclusion Property.

Applicant Attachments

- Professional Report - LCA Report
- Proposal Sketch - 68692

ALC Attachments

None.

Decisions

None.

Applicant: Ronald Hall