



## Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 100176  
**Application Type:** Exclude Land from the ALR  
**Status:** Under Review by L/FNG  
**Applicant:** Hall  
**Local/First Nation Government:** Islands Trust

### 1. Parcel(s) Under Application

#### Parcel #1

**Parcel Type** Fee Simple  
**Legal Description** THE NORTH EAST 1/4 OF SECTION 2, SATURNA ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN 31309  
**Approx. Map Area** 59.21 ha  
**PID** 004-521-889  
**Purchase Date** Sep 28, 2007  
**Farm Classification** No  
**Civic Address** 206 NARVAEZ BAY RD SATURNA BC V0N 2Y0  
**Certificate Of Title** STSR3975449 - 206 Narvaez Bay Road.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Ronald Hall	No Data	██████████	██████████	Not Applicable

## 2. Other Owned Parcels

**Do any of the land owners added previously own or lease other parcels that might inform this application process?** Yes

**Describe the other parcels including their location, who owns or leases them, and their use.** PID 015-692-205 - Adjacent lot proposed for ALC inclusion application owned by same land owner as parcel subject to exclusion application

This parcel is also currently proposed for subdivision (MOTI file #2017-06974). The property owner has completed all conditions of subdivision to satisfy requirements of Islands Trust and Saturna Island Local Trust Area OCP and regulatory bylaws. The subdivision would result in the creation of one new Lot A and one remainder lot both zoned Forest General. See attached lot layout map. The inclusion portion is located completely within the new Lot A. There is currently no development on this subject parcel, only an access road running across the parcel to its terminus at Cactus Point.

## 3. Primary Contact

**Will one of the landowners or government contacts added previously be the primary contact?** Yes

**Type** Land Owner

**First Name** Ronald

**Last Name** Hall

**Organization (If Applicable)** No Data

**Phone** [REDACTED]

**Email** [REDACTED]

## 4. Government

**Local or First Nation Government:** Islands Trust

## 5. Land Use

### Land Use of Parcel(s) under Application

<b>Describe all agriculture that currently takes place on the parcel(s).</b>	PID 004-521-889 - Exclusion parcel - No agriculture currently takes place.
<b>Describe all agricultural improvements made to the parcel(s).</b>	PID 004-521-889 - No agricultural improvements.
<b>Describe all other uses that currently take place on the parcel(s).</b>	PID 004-521-889 - The lot is used for residential purposes. There is currently a single dwelling located on the subject property and associated outbuildings. There has been some recent selective tree removal on the lot. There is an access road to PID 015-692-205 - the parcel subject to inclusion application

### Choose and describe neighbouring land uses

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Civic / Institutional	Crown Federal - GULF ISLANDS NATIONAL PARK RESERVE
<b>East</b>	Civic / Institutional	Crown Federal - GULF ISLANDS NATIONAL PARK RESERVE and also to upper east portion of subject parcel is parcel owned by SATURNA ISLAND RESORTS LTD and zoned Forest Reserve
<b>South</b>	Unused	PID 015-692-205 - parcel subject to inclusion application #- No development currently on lot except for access road. No current agricultural use or agricultural improvements. Parcel is subject to subdivision approval.
<b>West</b>	Civic / Institutional	Crown Federal - PUBLIC WORKS CANADA - adjacent portion parcel zoned Forest Reserve (FR)

## 6. Proposal

<b>The governmental or prescribed public body that is applying to exclude land</b>	Local Government
<b>How many hectares are you proposing to exclude?</b>	12 ha
<b>Does any land under application share a common property line with land in another Local or First Nation Government?</b>	No
<b>What is the purpose of the proposal?</b>	<p>Exclusion application is submitted by the LTC/Islands Trust on behalf of property owner as part of an Agricultural Land Reserve (ALR) exclusion and inclusion application proposal. The property owner, Mr. Ron Hall, has made a request to the LTC to consider submitting an ALR exclusion application to the ALC.</p> <p>Exclusion parcel is located at 206 Narvaez Bay Road (PID) 004-521-889. PID 015-692-205 is being proposed for inclusion into the ALR by the property owner.</p> <p>The exclusion parcel is currently zoned Rural General (RG) and the inclusion parcel Forest General (FG). RG zoning permits farm uses. FG zoning does not permit farm uses except for land located within the ALR. As such, if approved by the ALC, the inclusion of ALR lands would allow for agricultural use in this portion of the FG zoned parcel.</p> <p>Based on the professional findings of Madrone, the exclusion/inclusion proposal would result in a 'no net loss' of land in the ALR, and 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 by substantially broadening options for agricultural activities. Moreover, the proposed ALR exclusion area would not, in Madrone's professional opinion, affect the integrity and continuity of the land base of the ALR in the Exclusion Property.</p>

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

The Saturna Island LTC passed the following resolution at their February 15, 2024 meeting:

SA-2024-006

It was Moved and Seconded, that Saturna Island Local Trust Committee directs that staff submit application SA-ALR-2023.1 (Hall) to the Agricultural Land Commission for consideration of the proposed 12-hectare land exclusion.  
CARRIED

The LTC based their decision on the following factors:

- Based on the professional findings of Madrone, the inclusion/exclusion proposal would increase potential agricultural capability on the land base in the Saturna Island Local Trust Area and with no net loss to the Agricultural Land Reserve (ALR) if approved in combination with the inclusion application;
- The inclusion/exclusion proposal does not conflict with Saturna Island Official Community Plan No. 70 (OCP) policies and associated regulatory bylaws;
- No public concerns were raised during the public hearing to the proposed exclusion or the inclusion and in general the public was supportive.

Islands Trust staff, including a Professional Agrologist, agree that, based on the findings of Madrone and on a site visit by staff to the subject properties, that being south facing, of a higher soil class, with reasonable access to a consistent water supply, and with a flatter topography, the inclusion area has a higher potential viability for future agricultural use than the exclusion area and would broaden options for long-term agricultural activities.

The LTC referred the exclusion application proposal to potentially affected First Nations prior to submission to the ALC. The complete First Nations referral record is attached. The Lyackson First Nation provided the following response with a request for a site visit: "After a preliminary review of the LCA Assessment Report by Madrone, there is insufficient information on a number of areas of concern. Without a site visit, we cannot assess the impacts to our constitutionally protected rights." The LTC has requested to discuss this aspect of the exclusion application with the ALC Commission at the exclusion hearing.

Although not mandated by the ALC to require an inclusion meeting, the LTC

requests a meeting with the ALC with respect to both the inclusion and exclusion applications, including the input of the Lyackson First Nation.

<b>Proposal Map / Site Plan</b>	SA-ALR_2023.1 (Hall) ALR Exclusion Map.jpg
<b>Notice of Public Hearing (Advertisement)</b>	SA-ALR-2023.1-CIM-PH-Notice_Final.pdf
<b>Proof of Signage</b>	SA-ALR-2023.1 (Hall)_Pic 2 sign.JPG SA-ALR-2023.1 (Hall)_Pic 1 sign.JPG.jpg
<b>Report of Public Hearing</b>	SA-LTC_2023-10-19_PH_MIN_FINAL.pdf

## 7. Optional Documents

<b>Type</b>	<b>Description</b>	<b>File Name</b>
Other files that are related	First Nation referral response record	2024-04-05_FN_Responses_PKG.pdf
Other files that are related	Exclusion_Inclusion Map	SA-ALR_2023.1 (Hall) Exclusion_Inclusion Map.png
Other files that are related	Inclusion parcel subdivision plan	0388-02 Survey-Plan-Certification EPP103614_signed.pdf
Other files that are related	Property owner rationale submission	SA-ALR-2023.1 (Hall)_Property Owner Rationale Submission.pdf
Other files that are related	Staff reports and ITC meeting minutes	SA-ALR-2023.1 (Hall)_staff reports_meeting_minutes.pdf
Professional Report	Assessment Report - Madrone	SA-ALR_2023.1 (Hall) LCA Assessment final.pdf