



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 100304
Application Type: Include Land into the ALR
Status: Received By ALC
Applicant: Hall
Local/First Nation Government: Islands Trust

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description LOT 1, SECTIONS 1 AND 2, SATURNA ISLAND, COWICHAN DISTRICT, PLAN 49833
Approx. Map Area 90.73 ha
PID 015-692-205
Purchase Date Feb 2, 1990
Farm Classification No
Civic Address 206 Narvaez Bay Road (access only)
Certificate Of Title STSR3975444 - Lot 1 Title Certificate.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 004-521-889 (206 Narvaez Bay Road, Saturna)
Parcel above is adjacent to PID 015-692-205, the inclusion parcel. Current BC Assessment classification and use is as Managed Forest (Class 7).

This inclusion application is to be viewed as concurrent with the exclusion application for PID 004-521-889 which has been submitted by the Islands Trust.

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

Describe all agriculture that PID 015-692-205 (inclusion) & PID 004-521-889 -(exclusion) are used as

currently takes place on the parcel(s).

Managed Forest (Class 7). There is currently no agricultural activity on these parcels.

Describe all agricultural improvements made to the parcel(s).

None.

Describe all other uses that currently take place on the parcel(s).

Both parcels are currently used as Managed Forest. PID 015-692-205 (inclusion) has no building structures. PID 004-521-889 -(exclusion) has one building which is the owner's residence. This property, after a modest logging operation in 2022, is being used, and will be used in the future, to create firewood on a commercial basis.

Choose and describe neighbouring land uses

	Main Land Use Type	Specific Activity
North	Civic / Institutional	National Park Reserve
East	Other	Oceanfront
South	Other	Oceanfront
West	Agricultural / Farm	Cattle/sheep operation plus abattoir (and residential acreage to the northwest). These adjacent parcels are remote from the inclusion area.

6. Proposal

How many hectares are you proposing to include?

12 ha

What is the purpose of the proposal?

The purpose of the proposal is to move a portion (12 ha) of land currently designated as ALR on PID 004-521-889 to PID 015-692-205 which has the potential to improve the agricultural capability by as much as two classes according to a professional assessment carried out by Madrone Environmental in 2023.

In addition to better soil capability, the inclusion area has better terrain (relatively flat, sloping), improved water supply, and, being south-facing, better access to sunshine.

Does the proposal support agriculture in the short or long term?

The current local government zoning does not allow agricultural use under the current Forest General designation of the parcel., With the addition of the ALR designation, agricultural use will be allowed without a request to the local government for rezoning of a portion of the parcel. That would be automatically accomplished simply through designation as ALR land.

With that, and the improvement in land capability for agriculture as described by Madrone, the proposal is supportive of agriculture in the short and the long term.

Describe any improvements that have been made to, or are planned for the parcel proposed for inclusion.

Owner plans to fence the parcel containing the inclusion area in 2024/25 on a north-south line (i.e, where there is no natural boundary). Within the same timeframe, the Owner plans to apply for Farm classification of the proposed new Lot A where the ALR parcel will be used to raise cattle.

Proposal Map / Site Plan

2024-04-12 Sketch of Inclusion Area.pdf

Is the Islands Trust the registered land owner of all parcels under this inclusion application?

No Data

7. Optional Documents

Type	Description	File Name
Photo of the Application Site	No Data	100304_Subject_Property.kml
Other files that are related	Sign as posted on property	2023-07-05 Sign Text with Image Final.pdf
Other files that are related	Alignment with ALC Sec. 6	ALC Section 6 - Alignment.pdf
Professional Report	Land Capability for Agriculture Report	23.0010 - Land Capability for Agriculture Assessment - 206 Narvaez Bay Rd, Saturna Island BC - Final v2 - 06-27-2023.pdf