



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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March 29, 2006

Reply to the attention of Ron Wallace  
ALC File: #C-36383

Her Majesty the Queen in Right of Canada  
2220 Harbour Road  
Sidney, BC V8L 2P6

Dear Sir/Madam:

**Re: Application to Exclude Land from the Agriculture Land Reserve (ALR)**

Please find attached the Staff Report and the Minutes of Resolution #103/2006 outlining the Commission's decision regarding the above noted application.

By way of a copy of this letter the Commission advises the Registrar of Land Titles that the properties noted in the Staff Report have been excluded from the Agricultural Land Reserve Plan of the Capital Regional District and as such the ALR notation is to be removed from the Certificates of Title.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Kalsen, Chair

cc Capital Regional District  
Islands Trust Pender Island - NP-ALR-2004-2  
Patrick Ringwood, 1120 Dallas Road, Victoria, BC V8V1B8  
Registrar of Land Titles – Victoria  
BC Assessment – Victoria

RC/eg

Enclosure: minutes  
staff report

36383d1





**Staff Report**  
**Application # C – 36383-0**  
**Applicant: Her Majesty the Queen in Right of Canada**  
**Agent: Patrick Ringwood**

**DATE PREPARED:** February 27, 2006

**TO:** Chair and Commissioners – Island Panel

**FROM:** Ron Wallace, Regional Research Officer

**PROPOSAL:** This is one of a series of applications for exclusion from the ALR to facilitate the transfer of private and public land to the federal and provincial government for the designation of the new Gulf Islands National park. This application, presented by Patrick Ringwood as agent for the federal and provincial governments, requests the exclusion from the ALR of all the ALR land within the nine subject properties on Pender Island and Sidney Island. This application is made pursuant to section 30(1) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

As the Federal Parks Act requires land to be designated as park to be unencumbered, the proponent asks that the ALR designation be removed from these lands prior to transfer and designation for park.

**Local Government:**

Islands Trust

**Legal Description of the Properties:**

1. PID: 006-601-545  
That part of Section 11,12,13, Range 1 East, North Saanich District, Sidney Island, commencing at a point distant 1145.5 feet on a bearing of south 89 degrees 8 minutes east from the south west corner of the 200 acre parcel registered under number DD595741, thence south for 759 feet; thence east for 1600 feet; thence north for 734.8 feet; thence north 89 degrees 8 minutes west for 1600.8 feet more or less, to the point of commencement as shown outlined in red on Plan 402R
2. PID: 000-227-129  
Lot 1, Sections 11,12 and 13, Range 1 East and Range 1 West, Sallas Island or Sidney Island, North Saanich District, Plan 33101
3. PID: 006-604-480  
Those parts of Section 13, Range 1 West, and of Sections 12 and 13, Range 1 East, Sidney Island, North Saanich District, lying North of a line bearing East from a Point at high water mark on Sidney Channel to a Post at high water mark on Miners Channel shown outlined in red on Plan Deposited under DD120751, Except That part in Plan 3854
4. PID: 004-153-065  
Lot A, Sections 15 and 16, Pender Island, Cowichan District, Plan 15488, Except That Part in Plans 21690 and 30476

5. PID: 009-674-853  
North West ¼ of Section 15, Cowichan District, Pender Island, Except the Easterly 172.6 feet of the North ½ of the said North West ¼
6. PID: 009-674-918  
North ½ of the South West ¼ of Section 15, Pender Island, Cowichan District
7. PID: 023-411-791  
South ½ of the South West ¼ of Section 15, Cowichan District, Pender Island
8. PID: 003-733-629  
That part of Section 16, Pender Island Cowichan District, being Product Road as established by Gazette Notice Dated the 1<sup>st</sup> day of March, 1928, now discontinued and closed by OIC #2846, dated the 14<sup>th</sup> day of December, 1948, Except Those Parts in Plan 7355;
9. PID: 023-411-732  
Parcel A (DD331004I), Section 16, Cowichan District, Pender Island, Except Parts in Plans 46553 and VIP62022

**Location of the Properties:**

North Pender Island and Sidney Island

**Total Size of all Properties:**

235.0 ha

**ALR Area:**

Approximately 50.0 ha

**Present use of the Property:**

Park Reserve.

**Agricultural Capability:**

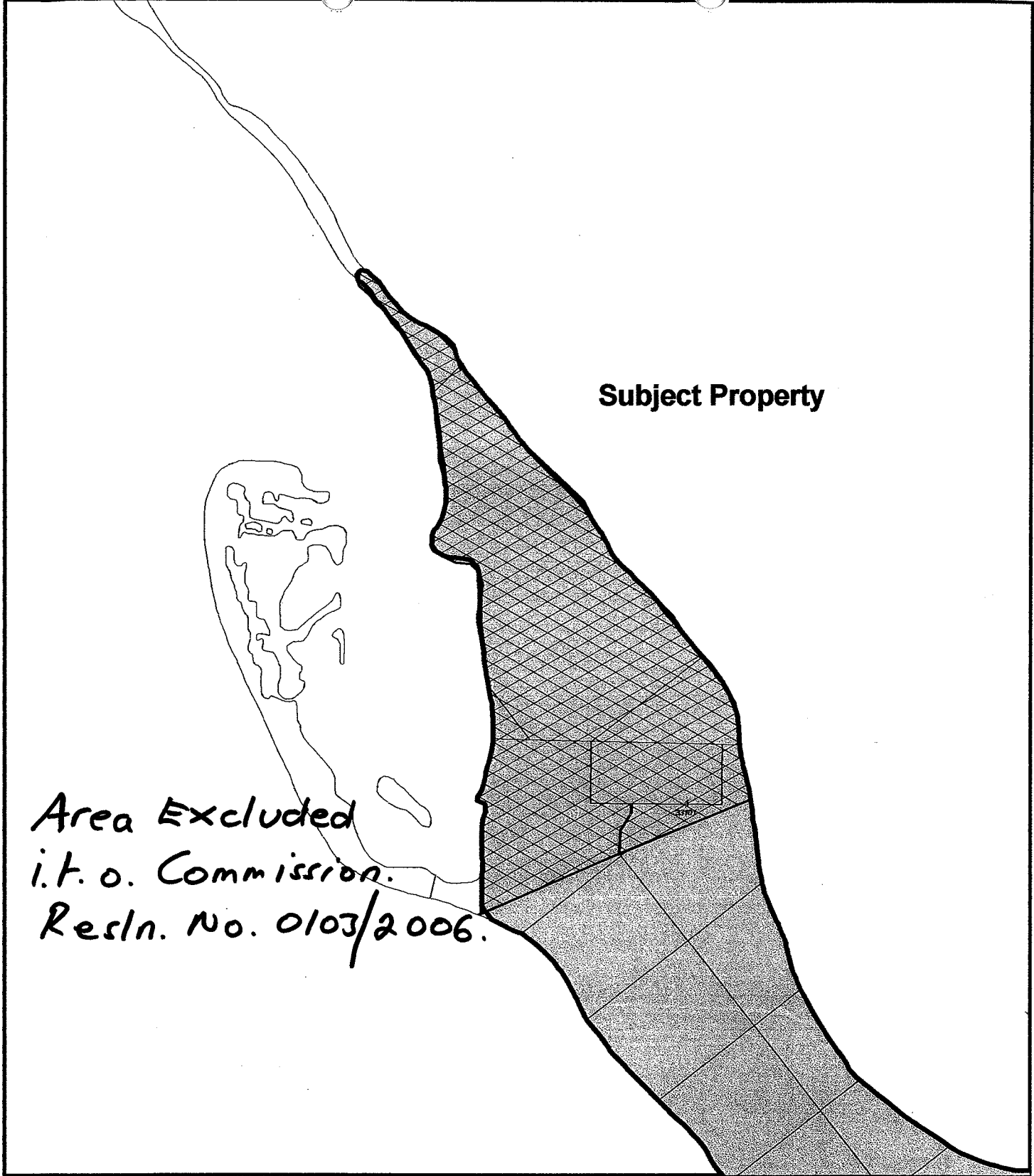
Data Source: Agricultural Capability Map # 92B/11; 92B/14

The majority of the ALR component of the properties is identified as having Secondary ratings.

**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

The North Pender Island Local Trust Committee (LTC) has no objection to the exclusion of ALR land in the subject application. However, the LTC recommends that should the land subject to the application be bought or exchanged by private interests, then the land should be returned to the ALR designation.

**END OF REPORT**



**Subject Property**

*Area Excluded  
i.t.o. Commission.  
Resln. No. 0103/2006.*



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**ALC CONTEXT MAP  
Application # 36383**

**Map Scale: 1: 20000**

**ALC File #: 02-05-36383**

**BCGS Map Sheet #: 92B.064**

**Regional District: Capital**