

**ATTACHMENT 5****Provincial Agricultural Land Commission - Applicant Submission**

**Application ID:** 102118  
**Application Type:** Subdivide Land in the ALR  
**Status:** Submitted to L/FNG  
**Name:** Nagtegaal et al.  
**Local/First Nation Government:** District of North Cowichan

**1. Parcel(s) Under Application****Parcel #1**

**Parcel Type** Fee Simple  
**Legal Description** LOT B, SECTION 10, RANGE 1, COMIAKEN DISTRICT, PLAN 2801  
**Approx. Map Area** 10.16 ha  
**PID** 006-398-332  
**Purchase Date** Apr 1, 2006  
**Farm Classification** Yes  
**Civic Address** 7088 Richards Trail, Duncan BC, V9L 5W4  
**Certificate Of Title** STSR4077061.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
Caroline Nagtegaal	Not Applicable	2505109332	caroline@promisevalleyfarm.ca	Not Applicable
Mark Nagtegaal	Not Applicable	2505105761	mark@promisevalleyfarm.ca	Not Applicable

**Parcel #2**

<b>Parcel Type</b>	Fee Simple
<b>Legal Description</b>	LOT A, SECTION 10, RANGE 1, COMIAKEN DISTRICT, PLAN 2801
<b>Approx. Map Area</b>	9.95 ha
<b>PID</b>	006-398-294
<b>Purchase Date</b>	Jun 1, 2023
<b>Farm Classification</b>	Yes
<b>Civic Address</b>	7136 Richards Trail, Duncan BC
<b>Certificate Of Title</b>	STSR4076313.pdf

<b>Land Owner(s)</b>	<b>Organization</b>	<b>Phone</b>	<b>Email</b>	<b>Corporate Summary</b>
Nicole Fitzpatrick	Not Applicable	2507016953	snfitzpatrick@shaw.ca	Not Applicable
Steven Fitzpatrick	Not Applicable	2504165088	steven@madetola-st.ca	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.** Mark and Caroline Nagtegaal lease two hay fields located at 7003 Mays Rd. PID 005-609-518. There is a 15 acre and a 6 acre hay field on this property that Promise Valley Farm uses to produce winter feed for the dairy herd.

**3. Primary Contact**

**Type** Land Owner  
**First Name** Mark

<b>Last Name</b>	Nagtegaal
<b>Organization (If Applicable)</b>	No Data
<b>Phone</b>	2505105761
<b>Email</b>	mark@promisevalleyfarm.ca

## 4. Government

**Local or First Nation Government:** District of North Cowichan

## 5. Land Use

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

**Describe all agriculture that currently takes place on the parcel(s).**

PID 006-398-332 is a functioning dairy farm and dairy processing plant. Approximately 19 acres is in hay/forage/pasture production and the other 6 acres is taken up by farm buildings. PID 006-398-294 is a property with two residences and approximately 6 acres of pasture/hay land that is currently being used by Mark and Caroline of PID 006-398-332 to make hay and pasture their dairy replacements and dry cows.

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

PID 003-398-332 19 acres of pasture/hay/forage land was perimeter fenced in 2019 to allow for rotational grazing of the dairy herd. PID 003-398-294 had perimeter fencing and some cross fencing replaced in 2010. Also, approximately 6 acres of the west portion were logged in 2022.

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

PID 003-398-332 has a primary farm house residence (approx 2000 sq/ft) and is the location of Promise Valley Farm and Creamery. This includes the production and processing facilities for milk production and dairy processing as well as a retail outlet for finished dairy products. PID 003-398-294 has two residences (4000 sq/ft and 2000 sq/ft).

### Land Use of Adjacent Parcels

	<b>Main Land Use Type</b>	<b>Specific Activity</b>
<b>North</b>	Agricultural / Farm	Annual crop production, some unused bush, cleared area
<b>East</b>	Residential	Residence and uncleared land

<b>South</b>	Agricultural / Farm	Perennial crop production, tame grass hay/forage production
<b>West</b>	Agricultural / Farm	Perennial crop production, tame grass hay/forage production

## 6. Proposal

### Proposed Lot Areas

#	Type	Size
1	Lot	14.3
2	Lot	5.81

#### What is the purpose of the proposal?

The purpose of this subdivision proposal is to increase the size of PID 003-298-332 to include the majority of the usable/arable land from PID 003-398-294 so that it can be incorporated into the farming operation of Promise Valley Farm and Creamery. PID 003-398-294 is currently and at no time in the last 20 years been used as a separate farm for the purpose of producing farm products. Mark and Caroline of PID 003-398-332 have been using the arable section of PID 003-398-294 for the last 18 years. This proposal will allow a functioning and producing farm to add to its land base for the purpose of feed production and grazing while not negatively impacting another farming operation because PID 003-398-294 is not and has not been used as a farm at any time in the recent past.

#### Why do you believe this parcel is suitable for subdivision?

This parcel is suitable for subdivision because it shares an entire lot line with PID 003-398-332. Also the majority/best arable land that is part of this parcel is on the south. This allows the property dividing line to be moved to the north to include the best arable land.

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

This proposal supports agriculture in the short term and the long term. Promise Valley Farm and Creamery of PID 003-398-332 is the first and only certified organic dairy and processing plant on Vancouver island. This business is growing and becoming a landmark in the Cowichan Valley agriculture community. Another key aspect of this proposal's value is the requirement by organic standards for grazing of cattle. Land proximity to the dairy production facility is key for grazing. This proposal will allow for more arable land to be utilized for crop production as well as grazing due to its proximity to the production facility. This fact is very valuable to agriculture in the short and definitely in the long term.

**Proposal Map / Site Plan**                      Site plan.pdf

**Are you applying for subdivision pursuant to the ALC Homesite Severance Policy?**                      No

## 7. Optional Documents

<b>Type</b>	<b>Description</b>	<b>File Name</b>
Other files that are related	Google earth photo with subdivision proposal lines overlaid	ALC.pdf