



**Agricultural Land Commission**  
133-4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
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Fax: 604 660-7033  
www.alc.gov.bc.ca

May 19, 2006

Reply to the attention of Gordon Bednard

Fa Yu Buddhism Monastery  
1615 Robinson Road  
Lindell Beach, BC V2R 4X7

Dear Sir/Madam:

**Re: Application # MM-36482**  
PID: 016-727-703  
Parcel A, District Lot 5975, Section 16, Township 22, New Westminster District  
Group 1, Plan 86813

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to construct a 7000 square foot retreat and meditation centre and 6 structures of 600 square feet each to accommodate two persons each. All structures would be used on a seasonal part-time basis which could extend to 10 months per year. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act*.

The Commission wishes to thank Edwin Hood for taking the time to meet with its representatives on March 15, 2006 at the property. The Commission found the meeting and site visit informative. In particular, the Commission noted that the subject property has been used for agricultural pursuits in the past and has a prime agricultural capability rating. As well, the Commission observed that the land lies within an area largely used for agricultural pursuits.

The Commission considered that the proposed retreat centre, especially its overnight accommodation aspect, would create a significant negative impact on the ability of the subject property and surrounding lands to be used for agriculture in the future given the increase in traffic and other non-farm related activities. The Commission noted that other similar facilities in the ALR have not incorporated accommodation in their plans, with only day-use allowed.

For these reasons, the Commission refused your application as proposed.

However, the Commission would allow the construction of the proposed six small seasonal two-person accommodation units as proposed. As well, the Commission would have no objection to the construction of the retreat centre on an area of the property which lies outside the ALR.

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The decision noted above is recorded as Resolution # 234/2006.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: Fraser Valley Regional District Attn: Dawn O'Neill file# 3015-20-2005-05  
Edwin Hood, 39-1650 Columbia Road, Lindell Beach, BC - V2R 4X4

GB/lv  
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**MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION**

Minutes of a meeting held by the Provincial Agricultural Land Commission (the "Commission") on April 25, 2006 at Richmond, B.C.

**PRESENT:** Carol Paulson Commissioner  
Walter Dyck Commissioner

**ABSENT:** Peter Dhillon Vice Chair

**STAFF:** Gordon Bednard, Regional Research Officer  
Tony Pellett, Planner

**For Consideration**

Gordon Bednard presented his staff report dated March 8, 2006 regarding application #MM-36482.

**Site Inspection**

A site inspection was conducted on March 15, 2006. Those in attendance were:

- Commissioners Paulson, & Dyck
- Agricultural Land Commission Staff: Gordon Bednard, Regional Research Officer and Tony Pellett, Planner
- Edwin Hood, Agent

The Commission viewed the property and discussed the application with the agent.

**Commission Discussion**

The Commission considered that the retreat centre, especially the overnight accommodation aspect of the proposal, would create a significant negative impact on the ability of the subject property and surrounding lands to be used for agriculture given the increase in traffic and other non-farm related activities. The Commission noted that other similar facilities in the ALR have not incorporated accommodation in their plans, with only day-use allowed.

Finally, the Commission is aware that a portion of the subject lands is outside the ALR and therefore not under the jurisdiction of the Commission.

**IT WAS**

**MOVED BY:** Commissioner Carol Paulson

**SECONDED BY:** Commissioner Walter Dyck

THAT the staff report be received and the application be refused as presented for the reasons given above. The Commission would allow the proposed 6 two-person cabins to be constructed on the property to accommodate staff and guests. The proposed retreat centre must be built on the non-ALR portion of the property.

This partial approval is subject to compliance with any other enactment, legislation or decision of any agency having jurisdiction.

CARRIED



**Staff Report**  
**Application # MM – 36482**  
**Applicant: Fa Yu Buddhism Monastery**  
**Agent: Edwin Hood**

**DATE PREPARED:** March 8, 2006

**TO:** Chair and Commissioners – South Coast Panel

**FROM:** Gordon Bednard, Regional Research Officer

**PROPOSAL:** To construct a 7000 square foot retreat and meditation centre and 6 structures of 600 square feet each to house two persons each. All structures would be used on a seasonal part-time basis.

This application is made pursuant to section 20(3) of the *Agricultural Land Commission Act*.

**BACKGROUND INFORMATION:**

There have been numerous previous applications on this property for a previous owner. The development calls for a permitted occupancy of up to 150 persons with overnight accommodation for 50. Parking for up to 50 cars would also be provided (25 more than presently available). The 6 other dwellings would be for two persons on a seasonal basis, as with the meditation/retreat centre. Seasonal could mean up to 10 months of the year according to the FVRD.

The applicants would provide garden areas around the buildings for vegetable production, and the remainder of the land would continue to be used as pasture during the summer months. The proposed structures would be located along the northern boundary of the property, well away from the existing buildings. Location of these structures is based on the principles of Feng-Shui.

**Local Government:**

Fraser Valley Regional District

**Legal Description of Property:**

PID: 016-727-703

Parcel A, District Lot 5975, Section 16, Township 22, New Westminster District Group 1, Plan 86813

**Purchase Date (m/d/y):**

12/21/2000

**Location of Property:**

1615 Robinson Road, Lindell Beach (south of Cultus Lake), Chilliwack

**Size of Property:**

48.5 ha (The entire property is in the ALR).

**Present use of the Property:**

A variety of small residential accommodations, 3 barns, grazing land (leased out) and vegetable gardens

**Surrounding Land Uses:**

**WEST:** Crown forest land out of ALR  
**SOUTH:** Rural residences and hobby farms in ALR  
**EAST:** Residence and small farm in ALR, non-ALR crown forest land beyond  
**NORTH:** Crown land in forest cover, out of ALR

**Agricultural Capability:**

Data Source: Agricultural Capability Map # 92G/1a  
The majority of the property is identified as having Mixed Prime and Secondary ratings.

**Official Community Plan and Designation:**

Limited and Agricultural

**Zoning Bylaw and Designation:**

Rural - Agriculture, Rural, Residential and Recreational Assembly  
4-8 ha

**PREVIOUS APPLICATIONS:****Application #17527-0**

**Applicant:** Ranch Park Estates Ltd  
**Decision Date:** 1984  
**Proposal:** Realignment of interior lot lines (three lots into two)  
**Decision:** Allowed as originally presented— reconsideration at request of applicant with altered number of lots and subdivision boundaries – new revised proposal refused based on reduced agricultural options and land utility.

**Application #19736-0**

**Applicant:** Ranch Park Estate Ltd  
**Decision Date:** 1985  
**Proposal:** Establish a guest ranch  
**Decision:** Allowed based on existence of facility, location away from other agricultural operations, and minimal impact.

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**Application #21962-0**

**Applicant:** Ranch Park Estate Ltd  
**Decision Date:** 1988  
**Proposal:** Establish an alcohol and drug treatment facility on 14 of 32 ha  
**Decision:** Allowed subject to use of existing facilities and buildings only.

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**Application #25231-0**

**Applicant:** Ranch park Estates

**Decision Date:** 1991

**Proposal:** Terms and conditions letter given to applicant for a 9 –hole golf course. Proposal placed under the Golf Course Moratorium and subsequently cancelled as it had not achieved 3d reading by local government.

**Decision:** As above – decision by cabinet

**Application #26538-0**

**Applicant:** Ranch Park Estate Ltd

**Decision Date:** 1992

**Proposal:** Development of 18 hole golf course

**Decision:** Refused based on alienation of good grazing land

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**Application #29310-0**

**Applicant:** Ranch Park Estates Ltd

**Decision Date:** December 07, 1994

**Proposal:** Exclude property to allow strata development of retirement centre

**Decision:** Application refused based on good agricultural potential.

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**LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:**

Supported subject to local land use approvals and permits

**STAFF COMMENTS:**

There is a big difference between the outstanding approval of the site as a guest ranch, which is by its nature tied to agriculture, and the proposed meditation/retreat centre which, except for any self-sufficient vegetable production, seems to lack any agricultural focus and is tourist/commercial/religious in nature.

Seasonal use for 10 months of the year is tantamount to all year round activity, and therefore the proposal must be considered in that light.

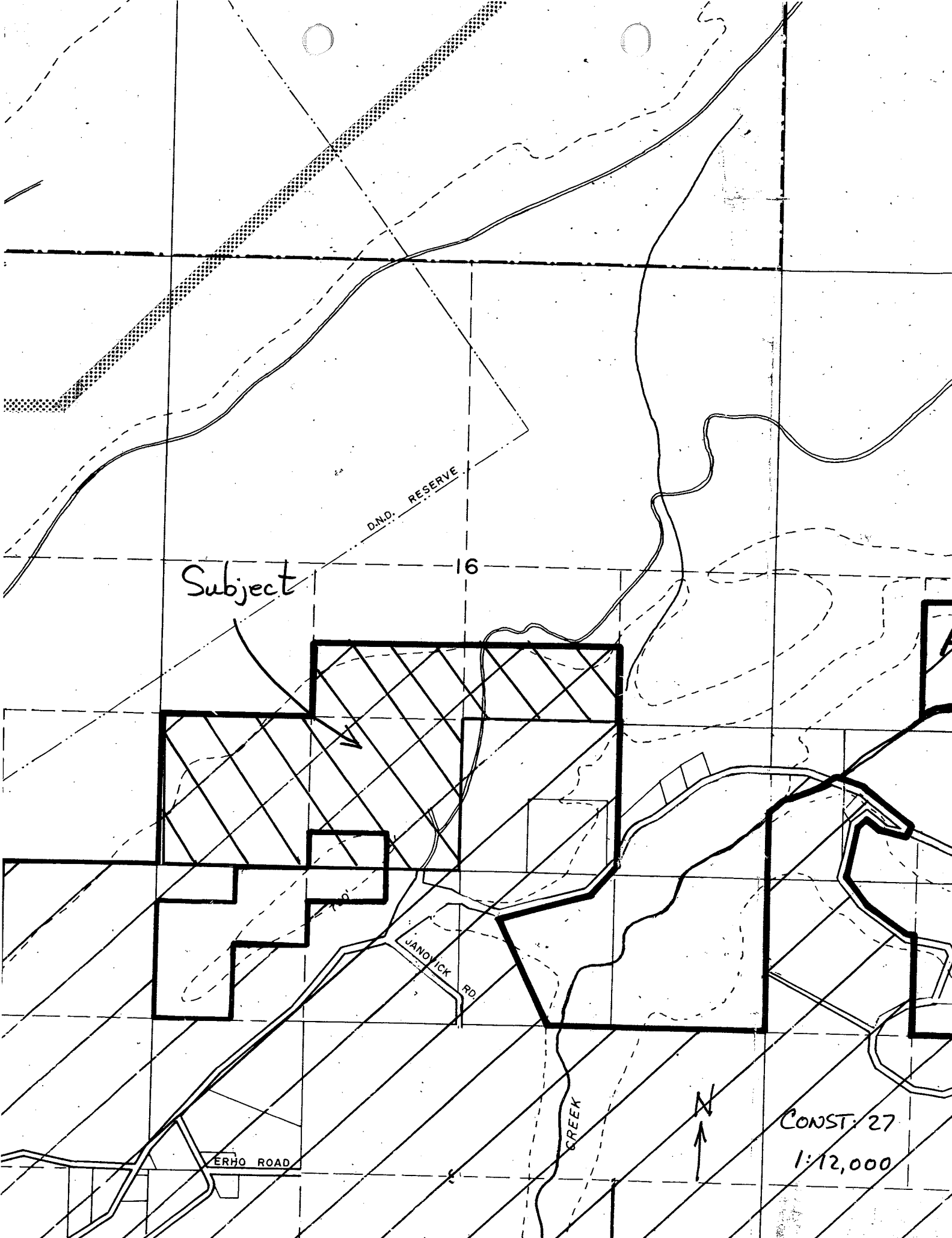
If following an onsite inspection to determine the agricultural utility of the property, the Commission feels that the proposed use could be accommodated without harming the future potential for agriculture on the property (or in the area) staff would suggest some restrictions on the "seasonal " non-farm activities, and a clear restriction on future expansion of the development. At this point, without the benefit of an onsite inspection and meeting with the applicants, staff is not supportive of this proposal.

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**END OF REPORT**

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**Signature**

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**Date**



Subject

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