



Agricultural Land Commission
133-4940 Canada Way
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February 23, 2009

Reply to the attention of Ron Wallace
ALC File: O-35920

Anthony Miachika
Pacific Rim Property Developments Ltd.
2938 Palmerston Avenue
West Vancouver, BC V7V 2X3

Dear Sir:

Re: Application for Non-Farm Use in the Agricultural Land Reserve

Please find attached the Minutes of Resolution # 26/2009 outlining the Commission's decision as it relates to the above noted application. As agent, it is your responsibility to notify your client(s) accordingly.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

A handwritten signature in black ink, appearing to read 'Erik Karlsen', is written over a horizontal line.

Erik Karlsen, Chair

Enclosure: Minutes

cc: Township of Langley
BC Assessment, Abbotsford

RW/
i/O-35920d1



A meeting was held by the Provincial Agricultural Land Commission on January 26, 2009 at the Best Western Mission City Lodge, Mission, B.C.

PRESENT:	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Ron Wallace	Staff
	Tony Pellett	Staff

For Consideration

Application: # O- 35920
Applicant: High Point Country Club Inc
Agent: Anthony Miachika, Pacific Rim Property Developments Ltd.
Proposal: To include the use of a lounge and fitness facility within the overall use of the property as an equestrian centre. The purpose of this proposal is to interpret whether this additional use is consistent with the Commission’s previous approval for the equestrian centre.

Legal: PID: 025-960-001
Lot 2, Section 2, Township 7, New Westminster District, Plan BCP11402
PID: 025-962-019
Lot 3, Section 2, Township 7, Newcastle District, Plan BCP11402

Location: 200th Street, between 8th and 4th Avenues, south Surrey.

Context

The proposal was weighed against the purposes of the Commission as stipulated in section 6 of the *Agricultural Land Commission Act* (the “Act”). They are:

1. to preserve agricultural land
2. to encourage farming on agricultural land in collaboration with other communities of interest, and
3. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

Discussion

The Commissioners reviewed the application for the equestrian centre and concluded that the additional uses for a lounge and fitness centre would be consistent with the overall development provided these facilities are used by the owners of the development or by guests of the property. The Commission believed that the proposed lounge facility nor the fitness centre should be used for commercial purposes unrelated to the overall use of the property as an equestrian centre.

IT WAS

MOVED BY: Commissioner Tomlinson
SECONDED BY: Commissioner Bose

THAT the proposal to include a lounge and fitness centre within the overall use of the property as an equestrian centre be allowed subject to the following conditions:

- that the lounge and fitness centre be in substantial compliance with the plan submitted with the application
- that the use of the lounge facility and fitness centre are for the owners and/or guests of the property.
- Neither the proposed lounge facility nor the fitness centre should be used for commercial purposes.
- approval for non-farm use is granted for the sole benefit of the applicant and is non-transferable.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

CARRIED
Resolution # 26/2009