



**Agricultural Land Commission**  
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Reply to the attention of Terra Kaethler  
ALC File: 51794

December 2, 2010

Randy and Kim Ryzak  
21852 16<sup>th</sup> Ave  
Langley, BC

Dear Sir

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

Please find attached the Minutes of Resolution # 2751/2010 outlining the Commission's decision as it relates to the above noted application.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per: 

Brian Underhill, Executive Director

Enclosure: Minutes

cc: Township of Langley (AC100199)

TK/  
51794d1



**A meeting was held by the Provincial Agricultural Land Commission on November 2, 2010 at the Sandman Hotel Conference Room, Langley, B.C.**

<b>PRESENT:</b>	Sylvia Pranger	Chair, South Coast Panel
	Michael Bose	Commissioner
	John Tomlinson	Commissioner
	Richard Bullock	Commissioner
	Tony Pellett	Staff
	Terra Kaethler	Staff

**For Consideration**

Application: 51794  
Applicant: Kim and Randy Ryzak  
Proposal: Non-farm Use - Agri-tourism activities including: 1. equestrian awareness activities (clinics, shows, Little Britches rodeos, etc) 2. farming awareness activities (pumpkin patches, christmas trees, petting zoo, birthday parties, day camps, trial rides, school tours, hay rides, etc.) 3. venue for fundraisers and charity events 4. venue for rural weddings and other private functions that may include horse and carriage rides or other farm activities.  
Legal: Lot 2 Section 7 Township 10 New Westminster District Plan LMP999  
Location: 21852 - 16 Avenue, Langley BC

**Site Inspection**

A site inspection was conducted on November 2, 2010. Those in attendance were:

- Sylvia Pranger Vice-Chair, South Coast Panel
- John Tomlinson Commissioner
- Richard Bullock Commissioner
- Tony Pellet Staff
- Terra Kaethler Staff
- Kim Ryzak Applicant
- Paul Robson Applicant

The Commission met with the applicants at the subject property and viewed the wedding banquet facility. There was lengthy discussion regarding the Commission's policy on agri-tourism activities.

### **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 Commission assessed the impact of the proposal against the long term goal of preserving agricultural land.

The Commission noted that many of the proposed activities appear to be consistent with the ALR Agri-Tourism Policy # 4, including farm tours, horse shows, hay rides, pumpkin patches, and the growing of Christmas trees. The Commission had no objection to these activities. However, the Commission believed that the proposed venue for events such as weddings, fundraisers, etc is a commercial assembly use and goes beyond activities permitted under the Act and Regulations.

The Commission is in agreement with the Township of Langley's position that the proposed commercial assembly use has the potential to undermine the existing and potential agricultural industry in the surrounding area by alienating agricultural land, introducing the potential for conflict with surrounding agricultural uses, and encouraging further non-farm use development.

As such, the Commission did not believe that the proposed facility was an appropriate use within the ALR.

### **IT WAS**

**MOVED BY:** Commissioner Bose  
**SECONDED BY:** Commissioner Tomlinson

That the Non-farm Use application be refused.

AND THAT the applicant be advised of the provisions of Section 33 of the *Agricultural Land Commission Act* which provides an applicant with the opportunity to submit a request for reconsideration.

- S.33 (1) *On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that*
- (a) *evidence not available at the time of the original decision has become available,*
  - (b) *all or part of the original decision was based on evidence that was in error or was false.*
- (2) *The commission must give notice of its intention to reconsider a decision under subsection (1) to any person that the commission considers is affected by the reconsideration.*

AND THAT the applicant be advised that a revised proposal does not constitute new information and will not be considered as a basis for reconsideration, that the time limit

for submitting a request for reconsideration is one (1) year from the date of the decision letter, and that if the applicant sells or transfers the property within one (1) year of the decision the new owner is not eligible to submit a request for reconsideration.

This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government. This includes zoning, subdivision, or other land use bylaws, and decisions of any authorities that have jurisdiction under an enactment.

**CARRIED**  
**Resolution # 2751/2010**