



Provincial Agricultural Land Commission - Staff Report

Application: 51794

Applicant: Randy & Kim Ryzak
Local Government: Township of Langley

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.

BACKGROUND INFORMATION

The applicants have owned the property for five years and would like to develop agri-tourism activities to offset the operating cost of the farm and equestrian center. An unauthorized banquet hall and two guest rooms attached to a garage have been in operation for community assembly and prompted this application.

PROPERTY INFORMATION

PID: 017-420-181
Legal Description: Lot 2 Section 7 Township 10 New Westminster District Plan LMP999
Property Area: 25.0 ha
ALR Area: 25.0 ha
Purchase Date: November 30, 2005
Location: 21852 - 16 Avenue
Owner: Pacific Country Acres Ltd

LAND USE

Current Land Use:

Working equestrian centre with multiple boarders which host horse shows and equine clinics/ Stables.
2. Working farm with hay production
3. Several residences/Bed and Bale (breakfast)

Surrounding Land Uses:

North: Hobby Farm/Future vineyard / Equestrian Centre
East: Hobby Farm / Bare Land / Hay field
South: Equestrian Breeding Farm and pasture / Residence
West: Equestrian Centre / Residence / Equestrian Centre and Hay Field

PROPOSAL DETAILS

Non- Farm Use Area: 25.0 ha
Non- Farm Use Type: Commercial / Retail: Exhibitions and Festivals

Agricultural Capability:

The majority of the area under application is rated as: Prime

Source: BCL

Mapsheet: 92G/2a

RELEVANT APPLICATIONS

Application ID: 45315

Legacy #: 38411

Applicant: Gordon Dale and Dale William Smith

Proposal: To deposit approximately 26,522 cubic meters of fill over the northern 1.93 ha portion of the subject property to improve the site for agricultural purposes. In addition a low soil berm is proposed along the northern and eastern portion of the property to act as a barrier to the adjacent traffic. This berm will be planted with trees and shrubs to secure and improve the buffer. An Agrologist report outlining this project was prepared by Catherine Orban, P.Ag.

Decision:

Resolution #	Decision Date	Decision Description
1667/2009	December 8, 2009	Refuse proposed fill and berm over northern 1.93 ha portion of the subject property. It was believed the proposed fill and berm is not necessary to improve the site for agriculture. The Commission also noted the presence of heavy machinery and a pile of asphalt on the property which it would like removed from the property as soon as possible. It was further noted that there are three dwellings on the property which are not needed for agricultural reasons. As a result, the Commission requires its Compliance and Enforcement staff to address this issue with the property owner. Lastly the Commission is not in support of the Township of Langley's proposal to expand the intersection on the northeast corner of the subject property.

Application ID: 8065

Legacy #: 31342

Applicant: Claude Violet

Proposal: The applicant is seeking permission to rezone the existing estate winery on the subject property to an amended designation which would allow the winery to operate as a commercial winery. A commercial winery licence allows a winery to import grapes from ou

Decision:

Resolution #	Decision Date	Decision Description
360/1997	June 25, 1997	That the application to change the estate winery license to a commercial winery license be approved subject to the proposal being in substantial compliance with the site plan submitted with the application and that the vineyard on the property is maintained at least at its current size.

Application ID: 859

Legacy #: 27022

Applicant: WAYNE & JOYCE KEITH

Decision:

Resolution #	Decision Date	Decision Description
934/1994	October 6, 1994	That permission for the existing Equestrian Centre has been granted, after the fact, and the request for the vacant third residence on the property, to be occupied by a farm hand to assist with the equestrian operation be allowed subject to the registration of a Restrictive Covenant against the title of the property ensuring that once the applicants' grandparents no longer reside in the second residence, the third dwelling must be removed from the property or rendered uninhabitable

LOCAL GOVERNMENT INFORMATION

Official Community Plan:

Bylaw Name: Rural Langley Community Plan

Designation: Agriculture/Countryside

OCP Compliance: No

LOCAL GOVERNMENT INFORMATION

Zoning:

Zoning Bylaw Name: Zoning Bylaw 2500
Zoning Designation: Rural Zone RU-3
Minimum Lot Size: 8.0 ha
Zoning Compliance: No

Comments and Recommendations:

Board/Council

The application is not supported as the proposal does not comply with the Township's Rural Plan nor the Rural Zone RU-3 Zoning Bylaw provisions.

Planning Staff

Recommend that Council not support the application as it does not comply with the Township's Rural Plan or Zoning Bylaw. See staff comments in attached Report to Mayor and Council, June 14, 2010, for more information.

ALC STAFF COMMENTS

It is recommended that the Commission consider the following:

- The improved ratings of the agricultural capability of the property are identified as prime dominant (Class 2 – Class 3) with limitations of topography, undesired soil structure and excess wetness.
- The property currently has several residences/ accommodations on the property, including a Bed and Breakfast and accommodations for farm help and security. Further, at present there is an six bay garage with an unauthorized attached banquet room and two guest rooms above which is the subject of this application.
- The ALC Regulations allow for agri-tourism activities on land that is classified as a farm under the Assessment Act, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm (Section 2(e)). Provided that the applicants meet these requirements, many of the agri-tourism activities that the applicants have proposed appear to fall under the Regulations as permitted uses. See attached ALC Policy #4/2003 for more information.
- The Township of Langley Planning Staff Report did not support this application, on the grounds that the proposal includes providing a venue for weddings, events, etc, which it considers to be “community assembly” use. Community assembly is not permitted under their Rural Zoning Bylaw. Should the Commission approve the proposal, a zoning amendment would be required as well as possible upgrades to servicing and road widening to accommodate the proposed use. Please see attached report for more information.
- An on-site meeting with the applicant is recommended.

ATTACHMENTS

51794 LG Report.pdf
51794photo.pdf
51794policy.pdf
51794sketch.pdf

END OF REPORT

Prepared by: Terra Kaethler