



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

December 20, 2007

Reply to the attention of Ron Wallace
ALC File: O-37819

Township of Langley
20338 - 65th Avenue
Langley, BC V2Y3J1

Attention: Brian Brown, Property Negotiator

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

Please find attached the Minutes of Resolution # 687/2007 outlining the Commission's decision as it relates to the above noted application.

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

cc: Robert and Marian Moats 9791 - 96th Avenue Langley, BC V1M3C9

Enclosure: Minutes

Robert and Marion Moats have been operating a veterinary hospital at 19791 - 96th Avenue Langley since the early 1980's. Their facility specializes in horse operations and is considered a vital component to Langley and the Fraser Valley's horse industry.

Since this time the area around their hospital has transformed from a rural setting into a major industrial park. Translink and the new Golden Ears Bridge now require the Township of Langley to re-route Telegraph Trail to align with 198th Street at 96th Avenue. This new alignment places the road through the middle of their existing veterinarian hospital.

The applicants are the owners of the proposed new location at 22970 – Langley Bypass and would like to relocate to this quieter more rural property. The property is 1.9 ha and is appropriately zoned (RU-3) for this use. The site also offers good access from Highway #1, 232nd Street and Glover Road.

Assessment of Agricultural Capability

In assessing agricultural capability, the Commission refers in part to agricultural capability mapping and ratings. The ratings are interpreted using the Canada Land Inventory (CLI), 'Soil Capability Classification for Agriculture' system, or the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system.

The agricultural capability of the soil of the subject property is

- Class 3 – Land in this class has limitations that require moderately intensive management practices or moderately restrict the range of crops, or both.
- Class 4 – Land in this class has limitations that require special management practices or severely restrict the range of crops, or both.
- Class 5 – Land in this class has limitations that restrict its capability to producing perennial forage crops or other specially adapted crops.

Subclasses

A	soil moisture deficiency
D	undesirable soil structure
T	topography
I	inundation (flooding by streams, etc.)
W	excess water

Assessment of Agricultural Suitability

The Commission noted that the proposed new location for the veterinary clinic is appropriately zoned for this use and is supported by the Township of Langley. It was also noted that the subject property is small and limited for agricultural development. It was felt that this use would provide a necessary service to the local horse riding community.

Assessment of Impact on Agriculture

The Commission also assessed the impact of the proposal against the long term goal of preserving agricultural land. It was felt the 1.9 ha property is well suited for this use and

that the proposal would not impact existing or potential agricultural use of surrounding lands.

Conclusions

1. The applicant is required to move their veterinary clinic to a new location.
2. The proposed new location is appropriately zoned for this use.
3. The proposed new property is small and limited for agricultural development.
4. This veterinary clinic provides a necessary service to the local horse riding community.

IT WAS

MOVED BY: Commissioner Bose
SECONDED BY: Commissioner Tomlinson

THAT the application be allowed as proposed.

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 # 687/2007