



Staff Report
Application # O – 37819
Applicant: Robert and Marian Moats
Agent: Township of Langley

DATE RECEIVED: November 21, 2007

DATE PREPARED: November 23, 2007

TO: Chair and Commissioners – South Coast Panel

FROM: Ron Wallace, Land Use Planner

PROPOSAL: Non-farm use to construct a horse hospital and surgical facility. The applicants propose to build a 40' x 100' pitched roof block building to act basically as a large horse barn with office and laboratory space and a 24' x 24' room to be used for surgical procedures.

An existing barn will be used for auxiliary stall and hospital space. A multipurpose, pole-frame, metal roof building will be built for hay and bedding storage and covered exercise area.

The existing house will be maintained as caretaker's quarters.

It is anticipated, based on their business experience since 1981, to perform 50 to 100 surgical procedures a year.

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

BACKGROUND INFORMATION:

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.

Local Government:

The Corporation of the Township of Langley

Legal Description of Property:

1. PID: 007-259-786
Lot 31, Section 17, Township 11, New Westminster District, Plan 44186

Purchase Date:

1994-01-28

Location of Property:

22970 - No 10 Highway, Langley

Size of Property:

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

Present use of the Property:

Residence, barn and lean-to. Has been used as a horse hobby farm and is zoned RU-3.

Surrounding Land Uses:

WEST: Hobby Farm
SOUTH: Hobby Farm
EAST: Hobby Farm
NORTH: Hobby Farm

Agricultural Capability:

Data Source: Agricultural Capability Map # 92G.018 (digital)
The majority of the property is identified as having Prime Dominant ratings.

Official Community Plan and Designation:

OCP: N/A
Designation: Rural Plan - Agricultural Countryside

Zoning Bylaw and Designation:

Zoning: Bylaw No. 2500
Designation: RU-3
Minimum Lot Size: 8.0 ha

PREVIOUS APPLICATIONS:

There are no previous applications involving the subject property.

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

Local Council:

Council for the Township of Langley forwarded the application with a recommendation of support.

Local Government Staff

Property Management has entered into an agreement with the owners subject to Council's Approval on or before November 19, 2007, subject to a soils analysis and an environmental study on or before December 4, 2007 and conditional upon the ALC approving the business relocation of a non-farm use within the ALR at 22970 – No. 10 Highway on or before January 11, 2008.

STAFF COMMENTS:

It is recommended that the Commission consider:

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

ATTACHMENTS:

1. ALC Context Map
2. Aerial Photograph
3. Agricultural Capability Map
4. Map Showing Proposed Use of Property

END OF REPORT



Signature

29 November 2007

Date