



**Agricultural Land Commission**  
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November 3, 2008

Reply to the attention of Ron Wallace  
ALC File: O-38334

Mountain View Conservation Society  
23898 Rawlison Crescent  
Langley, BC V1M 3R6

Attention: Gordon Blankstein

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

Please find attached the Minutes of Resolution # 678/2008 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

Enclosure: Minutes

cc: The Corporation of the Township of Langley (AL100146)  
Yvonne Blankstein RR#6, 8011 - 240th Street Langley, BC V1M3P9  
BC Assessment, , Abbotsford

RW/  
i/O-38334d1



# MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

**A meeting was held by the Provincial Agricultural Land Commission on September 30, 2008 in Langley, B.C.**

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

## For Consideration

Application: # O- 38334  
 Applicant: Yvonne Blankstein  
 Proposal: A non-farm use application to expand the existing facilities to include a residential facility capable of housing approximately 30 people for short term stays who are interested in learning about and contributing to the applicant's animal conservation program. The expanded operation is also proposed to include an approximately 1,858 square meter Public Wildlife Interpretation and Education Centre.

Legal:

1. PID: 001-188-844  
 Lot 1, District Lot 42, 234 and 315, New Westminster District Group 2, Plan 69010
2. PID: 001-070-321  
 Lot L, New Westminster District Group 2, EXCEPT Part subdivided by Plan 69010, District Lots 42 and 234, Plan 55315

Location: 8011 - 240 Street and 23898 Rawlison Crescent, Langley

## Site Inspection

A site inspection was conducted on September 30, 2008. Those in attendance were:

- Sylvia Pranger                      Chair, South Coast Panel
- Michael Bose                        Commissioner
- John Tomlinson                      Commissioner
- Ron Wallace                         Staff
- Tony Pellett                         Staff
- Gordon Blankstein                 Mountain View Conservation Society

The Commissioners and staff met with Mr. Blankstein, toured the property and, learned about the Society's conservation work with the rehabilitation of some of the rarest and most endangered animals from many areas of the world. The Commission also learned that the Society has been in operation on the subject property since 1986 without Commission approval.

## 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**

It was noted that the Mountain View Conservation Society has been in operation on the subject property since 1986. The property is fully developed for this purpose and the Commission acknowledges the very important work the Society does towards conservation, breeding and re-establishing endangered animals back into their indigenous habitats.

In light of the Society's long standing use on the subject property and its association with biodiversity conservation (a permitted use under section 2.3(1)(f) of the ALR use, Subdivision and Procedure Regulation) the Commission is supportive of the proposed expansion of the facility. Prior to construction the Commission requires the submission of plans showing the development including the footprint and location of the proposed housing facility and interpretation and education Centre.

### **IT WAS**

**MOVED BY:** Commissioner Tomlinson

**SECONDED BY:** Commissioner Bose

THAT the application be allowed subject to the following conditions:

- The proposed expansion of the facility be in substantial compliance with the application presented to the Commission.
- The submission of plans showing the development including the footprint and location of the proposed housing facility and Interpretation and education Centre. The Commission will issue final approval upon receipt of these plans.
- 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 # 678/2008**