

Township of Langley Agricultural Land Use Inventory, 2001

Summary Report



Prepared by the Ministry of Agriculture, Food and Fisheries
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Introduction

In the summer of 2001 the Ministry of Agriculture, Food & Fisheries (MAFF) worked with the Township of Langley to conduct an agricultural land use inventory. The study area included all lands within the Township's Agricultural Land Reserve (ALR) as well as land directly adjacent to the ALR. The study area was just over 24,000 hectares in size and included 6356 properties.

The information gathered during the inventory will be used in Langley's bylaw review process. It can also be used by both Township and MAFF staff to answer future questions that may arise concerning land use and agricultural production in Langley.

The Township of Langley

The Township of Langley is located in the Fraser Valley, bordered by Surrey to the west, the Fraser River to the north, Abbotsford to the east, and the American border to the south. It has a population of 87 000 people. The Township is 30,850 hectares in size, of which about three-quarters is in the ALR. The 2001 Census of Agriculture recorded Langley as having 1417 census farms in the year 2000, generating \$203.4 million in farm sales.

Survey method

The inventory was conducted by two MAFF staff, one driving and navigating, the other recording data. Township of Langley staff provided digital GIS layers such as streets, property boundaries and property identifiers, which were used to make survey maps. The maps also included 0.5 metre resolution aerial photography, which was jointly purchased by the Township and MAFF.

During the survey, two types of information were recorded for each property – the land covers (including crops, buildings and structures, natural areas, and water features) as well as land use activities. Surveying was conducted at the rate of about 1000 hectares per day. During the survey, a laptop computer was used to enter data directly into an MS Access database. The database can be used in conjunction with GIS to create maps or generate reports and statistics. The methodology of conducting a land use inventory is explained in detail in the document [AgFocus – A Guide to Agricultural Land Use Inventory](#).

This report contains a brief summary of the data collected.

Land Use Activities in the ALR

For each property, or parcel, in the study area, a primary land use activity was recorded. Secondary and tertiary land use activities were recorded as well, if present. For example, a large dairy farm with a house on it would have "Agriculture" as the primary activity and "Residential Use" as the secondary activity. Primary land use activities within the Township of Langley's ALR are shown in Table 1. Note that these figures include only the 4768 parcels that fell within the ALR boundary; the remaining parcels along the outside edge of the ALR will be discussed in the section "Land Use Activities on the Urban Rural Edge" on Page 15.

Table 1: Primary land use activities within the ALR, Township of Langley

Primary land use activity	Number of parcels	% of parcels	Total area (ha)*	Average parcel size (ha)
Residential Use	2061	43.2%	5855	2.8
Agriculture	1192	25.0%	9496	8.0
Hobby Farm (includes a residence)	1049	22.0%	3595	3.4
Not in use	211	4.4%	1091	5.2
Transportation and Communications	70	1.5%	156	2.2
Park	68	1.4%	765	11.3
Institutional Use	32	0.7%	59	1.9
Commercial/Service Use	25	0.5%	68	2.7
Industrial Use	11	0.2%	57	5.1
Land in Transition	11	0.2%	223	20.3
Golf Course	9	0.2%	296	32.9
Utility	8	0.2%	12	1.4
Military Area	5	0.1%	510	102.1
Recreational Use	5	0.1%	125	25.0
Mineral extraction	4	<0.1%	56	13.9
Mobile Home Park	3	<0.1%	39	13.0
Freshwater aquaculture	2	<0.1%	4	2.0
Cultural/Entertainment Use	1	<0.1%	0.3	0.3
Indian Reserve**	1	<0.1%	23	23.3
Total parcels	4768	100	22430	4.7

*Note- The "Total area (ha)" column should be used with caution; it refers to the total area of the parcels, not just the portion of the parcels engaged in the primary land use.

**Note - There are more Indian Reserves in the study area, however only the Katzie Reserve was identified on the ground by the surveyors. Other Indian Reserves were assigned other land uses.

"Agriculture" was recorded when farming was the only observed use, or was considered to be the most important use. "Hobby Farm" was recorded if farming was obviously recreational and of secondary importance to the residential use, and not likely the major source of income to the residents. If "Hobby Farm" was recorded, residential use is implied and not recorded separately. Examples of hobby farms include homes with one or two horses, or a very small amount of crops which are not likely a primary source of income. A property with only trees or other natural vegetation was recorded as "Not in use", since the activities section covered use by humans only. Vegetated areas and watercourses were recorded as land covers rather than land use activities.

According to the inventory, there is nearly the same amount of hobby farms as agricultural parcels in the ALR. Together, properties with agriculture and hobby farm as their primary activity account for 47% of the number of properties in the ALR, and 58% of the area of the land base. Residential properties account for 43% of properties, and 26% of the land base.

Agriculture in the ALR

For any parcel with either "Agriculture" or "Hobby Farm" recorded as a primary, secondary, or tertiary activity, up to four types of agricultural activity were recorded. The primary agricultural activity is the one which is likely the greatest source of income. In some cases this was difficult to determine, so the distinction between primary, secondary, tertiary and quaternary agricultural activity was at times a best guess. Although specific agricultural activities were recorded during the survey, these have been grouped into broad categories for the following table and map.

An agricultural activity on a parcel is considered to be that parcel's "Main use" if it is the primary agricultural activity, and the parcel is classified as primarily "Agriculture". For example, a parcel whose primary activity is "Agriculture" and primary agricultural activity is beef cattle would be counted in this table as having "Extensive livestock" as its main use. The main use category is mutually exclusive; that is, a parcel can only be counted once in this column.

An agricultural activity on a parcel is considered to be an "Ancillary use" of that parcel if it is not the primary agricultural activity, or if the parcel was not classified as primarily "Agriculture". If a parcel was classified as primarily "Hobby Farm" then all its agricultural activities would be considered an ancillary use. Parcels with "Extensive livestock" as an ancillary use for example would include a hobby farm with beef cattle, or a farm devoted primarily to poultry which also had a few beef cows. The ancillary use category is not mutually exclusive; that is, a parcel with several agricultural activities will be counted several times in the column. Thus no total has been calculated. The "Total" column counts all parcels having the given agricultural activity, whether the main or ancillary use.

Again, it should be noted that the "Total area (ha)" column refers to the total area of those parcels with the given activity as the main use. It does not give the total land area devoted to the given use.

Table 2: Primary agricultural activities within the ALR, Township of Langley

Primary agricultural activity	Main use				Ancillary use	Total
	Number of parcels	% of parcels	Average parcel size (ha)	Total area (ha)	Number of parcels	Number of parcels
Extensive livestock	461	39%	9.4	4322	1059	1520
Forage and pasture	214	18%	7.7	1642	776	990
Nursery or trees	142	12%	5.5	787	58	200
Unused farm land	86	7%	4.7	402	294	380
Berry and vine crops	82	7%	11.8	964	15	97
Intensive livestock	81	7%	7.2	586	8	89
Greenhouse operation	41	3%	5.9	242	10	51
Mushroom farm	33	3%	4.8	157	-	33
Miscellaneous agriculture	21	2%	7.1	150	25	46
Field vegetables or flowers	17	1%	8.0	136	12	29
Cultivated or fallow land	14	1%	7.7	107	21	35
Total	1192	100%	8.0	9488		

The following sections will look at each of these agricultural activities in more detail. For the remaining tables in the report, an agricultural activity is considered to be a parcel's "Main use" if it is the primary agricultural activity, and the parcel is classified as primarily "Agriculture". The "Ancillary use" column includes mainly hobby farms, and agricultural operations whose main use is a different agricultural activity than the one being discussed. The "Ancillary use" column is not mutually exclusive, i.e. a parcel with several different types agricultural activities will appear in several tables.

Extensive Livestock

Extensive livestock operations include horses, beef cattle, dairy cattle, sheep and goats, llamas, donkeys, game, ratites (ostriches and emus) and free-range chickens. A parcel was counted as an extensive livestock operation if structures such as barns, paddocks and manure storage facilities were present in addition to the animals. If a parcel only contained pasture land with livestock grazing on it, it was called "Pasture" rather than a livestock operation. The boundaries used for the survey were property lines rather than farm operations; therefore many of the parcels classified as "Pasture" or "Forage operation" are actually part of a larger extensive livestock operation.

For extensive livestock operations, an estimate was made of the number of animals. Estimates were based on the number of animals seen from the road as well as the size of structures such as barns and paddocks. Estimates were used to place the operation into a small, medium or large category based on the following numbers of livestock:

	<i>Small</i>	<i>Medium</i>	<i>Large</i>
Horses	1-4	5-10	11+
Beef, sheep and goats	1-10	11-50	51+

Dairy cattle operations were given a scale as well, but those estimates were found to be quite inaccurate and so have been omitted from this report. Since dairy cattle are indoors most of the time it is difficult to estimate the number of animals from the road. The scale of llama operations was also originally recorded but omitted from this report, since the size of llama operations did not appear to vary significantly from farm to farm. "Livestock operation - type unknown" was recorded when the surveyors were confident that livestock were present, indicated by signs such as well-maintained barns and paddocks, but were unable to determine which type of livestock. Often this was the case when the view of a property was obscured by trees, and observations were mainly determined from the aerial photography. Most of these operations are likely horse or cattle, or a combination of both, since these are the most common livestock types in Langley.

Numbers of livestock operations are likely to be underestimates, since livestock are not always visible from the road. Animals such as free range poultry are especially likely to be underestimated, since their housing is small and could be missed from both the road and the aerial photography.

Table 3: Extensive livestock operations within the ALR, Township of Langley

	Main use		Ancillary use	Total
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Horse	214	8.3	779	993
Horse and beef	6	6.4	15	21
Horse and sheep or goat	1	5.9	16	17
Horse and dairy	-	-	1	1
Horse and llama	-	-	2	2
Beef	138	9.7	122	260
Beef and sheep or goat	3	5.1	5	8
Beef and dairy	1	44.9	-	1
Dairy	48	17.4	6	54
Sheep or goat	30	3.5	68	98
Llama	9	6.4	24	33
Livestock operation - type unknown	5	6.9	41	46
Other (donkeys, game, exotic animals, feedlots)	4	13.4	5	9
Poultry or fowl - free range	1	15.0	77	78
Ratites (ostrich/emu)	1	2.0	3	4
Total	461	9.4		

Maps are included showing locations of horse, beef, dairy, sheep and goat, and llama farms. For horses, beef, and sheep and goats, there are tables showing the distribution by size of operation. For a small number of parcels there were two types of livestock which appeared to be of equal importance. These were given a mixed designation such as "Horse and beef", as seen in Table 3. For the following tables which break down parcels by individual livestock type, a parcel such as this would appear in the "Main use" row in both the Horse table and the Beef table.

Horses

As evident from Table 3, by far the most common type of extensive livestock in the Township of Langley's ALR is horses, with 1034 horse operations in total. If horse operations outside the ALR are included, there are over 1100 operations within the Township. The majority of these horse operations were categorized as small. Most were considered to be an ancillary use of the property, i.e. horses were ancillary to residential use or to other agricultural activities.

Table 4: Horse operations within the ALR, Township of Langley

Size of horse operation		Number of horse operations	% of horse operations	Average parcel size (ha)
Large	Main use	62	6%	12.3
	Ancillary use	-	-	-
	Subtotal	62	6%	
Medium	Main use	145	14%	6.6
	Ancillary use	59	6%	6.1
	Subtotal	204	20%	
Small	Main use	10	1%	6.5
	Ancillary use	714	69%	3.7
	Subtotal	724	70%	
Unknown	Main use	4	0.4%	6.4
	Ancillary use	40	4%	4.7
	Subtotal	44	4%	
All sizes	Main use	221	21%	8.2
	Ancillary use	813	79%	3.9
	Total	1034	100%	

Beef Cattle

The second most common type of extensive livestock is beef, with a total of 290 properties with beef cattle. Approximately half of all beef operations were the main use of the parcel, and half were ancillary.

Table 5: Beef operations within the ALR, Township of Langley

Size of beef operation		Number of beef operations	% of beef operations	Average parcel size (ha)
Large	Main use	3	1%	27.0
	Ancillary use			
	Subtotal	3	1%	
Medium	Main use	100	34%	11.5
	Ancillary use	14	5%	8.9
	Subtotal	114	39%	
Small	Main use	32	11%	3.9
	Ancillary use	122	42%	4.4
	Subtotal	154	53%	
Unknown	Main use	13	4%	6.6
	Ancillary use	6	2%	6.7
	Subtotal	19	7%	
All sizes	Main use	148	51%	9.7
	Ancillary use	142	49%	4.9
	Total	290	100%	

During the survey, there was a field on the data entry screen for recording whether a beef farm was a feeder operation or a cow/calf operation. However, this field was frequently missed, so this data is incomplete. Of the 37 beef farms where type was recorded, 35 were cow/calf operations and only two were feeder operations.

Sheep and Goats

Table 6: Sheep and goat operations within the ALR, Township of Langley

Size of sheep or goat operation		Number of sheep or goat operations	% of sheep or goat operations	Average parcel size (ha)
Large	Main use	2	2%	10.4
	Ancillary use			
	Subtotal	2	2%	
Medium	Main use	30	24%	3.2
	Ancillary use	15	12%	5.8
	Subtotal	45	37%	
Small	Main use	2	2%	5.9
	Ancillary use	67	54%	3.8
	Subtotal	69	56%	
Unknown	Main use			
	Ancillary use	7	6%	8.3
	Subtotal	7	6%	
All sizes	Main use	34	28%	3.7
	Ancillary use	89	72%	4.5
	Total	123	100%	

Forage and Pasture

By far the most common type of crop in Langley was forage and pasture. This is mostly in the form of grass, with some legumes and corn as well. Forage refers to crops which are made into silage or hay, and pasture refers to crops which are grazed by livestock. There were a total of 990 parcels which were assigned the activity "Pasture" or "Forage Operation". Of these, 214 parcels had forage or pasture as their main use; that is, the primary activity was "Agriculture" and the primary agricultural use was "Pasture" or "Forage Operation". For these 214 parcels, the average size was 7.7 hectares.

In addition to the parcels described above, there would also be some forage and pasture land on most of the properties with an extensive livestock operation as a land use activity, such as "Horse Farm" or "Beef Farm". "Pasture" or "Forage Operation" were only recorded as agricultural land use activities for parcels where no livestock were visible, or when the livestock were obviously housed on a neighbouring parcel. When the number of parcels with "Pasture" or "Forage Operation" are added to the number of parcels with an extensive livestock designation, the actual number of parcels containing forage and pasture lands is over 2500. The accompanying map shows three types of parcels - those with forage or pasture as the main use, those with forage or pasture as an ancillary use, and those with extensive livestock.

Table 7: Forage and pasture operations within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Forage or pasture operations	214	7.7	776	990

Nursery and Tree Farms

"Nursery" was assigned to parcels growing ornamentals and shrubs, either in the ground or in containers. Many of the "Nursery" operations had some Christmas trees as well. A parcel with both Christmas trees and other ornamentals will appear as "Nursery" on the map and in the table. "Tree farm" refers to parcels growing trees for pulp, such as hybrid poplars. With an average size of 10.3 hectares, these tree farms tended to be on large parcels.

There were many nurseries growing ornamentals and shrubs both indoors and outdoors as part of the same operation. Rather than record this as two separate activities, i.e. "Nursery" and "Greenhouse Operation", a category was added for "Nursery including greenhouses". This category appears on Table 8 and the accompanying Nursery Operations map in addition to the Greenhouse operations map and table. In Table 2, which summarizes the primary agricultural activities of parcels, these operations are tallied in the "Nursery or trees" category.

Table 8: Nursery operations and tree farms within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Nursery	81	4.9	43	124
Nursery including greenhouses	36	5.9	-	36
Christmas tree farm	16	5.5	13	29
Tree farm	9	10.3	2	11
Total	142	5.6	59	200

Unused Farm Land

There were 380 parcels with a significant amount of unused farm land, such as overgrown pastures or abandoned berries. Of these, 86 had "Abandoned or unused farmland" recorded as their main land use activity. The average size of these 86 parcels was 4.7 hectares, which was the smallest average size of any agricultural activity. Only parcels which had agricultural use in the past were included in this category, not parcels which are treed.

Table 9: Unused farm land within the ALR, Township of Langley

	Main use		Ancillary use	Total
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Unused farm land	86	4.7	294	380

Berry and Vine Crops

There were a total of 82 farms in the ALR whose main use was the production of berries or vine crops. The most common type of berry was blueberries, followed by raspberries and cranberries. There were 16 farms growing more than one type of berry. These were generally large parcels, with an average size of 17.5 hectares. Cranberry farms tended to be on large parcels as well, with an average size of 17.6 hectares. A few parcels were categorized as "Unknown berries". This was in cases where berries were identified from the aerial photography, but visual confirmation of the type could not be made.

Table 10: Berry and vine crop operations within the ALR, Township of Langley

	Main use		Ancillary use	Total
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Blueberries	25	7.9	6	31
Raspberries	20	9.4	11	31
Cranberries	13	17.6	-	13
Grapes	4	8.6	5	9
Strawberries	3	9.4	-	3
Currants	-	-	1	1
Mixed berries	16	17.5	1	17
Unknown berries	1	9.1	5	6
Total	82	11.8	29	111

Intensive Livestock

Intensive, or housed, livestock operations refer to livestock that are raised exclusively inside a building. In actual fact, some dairy operations could be considered intensive. Beef and horse operations could come under this category as well if no grazing were available. For the purposes of this survey however, the term intensive livestock is applied only to poultry, fur, swine, and game birds. By far the most common type is poultry.

In addition to the intensive livestock operations within the ALR, one fur farm operation and four poultry operations were found along the outside edge of the ALR boundary. The poultry category does not include free-range chickens, and the swine category does not include hobby farms with a small number of pigs. The accompanying map does not include the five ancillary game bird operations, since these are hobby farms which are at a very different scale than the other operations.

Table 11: Intensive livestock operations within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Poultry	71	6.0	3	74
Fur	6	14.8	-	6
Swine	4	18.2	-	4
Game bird	-	-	5	5
Total	81	7.2	8	89

Greenhouse Operations

The "Nursery including greenhouses" category appears on the Nursery Operations map and its accompanying table in addition to the Greenhouse Operations map and table. In Table 2, which summarizes the primary agricultural activities of parcels, these operations are tallied in the "Nursery or trees" category.

Several of the parcels with greenhouse operation listed as an ancillary use in Table 12 are field vegetable farms or other field crop operations, where the greenhouse or greenhouses can be considered part of the main operation rather than a separate use.

Table 12: Greenhouse operations within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Greenhouse operations	41	5.9	9	50
Nursery including greenhouses	36	5.9	-	36
Total	77		9	

Mushroom Farms

There were 33 mushroom farms within the ALR. At 4.8 hectares, their average parcel size was relatively small compared to other agricultural uses. All 33 operations had mushroom farm as their main use.

Table 13: Greenhouse operations within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Mushroom farms	33	4.8	-	33

Miscellaneous Agriculture

Miscellaneous agriculture includes nut farms, turf farms, orchards, agritourism operations, herbs, apiaries (bee production) and on-farm Bed & Breakfasts. The Apiary category is likely a significant underestimate, since bee hives are small and could easily be missed. Plus, often farmers only use bee hives temporarily when they need their crops fertilized, so the hives may not be owned by that farm operation.

Table 14: Miscellaneous agriculture within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Nuts	7	5.9	5	12
Turf	7	9.8	-	7
Orchard	5	3.3	10	15
Agritourism	1	15.6	5	6
Herbs	1	7.4	-	1
Apiary	-	-	4	4
On farm Bed & Breakfast	-	-	1	1
Total	21		25	

Field Vegetables and Flowers

The numbers of field vegetable and flower farms are likely to be underestimates, since some plants may not have been visible at the time of the survey. A portion of the areas classified as "Cultivated land" would likely have been vegetable production later in the summer.

There was one farm which was recorded as growing both vegetables and flowers. It has been counted here as a Field flower farm since that was its primary agricultural activity.

Table 15: Field vegetables and flowers within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Field vegetable farms	14	8.8	8	22
Field flower farms	3	4.1	6	9
Total	17	8	14	31

Cultivated or Fallow Land

The phrase "Cultivated land" was used to describe fields where the crop could not be identified, because there were no plants visible yet. "Fallow land" refers to fields which were not currently in production.

Table 16: Greenhouse operations within the ALR, Township of Langley

	<i>Main use</i>		<i>Ancillary use</i>	<i>Total</i>
	Number of parcels	Average parcel size (ha)	Number of parcels	Number of parcels
Cultivated or fallow land	14	7.7	21	35

Land Use Activities on the Urban Rural Edge

In addition to the parcels within the Township of Langley's ALR, 1588 parcels along the outside edge of the ALR boundary were surveyed. In Table 17, the primary land use activities of these parcels is compared to those of the parcels located along the inside edge of the ALR boundary, in order to better understand how proximity to an urban boundary affects agricultural lands. Only the 554 parcels which are neighbours to urban areas are included in the "Inside edge" portion of the table; that is, the parcels across the ALR boundary from Aldergrove, Forest Knolls, Walnut Grove, the City of Langley, Murrayville, and Hoppington.

Table 17: Primary land use activities for parcels along the inside and outside edges of the ALR, Township of Langley

Primary land use activity	Inside ALR edge			Outside ALR edge		
	Number of parcels, inside edge	% of parcels along inside edge	Average parcel size (ha)	Number of parcels, outside edge	% of parcels along outside edge	Average parcel size (ha)
Residential Use	294	53%	2.6	1280	81%	0.5
Agriculture	134	24%	8.9	43	3%	3.5
Hobby Farm (includes a residence)	75	14%	3.7	68	4%	1
Not in use (eg. treed)	27	5%	3.2	73	5%	5.6
Transportation and Communications	6	1%	6.1	13	<1%	0.8
Golf Course	5	<1%	22.4	-	-	-
Industrial Use	-	-	-	42	3%	1.6
Institutional Use	4	<1%	2	26	2%	3
Park	2	<1%	3.1	3	<1%	5.3
Land in Transition	2	<1%	3.3	5	<1%	4
Utility	2	<1%	0.1	-	-	-
Commercial/Service Use	1	<1%	4.9	22	1%	1.8
Mineral extraction	1	<1%	1	2	<1%	6
Recreational Use	-	-	-	9	<1%	3.8
Freshwater aquaculture	1	<1%	1.8	-	-	-
Residential Use - Multi-family	-	-	-	1	<1%	2.9
Mobile Home Park	-	-	-	1	<1%	3.7
Total parcels	554	100%	4.7	1588	100%	1.0

Along the inside edge of the ALR boundary there is a higher percentage of residential properties, at 53% compared to 43% in the ALR as a whole. There are fewer hobby farms along the edge, at 14% compared to 22%. Interestingly however, the percentage of properties with agriculture as the primary use is nearly identical, at 24% compared to 25%.

Along the outside edge of the ALR boundary, most of the properties (81%) are residential, although a small number of farms do exist outside the ALR.

The primary agricultural activity for these parcels along the ALR edge has been listed below.

Table 18: Agricultural activities for parcels along the inside and outside edges of the ALR, Township of Langley

Primary agricultural activity	Inside ALR edge				Outside ALR edge			
	Main use		Ancillary use		Main use		Ancillary use	
	Number of parcels	% of parcels along inside edge	Number of parcels	Number of parcels	Number of parcels	% of parcels along outside edge	Number of parcels	Number of parcels
Extensive livestock	33	25%	75	108	9	21%	64	73
Forage and pasture	26	19%	90	116	12	28%	50	62
Nursery or trees	27	20%	4	31	3	7%	3	6
Unused farm land	14	10%	30	44	14	33%	18	32
Berry and vine crops	11	8%	3	14	-	-	1	1
Housed livestock	8	6%	3	11	5	12%	-	5
Greenhouse operation	7	5%	1	8	-	-	-	-
Mushroom farm	2	1%	-	2	-	-	-	-
Miscellaneous agriculture	-	-	2	2	-	-	4	4
Field vegetables or flowers	4	3%	-	4	-	-	-	-
Cultivated or fallow land	2	1%	9	11	-	-	1	1
Total	134	100%			43	100%		

There are far fewer extensive livestock operations along the inside edge of the ALR compared to the ALR as a whole, at 25% versus 39%. Forage and pasture remain at about the same level, whereas nursery and tree farms are actually more common along the edge than not, at 20% inside the edge compared to 12% in the ALR as a whole. Unused farm land is higher along the edge than in the ALR as a whole, although at 10% compared to 7% the difference is not as significant as one might expect. All other agricultural uses are fairly similar.

Along the *outside* edge of the ALR, unused farm land is the most common agricultural use, at 33%.

Summary

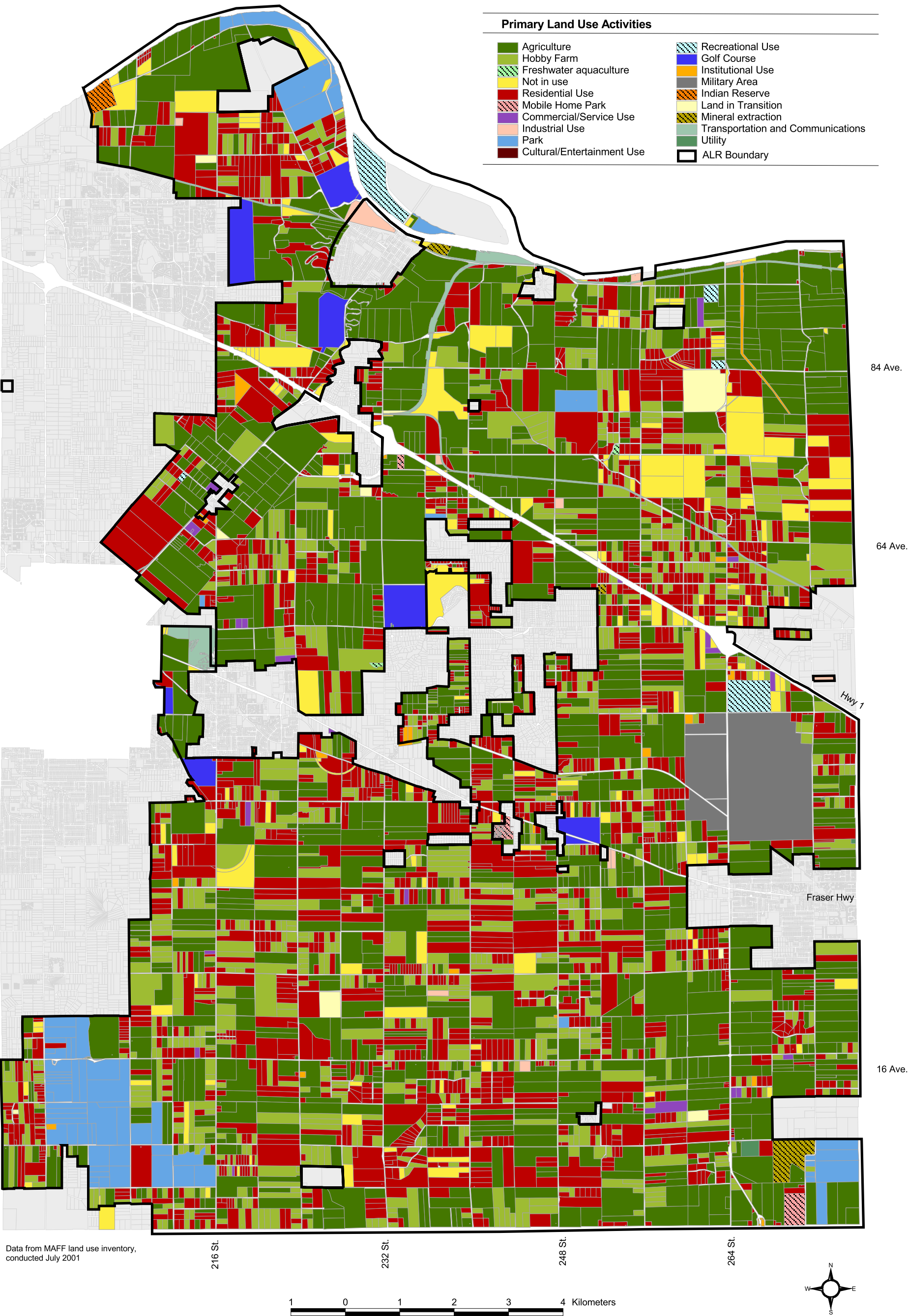
The land use inventory has provided many insights into the Township of Langley's agricultural landscape. By far the most common agricultural use is extensive livestock, and the most common field crops are forage and pasture, which support that livestock. The most common type of livestock are horses, most of which were considered to be ancillary either to residential use or to other agricultural uses. Other common types of extensive livestock are beef cattle, dairy cattle, sheep, goats, llamas and free-range poultry.

Besides extensive livestock, other common agricultural activities in the Township include nurseries and tree farms, berry farms and vineyards, intensive livestock operations (particularly poultry), greenhouse operations, mushroom farms, and field vegetable farms. There is also a fair amount of abandoned or neglected agricultural land.

The data collected for this inventory has proven to be useful to MAFF on many occasions. If a concern arises about a certain agricultural operation, the data can give a good overview of the operation and the surrounding area. The land use data has been useful for testing the impacts of various scenarios or proposals, in order to develop farm bylaw standards. The data was also used in designing and conducting a survey researching agriculture/residential compatibility; land use information was used to locate different farm operations and their surrounding urban neighbours. No doubt the inventory will continue to be useful in the future, as other issues arise.

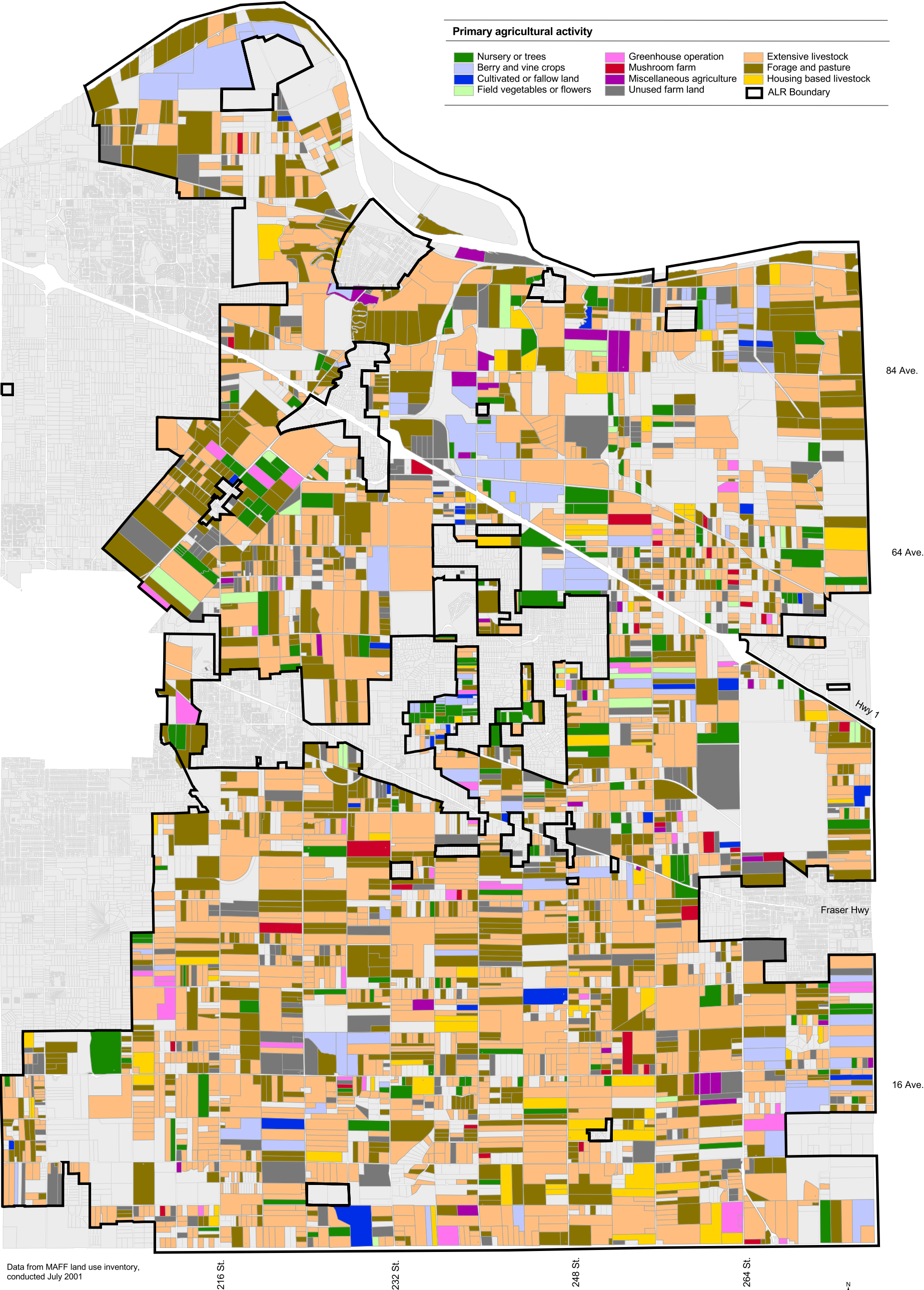
Primary Land Use Activities, 2001

Township of Langley, BC



Primary Agricultural Activities, 2001

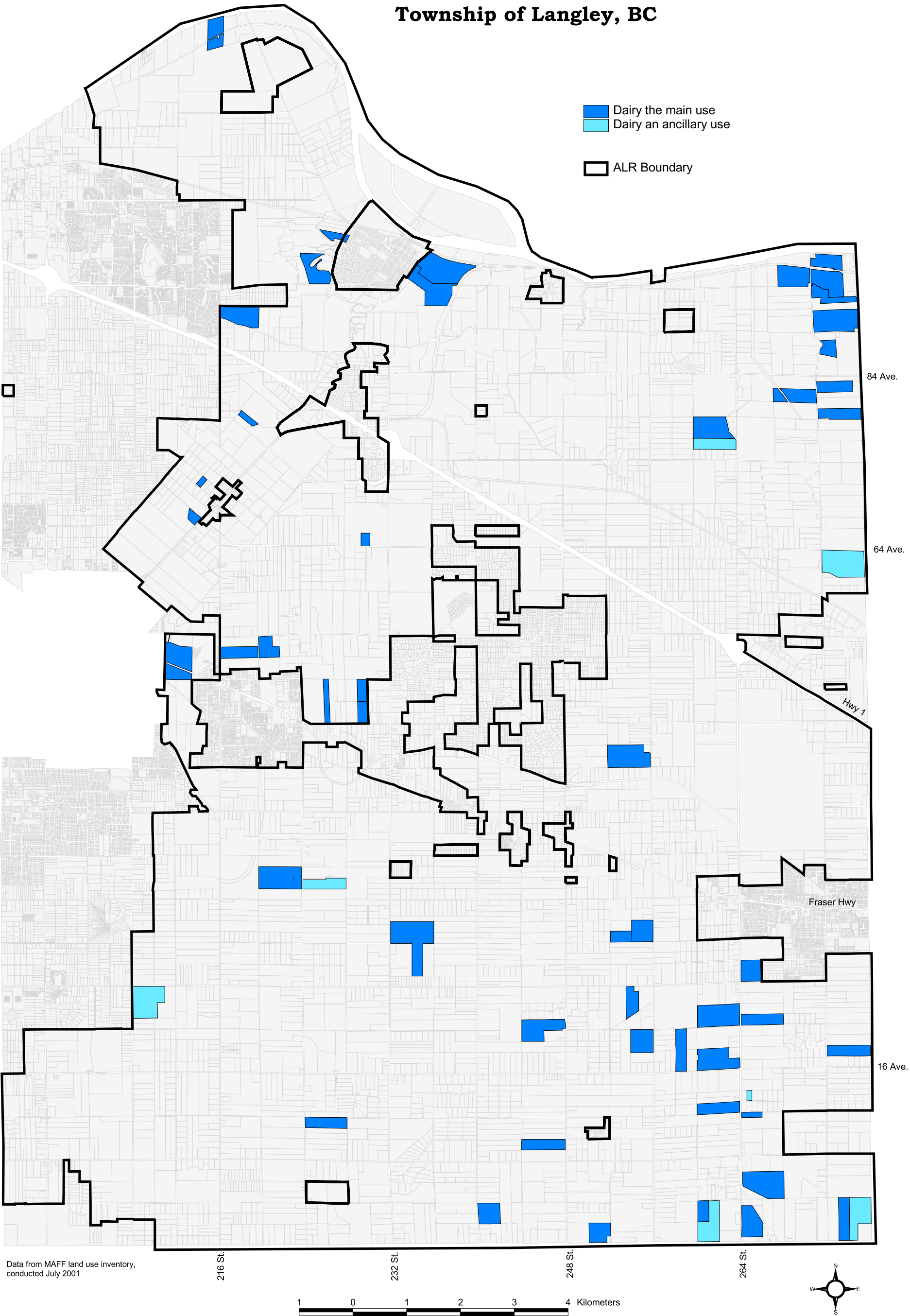
Township of Langley, BC



Data from MAFF land use inventory,
conducted July 2001

Dairy Cattle Operations, 2001

Township of Langley, BC

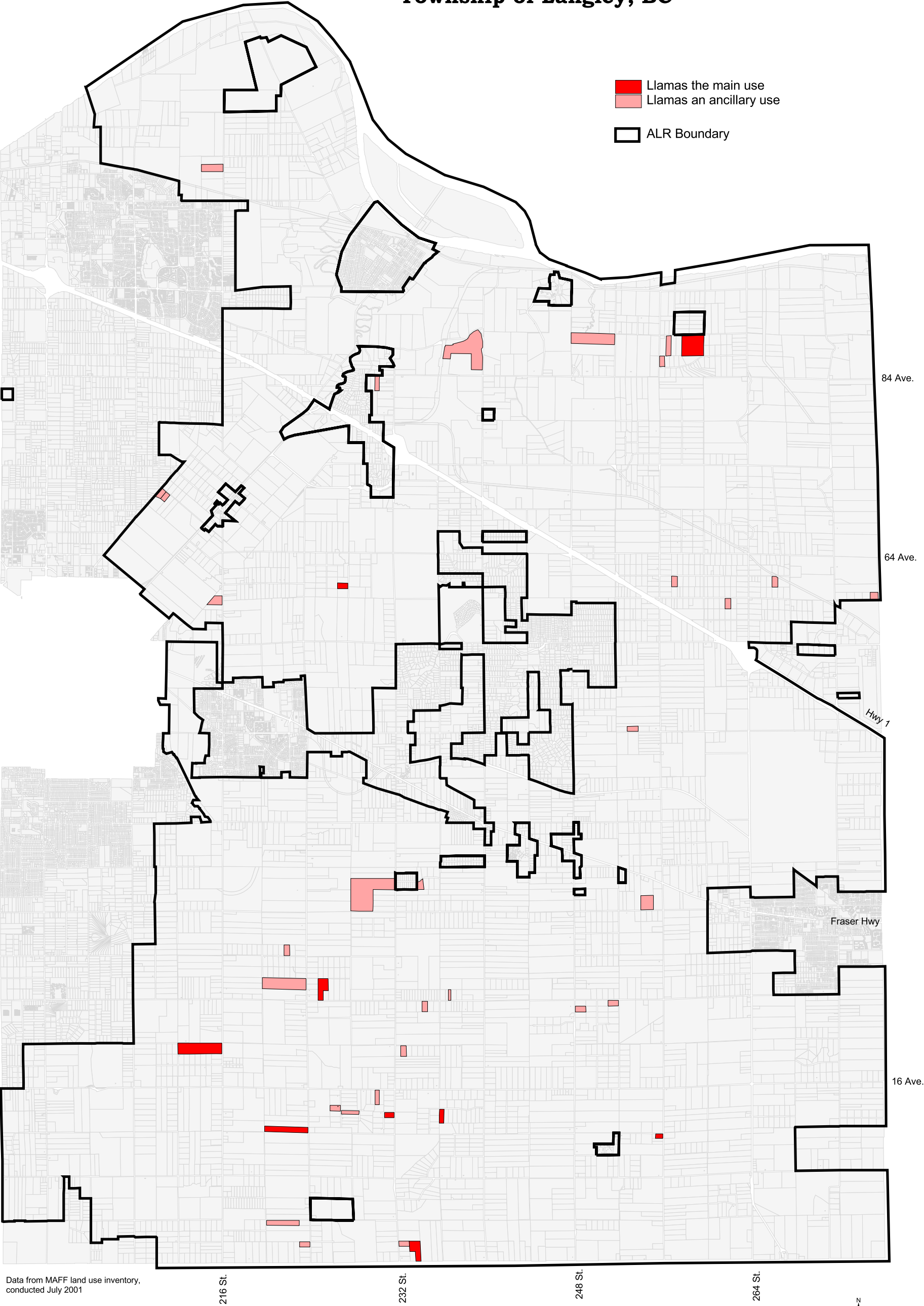


Data from MAFF land use inventory, conducted July 2001

Llama Operations, 2001

Township of Langley, BC

- Llamas the main use
- Llamas an ancillary use
- ALR Boundary



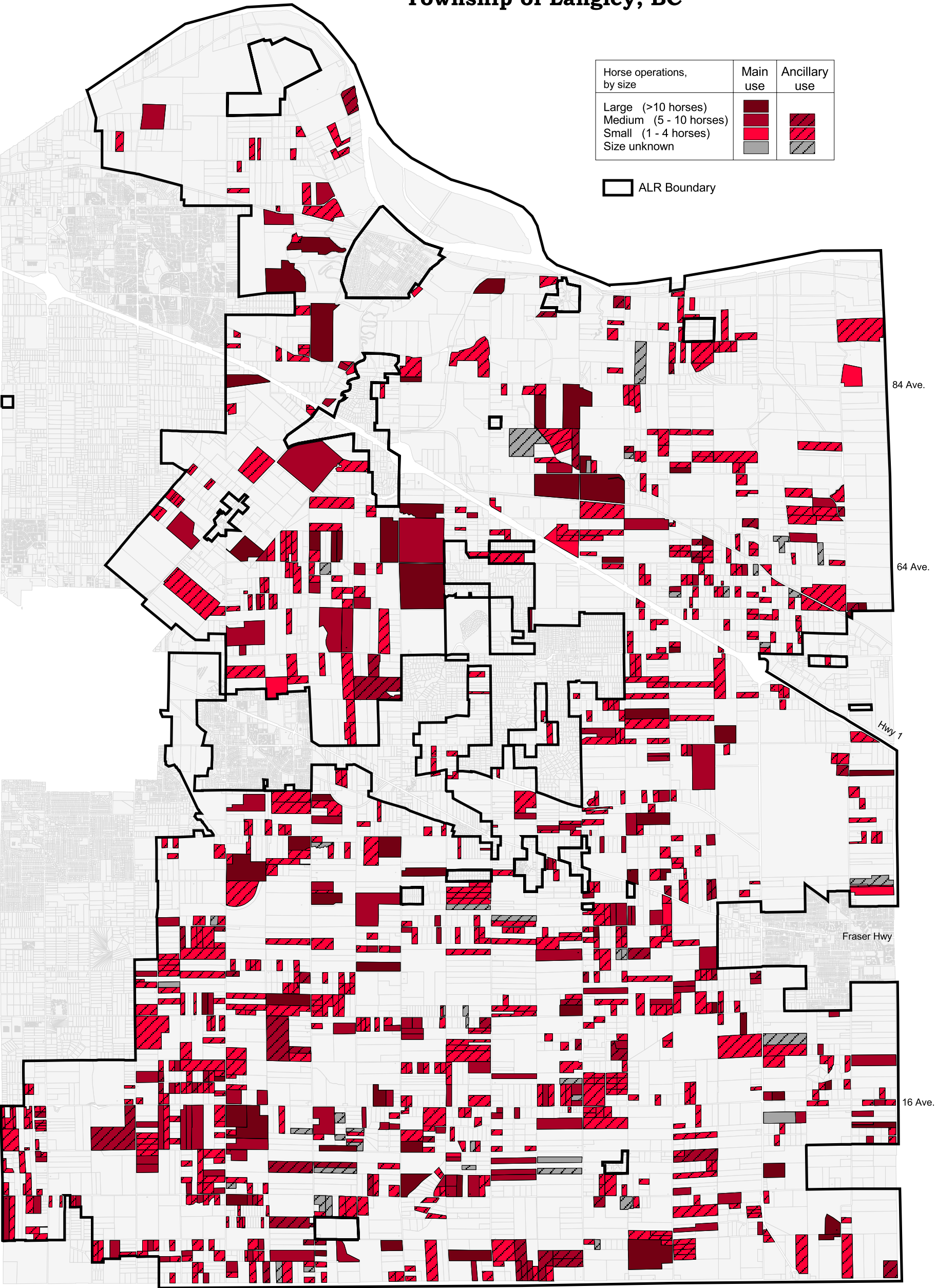
Data from MAFF land use inventory, conducted July 2001

Horse Operations, 2001

Township of Langley, BC

Horse operations, by size	Main use	Ancillary use
Large (>10 horses)		
Medium (5 - 10 horses)		
Small (1 - 4 horses)		
Size unknown		

ALR Boundary



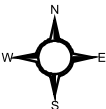
Data from MAFF land use inventory,
conducted July 2001

216 St.

232 St.

248 St.

264 St.



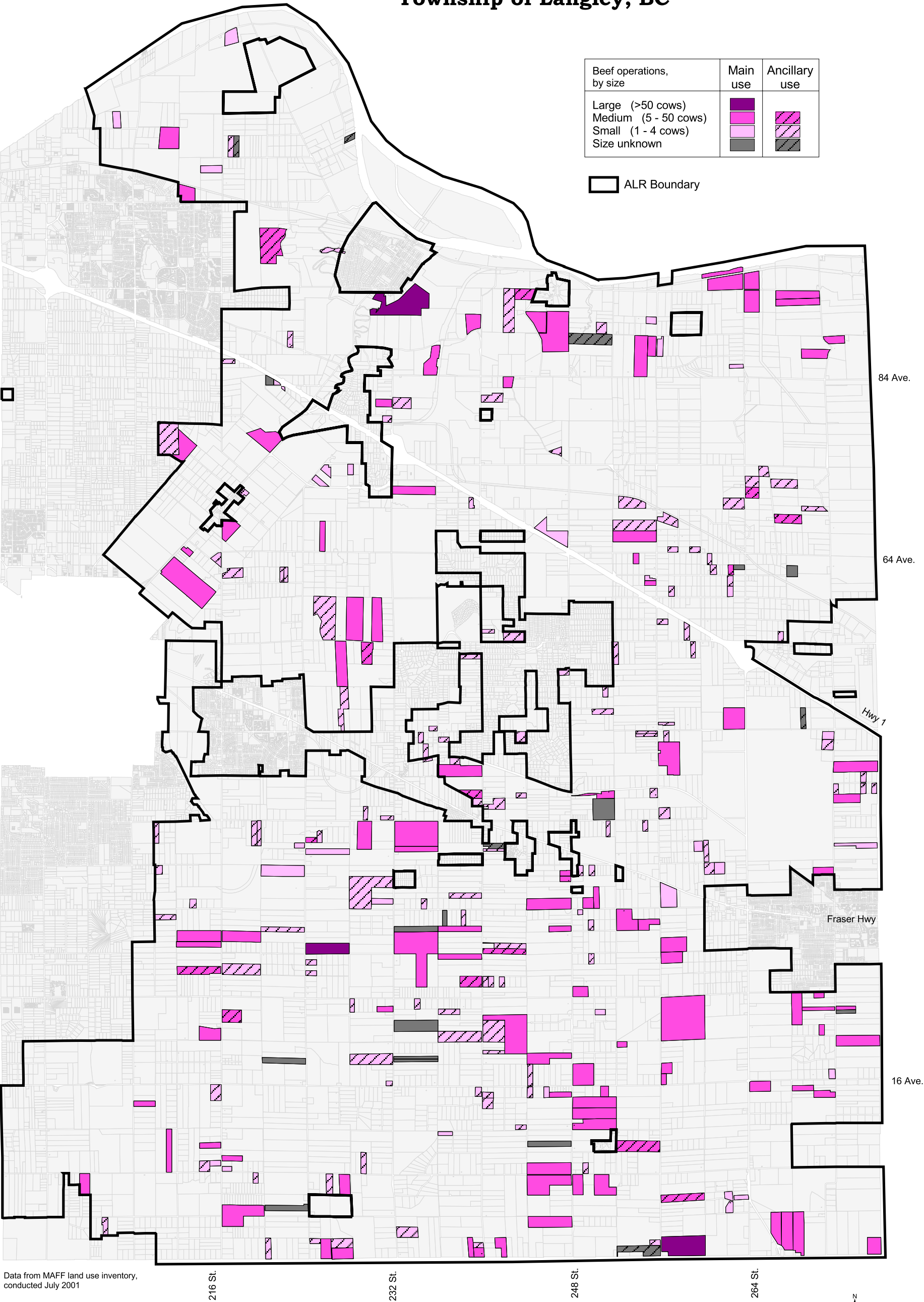
1 0 1 2 3 4 Kilometers

Beef Operations, 2001

Township of Langley, BC

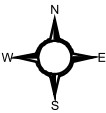
Beef operations, by size	Main use	Ancillary use
Large (>50 cows)		
Medium (5 - 50 cows)		
Small (1 - 4 cows)		
Size unknown		

ALR Boundary



Data from MAFF land use inventory,
conducted July 2001

1 0 1 2 3 4 Kilometers

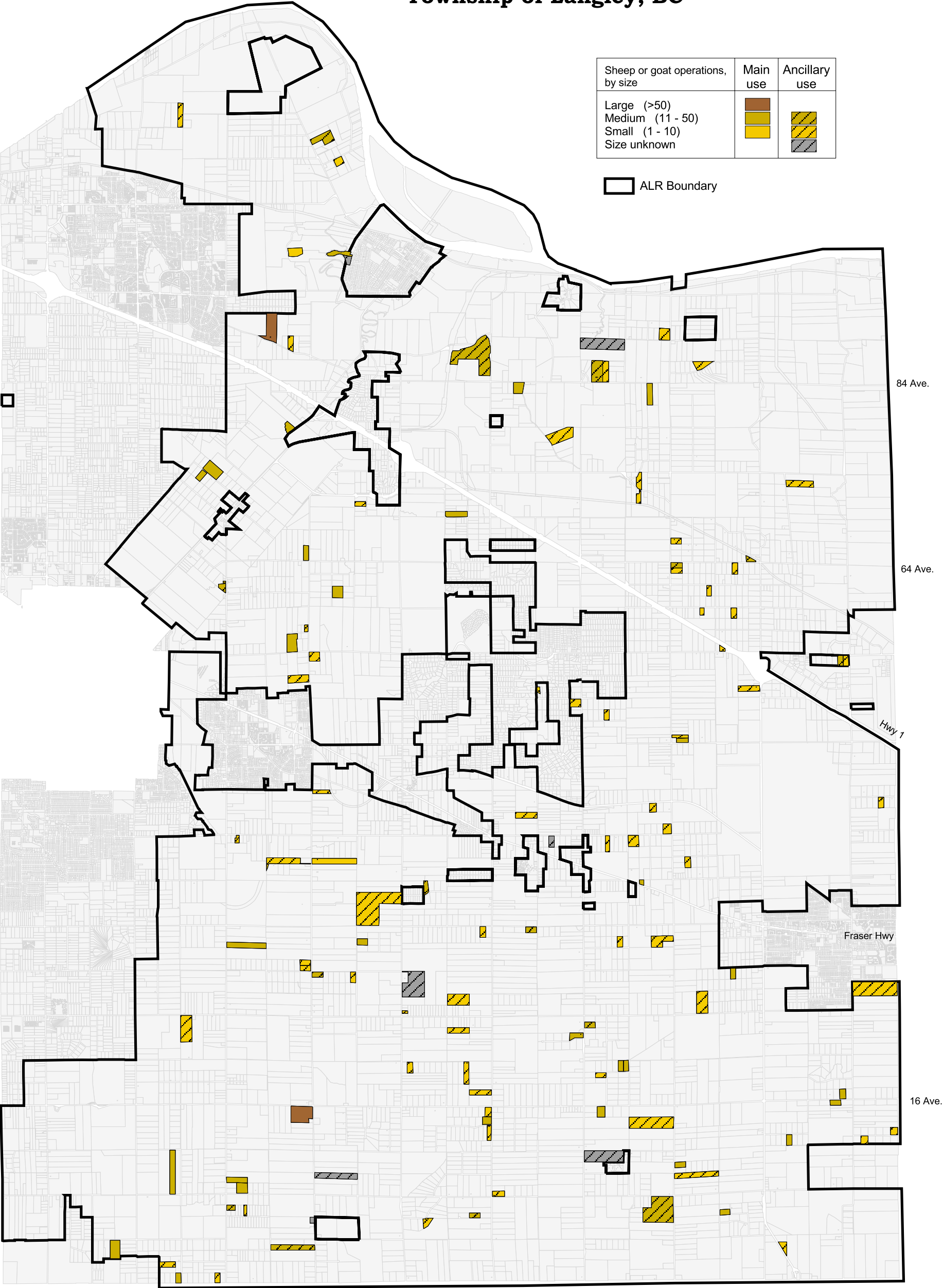


Sheep and Goat Operations, 2001

Township of Langley, BC

Sheep or goat operations, by size	Main use	Ancillary use
Large (>50)		
Medium (11 - 50)		
Small (1 - 10)		
Size unknown		

ALR Boundary



Data from MAFF land use inventory,
conducted July 2001

216 St.

232 St.

248 St.

264 St.

84 Ave.

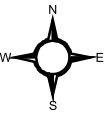
64 Ave.

Hwy 1

Fraser Hwy

16 Ave.

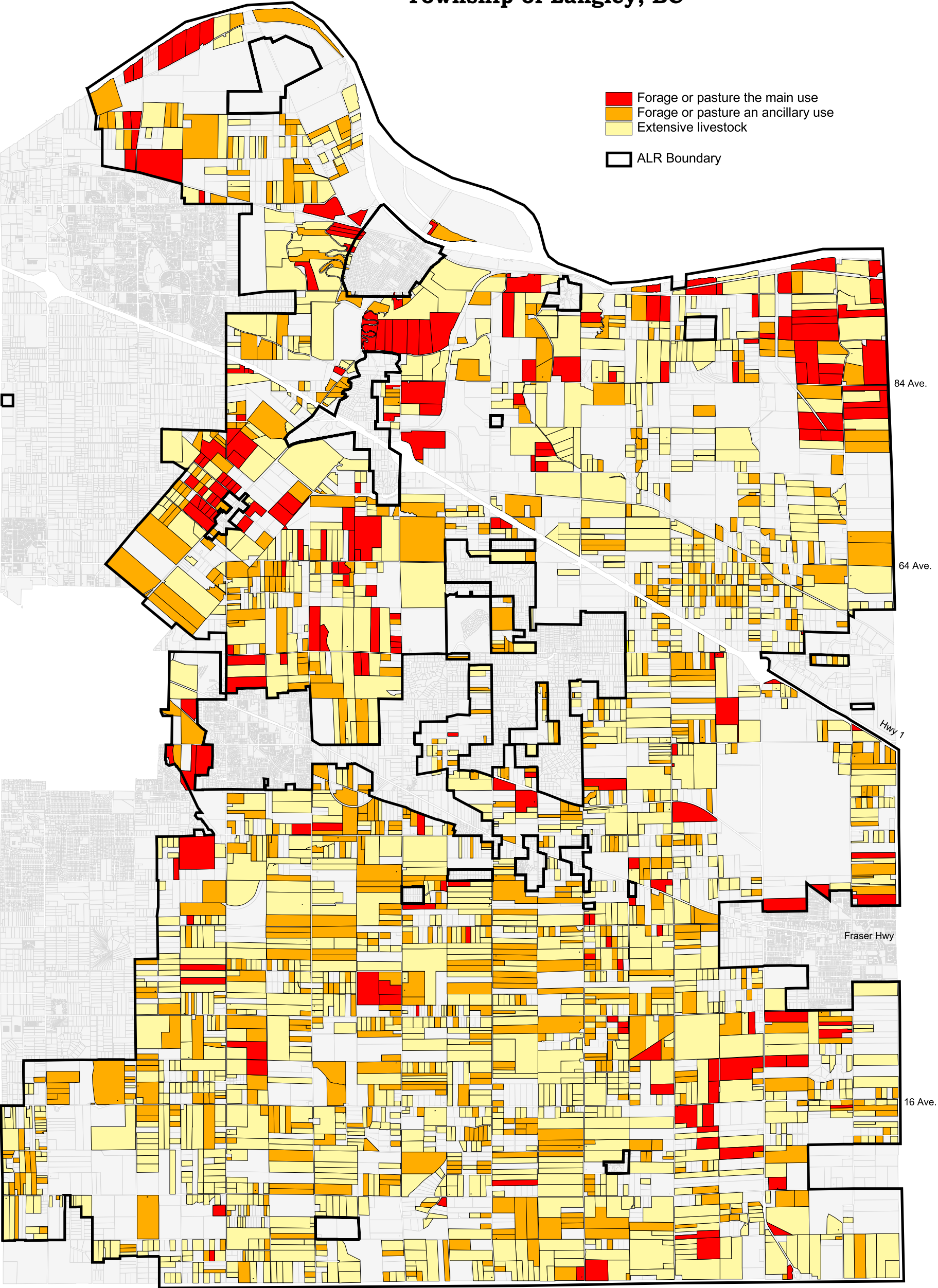
1 0 1 2 3 4 Kilometers



Forage and Pasture, 2001

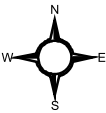
Township of Langley, BC

- Forage or pasture the main use
- Forage or pasture an ancillary use
- Extensive livestock
- ALR Boundary








Data from MAFF land use inventory,
conducted July 2001

1 0 1 2 3 4 Kilometers

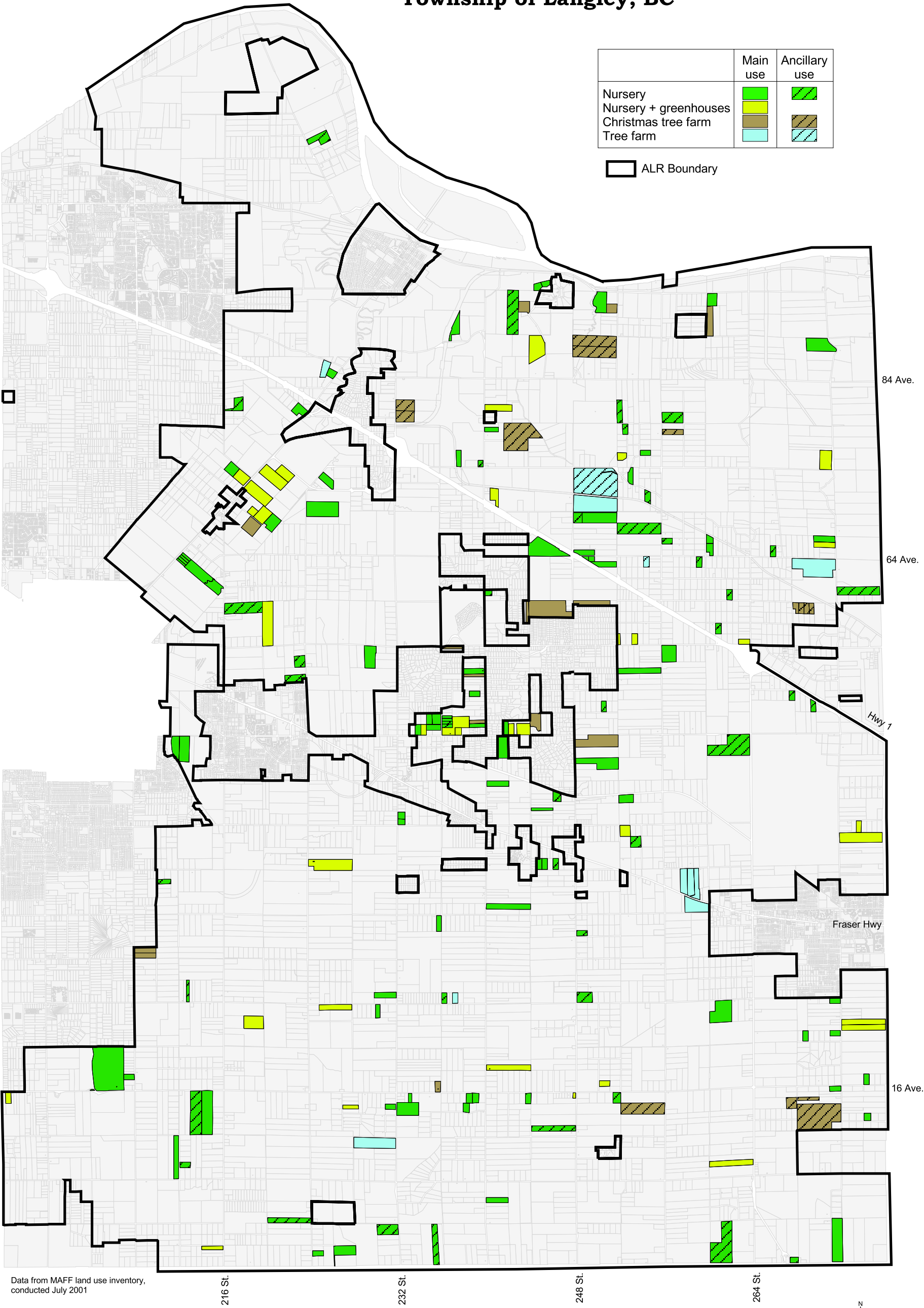


Nursery Operations, 2001

Township of Langley, BC

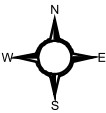
	Main use	Ancillary use
Nursery		
Nursery + greenhouses		
Christmas tree farm		
Tree farm		

 ALR Boundary



Data from MAFF land use inventory,
conducted July 2001

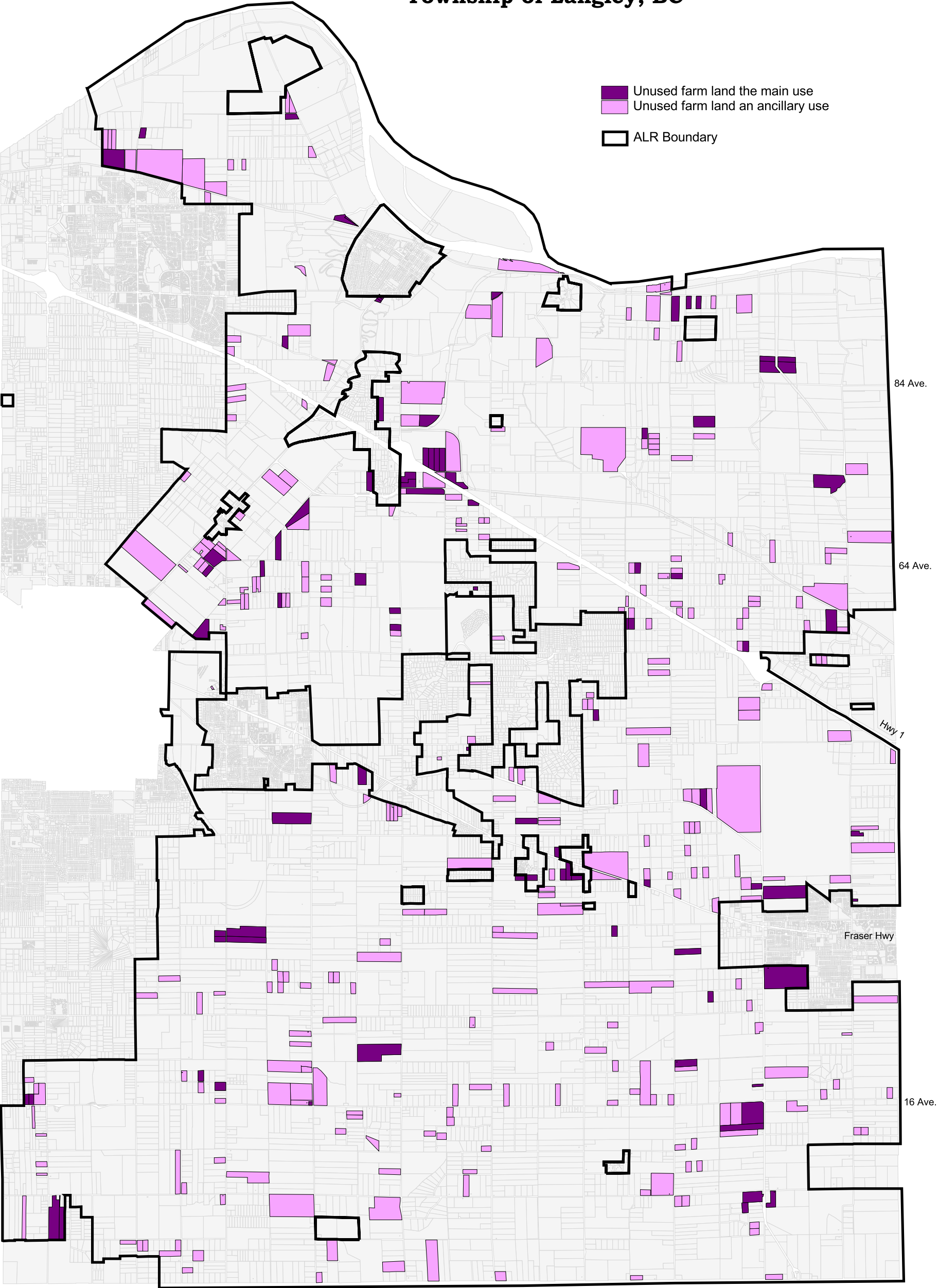
1 0 1 2 3 4 Kilometers



Unused farm land, 2001

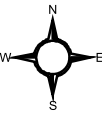
Township of Langley, BC

- Unused farm land the main use
- Unused farm land an ancillary use
- ALR Boundary



Data from MAFF land use inventory, conducted July 2001

1 0 1 2 3 4 Kilometers

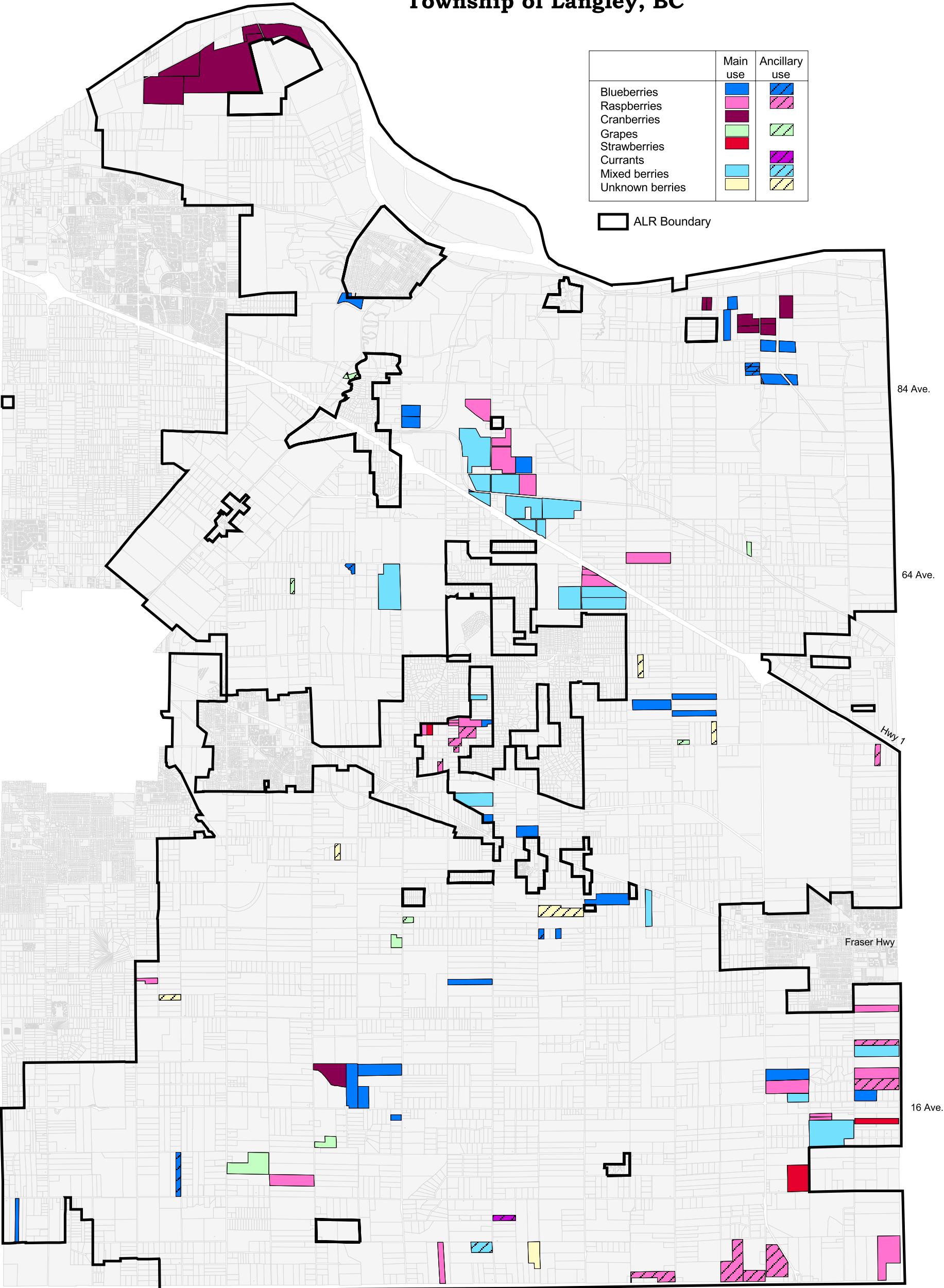


Berry and Vine Crops, 2001

Township of Langley, BC

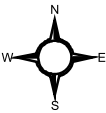
	Main use	Ancillary use
Blueberries		
Raspberries		
Cranberries		
Grapes		
Strawberries		
Currants		
Mixed berries		
Unknown berries		

ALR Boundary



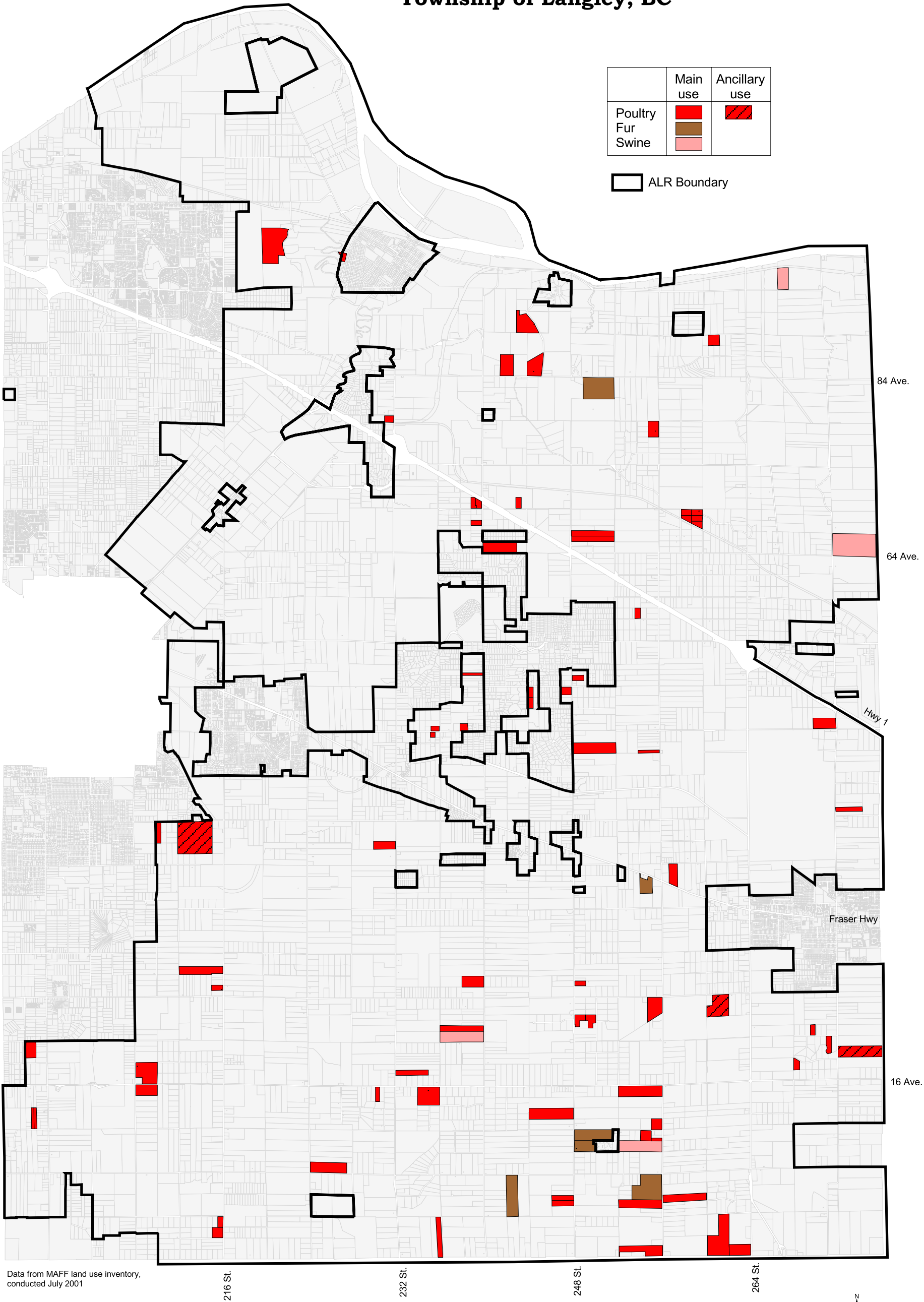
Data from MAFF land use inventory,
conducted July 2001

1 0 1 2 3 4 Kilometers



Intensive Livestock Operations, 2001




Township of Langley, BC



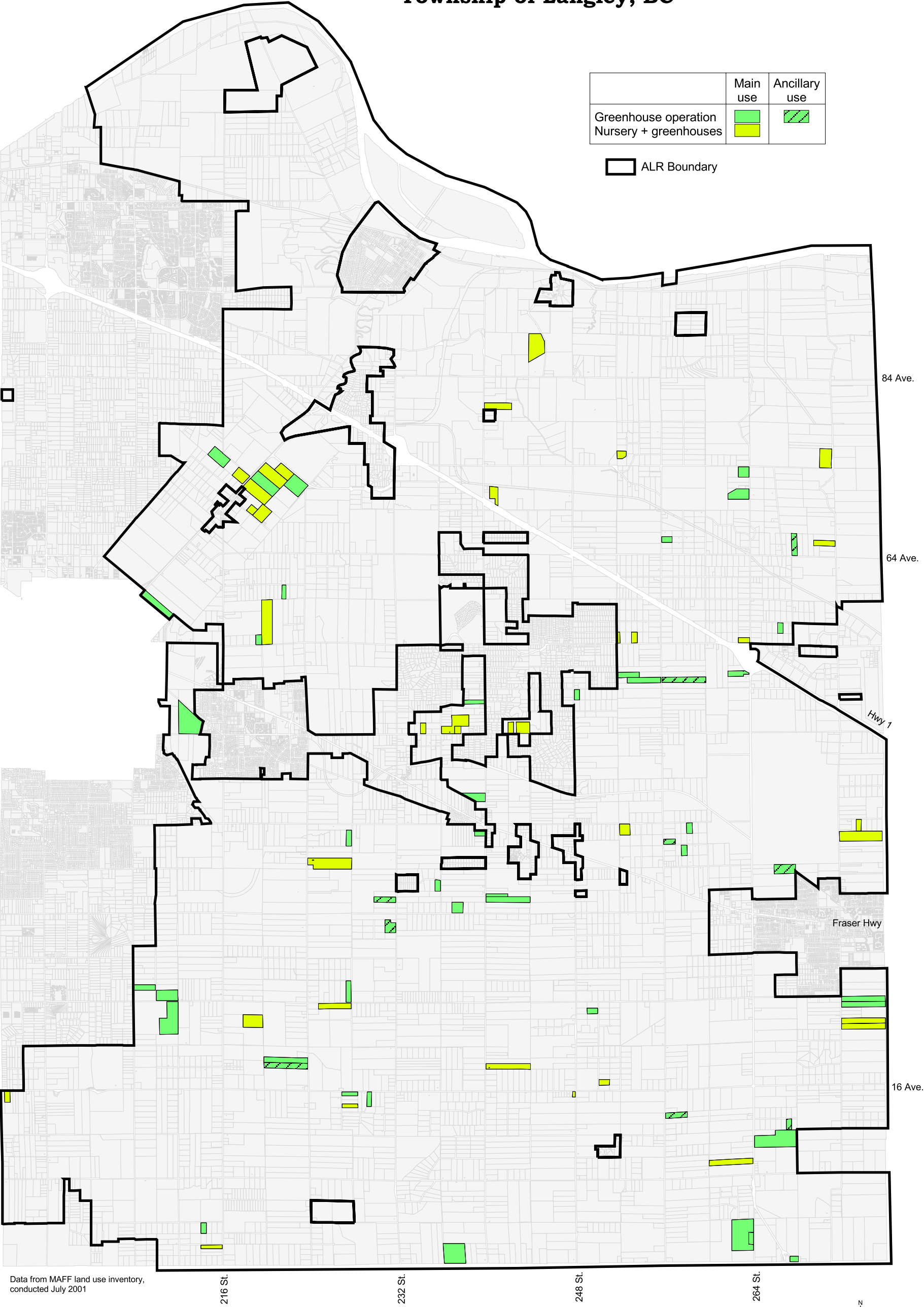
Data from MAFF land use inventory,
conducted July 2001

Greenhouse Operations, 2001

Township of Langley, BC

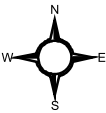
	Main use	Ancillary use
Greenhouse operation		
Nursery + greenhouses		

 ALR Boundary



Data from MAFF land use inventory,
conducted July 2001

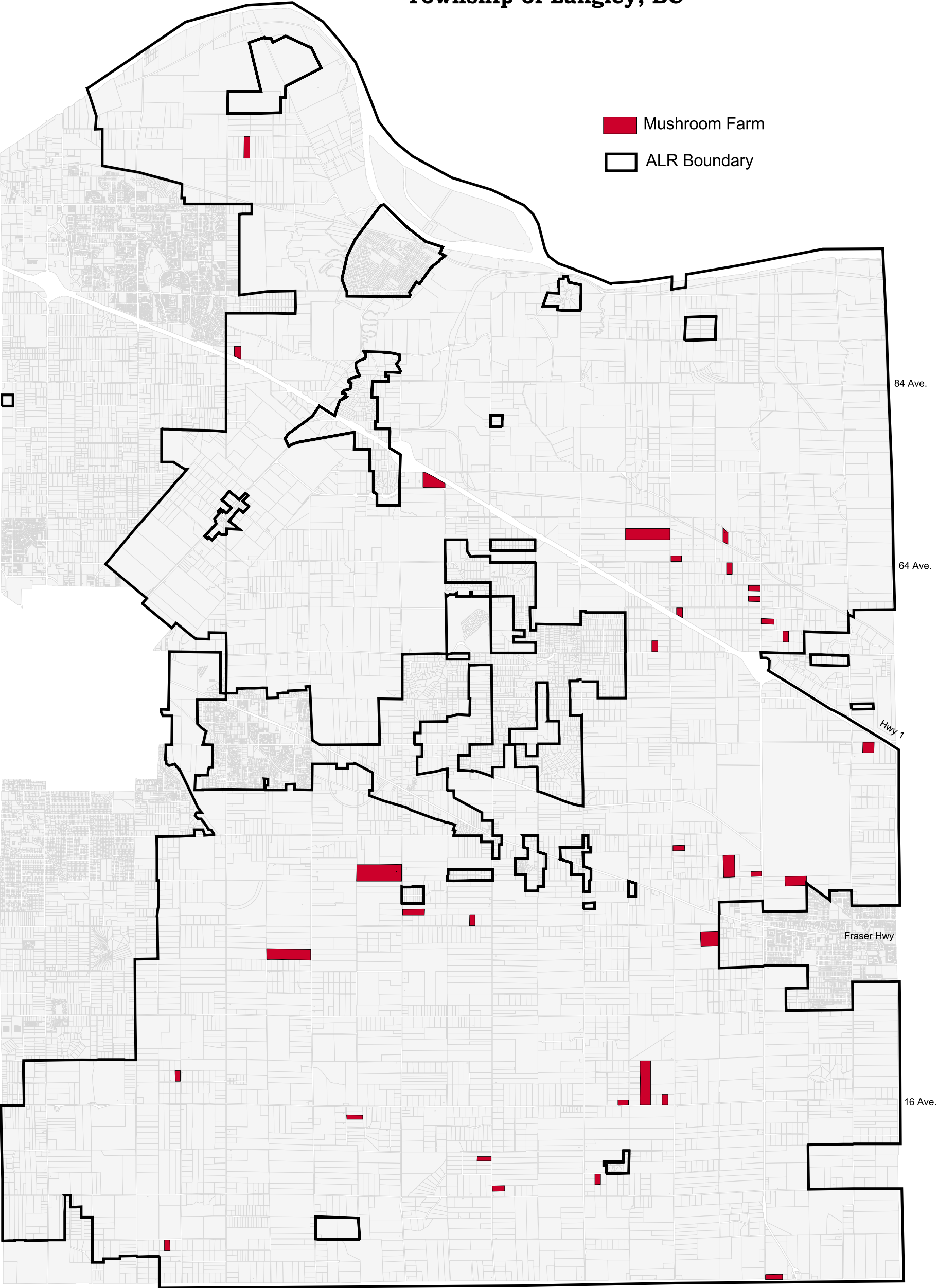
1 0 1 2 3 4 Kilometers



Mushroom Farms, 2001

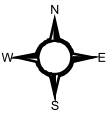
Township of Langley, BC

- Mushroom Farm
- ALR Boundary













Data from MAFF land use inventory, conducted July 2001

1 0 1 2 3 4 Kilometers

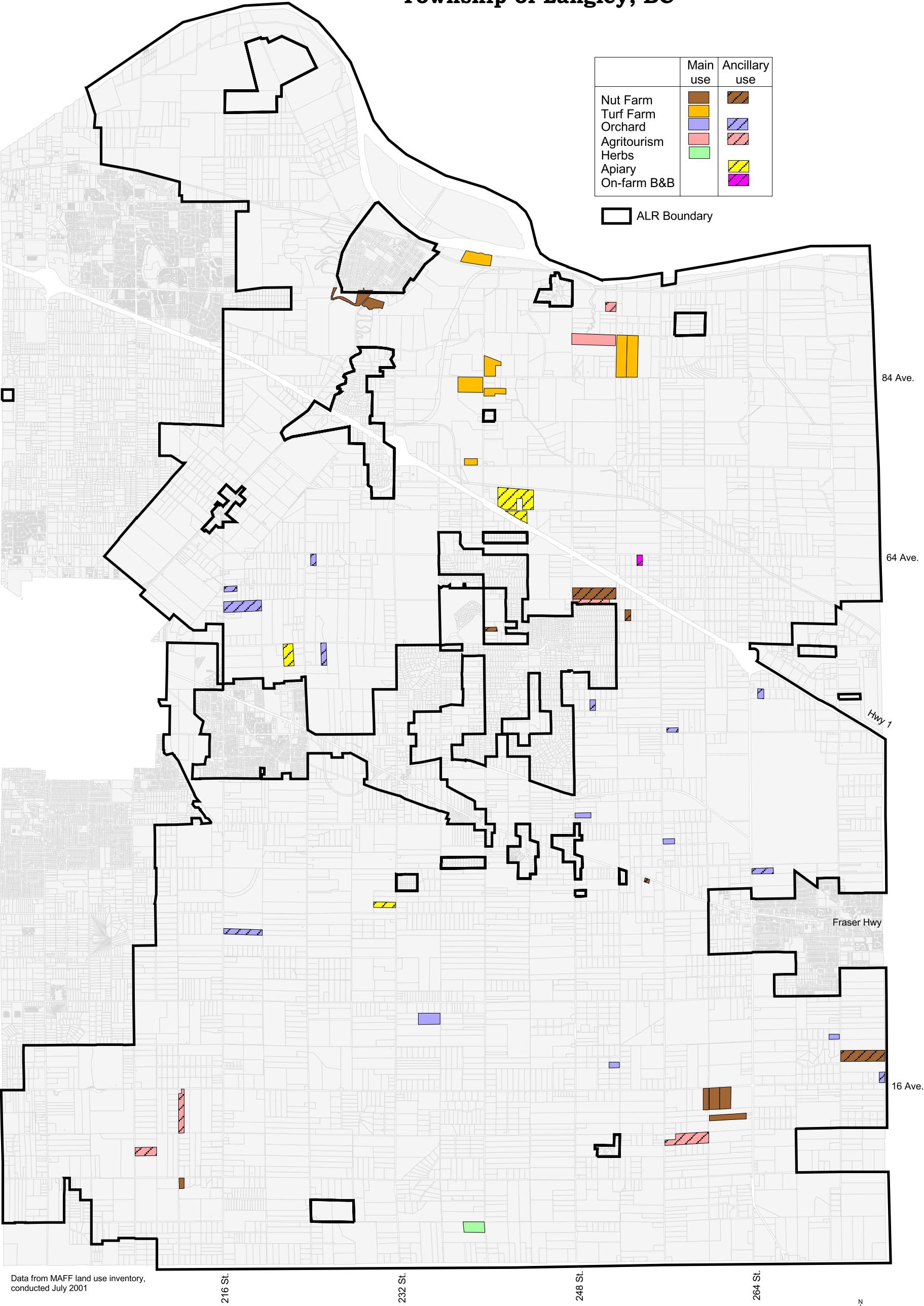


Miscellaneous Agriculture, 2001

Township of Langley, BC

	Main use	Ancillary use
Nut Farm		
Turf Farm		
Orchard		
Agritourism		
Herbs		
Apiary		
On-farm B&B		

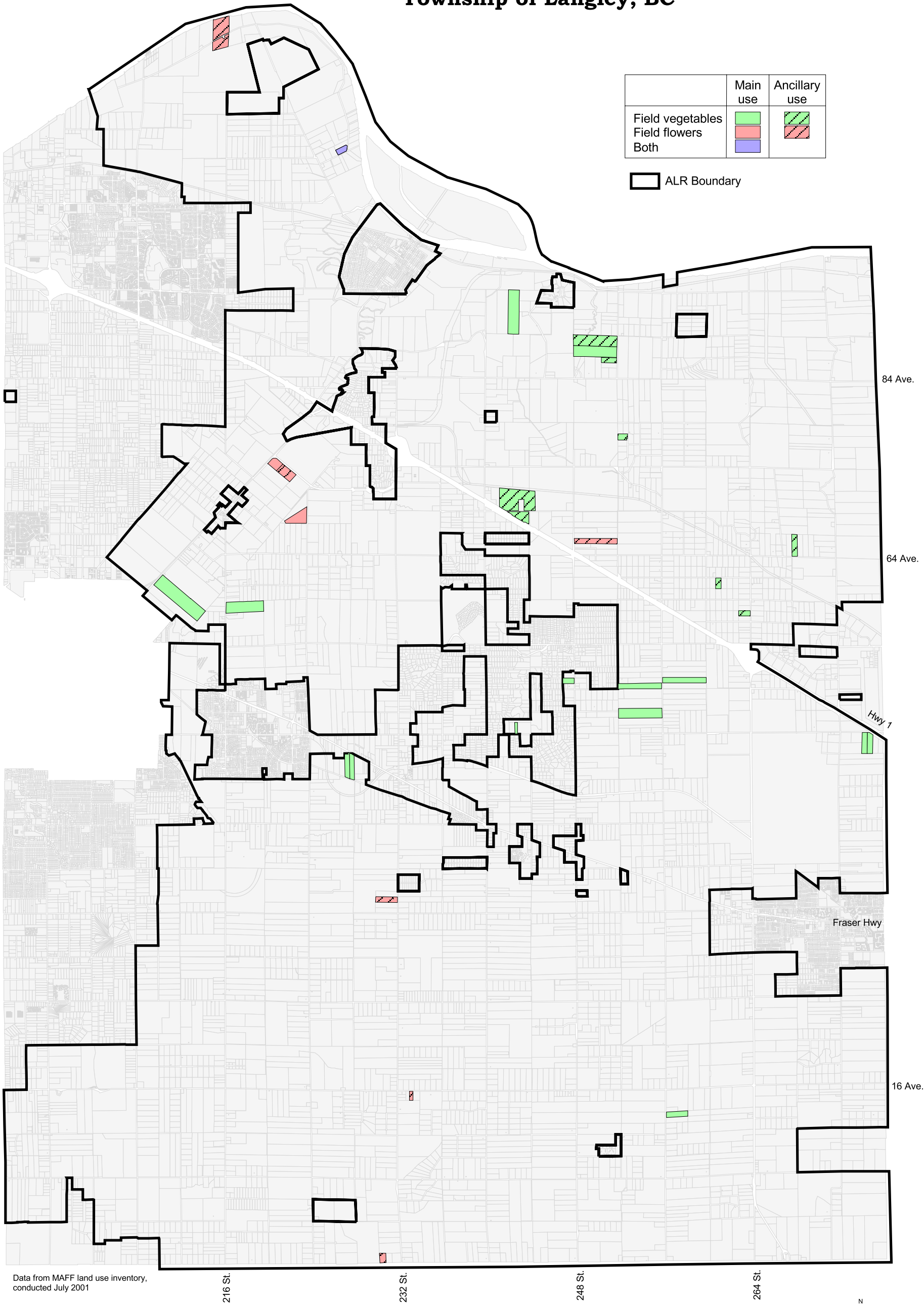
 ALR Boundary



Data from MAFF land use inventory,
conducted July 2001

Field vegetable and flower farms, 2001

Township of Langley, BC

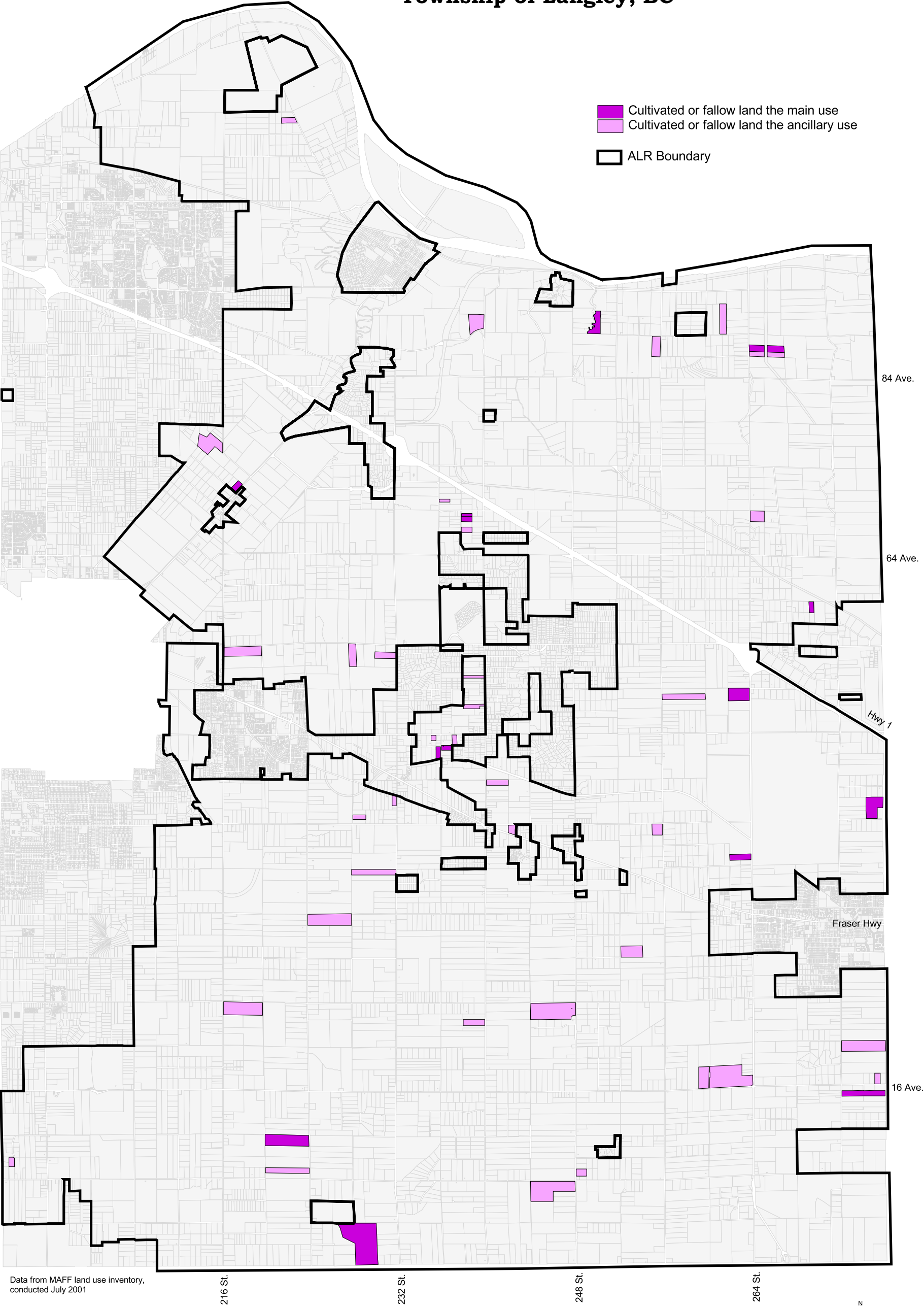


Data from MAFF land use inventory, conducted July 2001

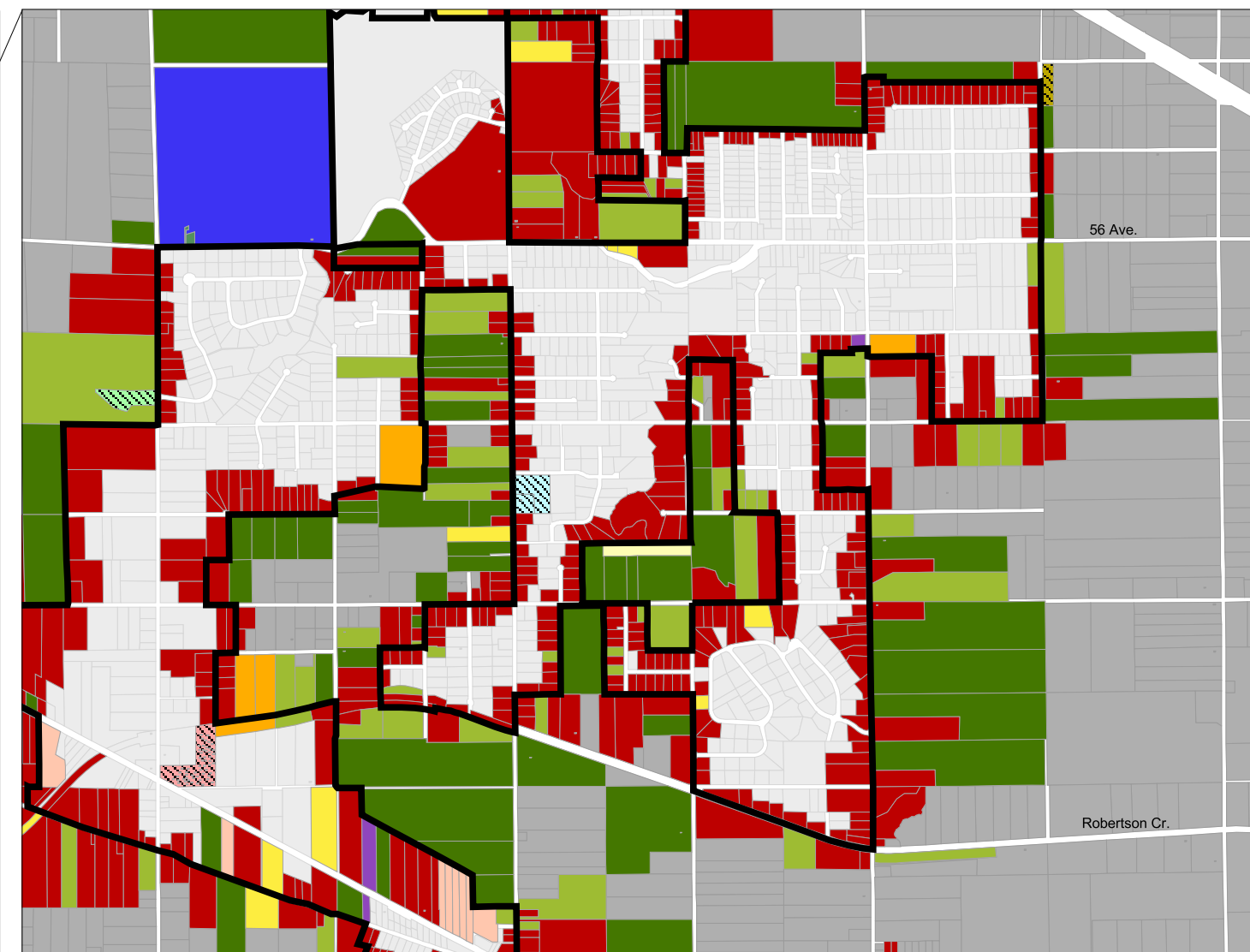
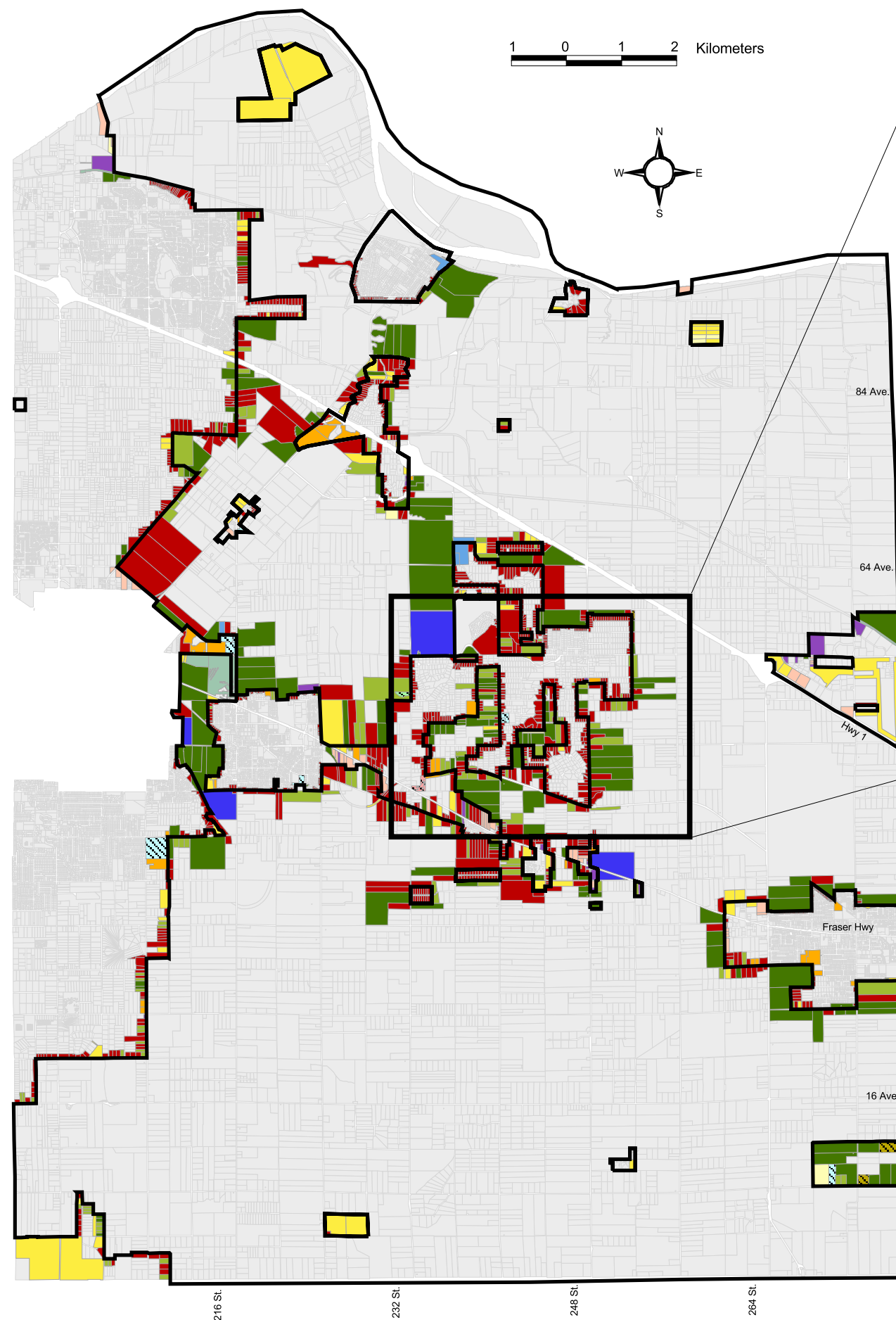
Cultivated or fallow land, 2001

Township of Langley, BC

- Cultivated or fallow land the main use
- Cultivated or fallow land the ancillary use
- ALR Boundary



Data from MAFF land use inventory, conducted July 2001

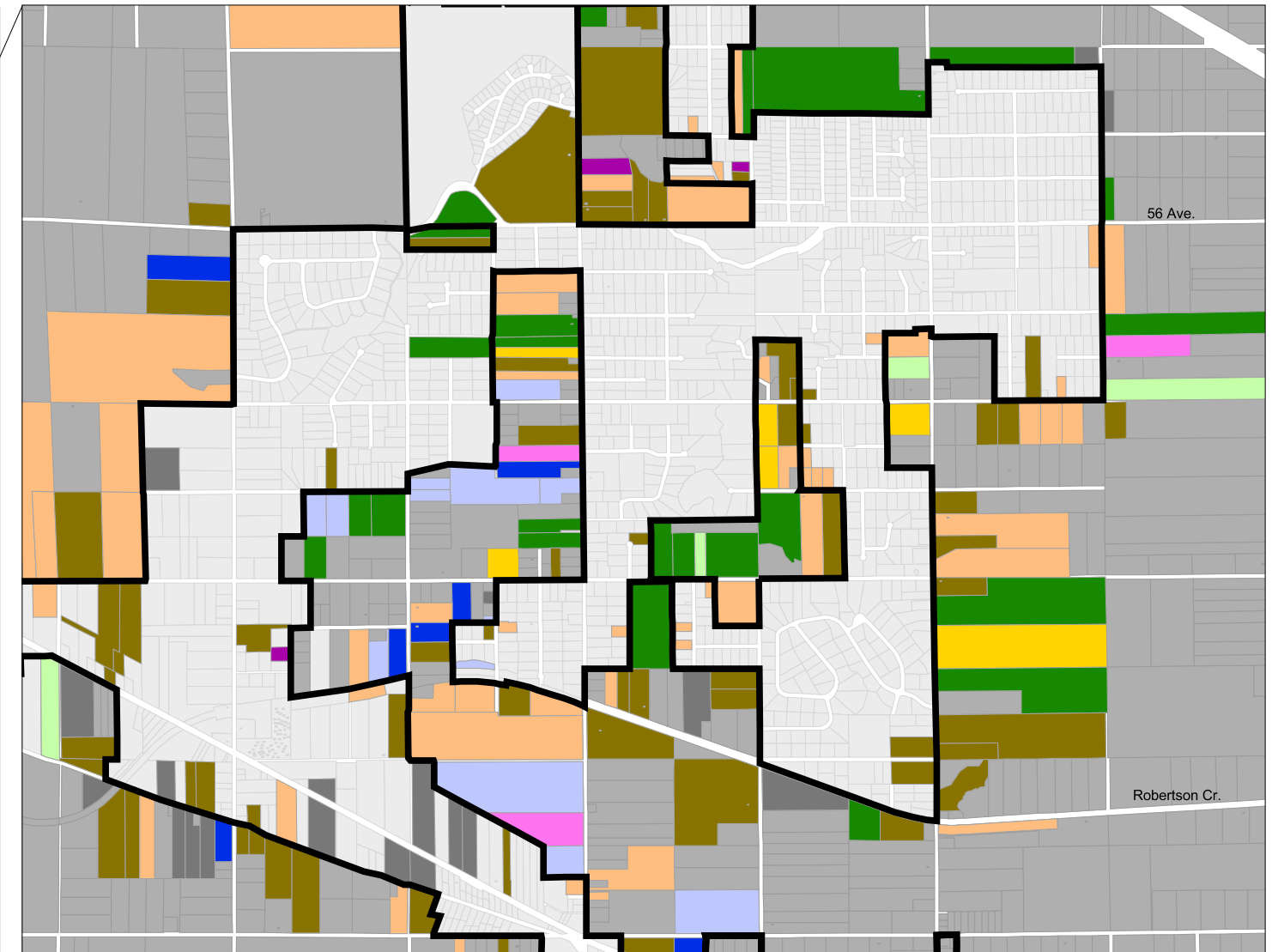
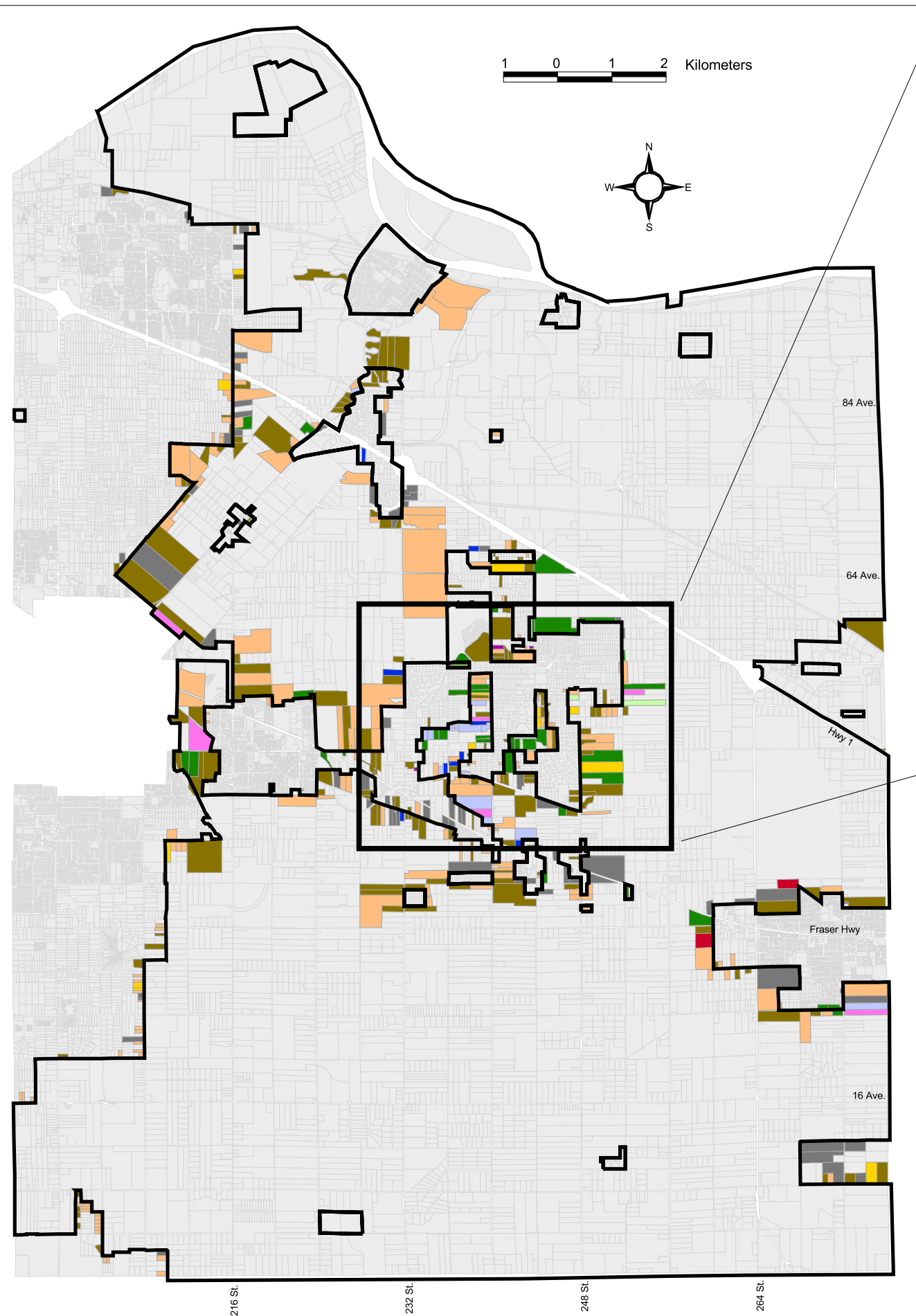


Data from MAFF land use inventory, conducted July 2001

Primary Land Use Activities on the Urban Rural Interface, 2001

Township of Langley, BC





Data from MAFF land use inventory, conducted July 2001

Primary Agricultural Activities on the Urban Rural Interface, 2001

Township of Langley, BC

Primary agricultural activity

Nursery or trees	Greenhouse operation	Extensive livestock
Berry and vine crops	Mushroom farm	Forage and pasture
Cultivated or fallow land	Miscellaneous agriculture	Housing based livestock
Field vegetables or flowers	Unused farm land	ALR Boundary