Township of Langley
Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, June 22, 2022 at 7:00pm
Langley Regional Airport
#300, 5385-216 Street
Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair
Councillor B.Whitmarsh, Council Co-Chair

I. Han, M. Mann, T. Meyers, A. Smith, and U. Tayyab

Guests:
S. Mowbray, Partner, MNP Consulting Services
H. Clark, Manager, MNP Consulting Services
M. Ludwid, Soil Scientist, Associated Environmental Consultants Inc.
D. Hyde, Project Manager, South Coast Region, Ministry of Transportation and Infrastructure

Staff:
V. Gafka, Senior Manager, Economic Investment and Development
M. Gunn, Planner, Community and Policy Planning
R. Nelson, Senior Planner, Community and Policy Planning
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - June 22, 2022

Moved by U. Tayyab,
Seconded by I. Han,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the June 22, 2022 meeting, as amended.
CARRIED

Clerk's Note: Item F.2 was added to the agenda.

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - May 25, 2022

Moved by M. Mann,
Seconded by U. Tayyab,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the May 25, 2022 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Agriculture Sector Inventory and Capacity Study

V. Gafka introduced H. Clark and S. Mowbray from MNP Consulting Services who are conducting an Agriculture Sector Inventory and Capacity Study for the Township. This study is being conducted as there is a significant gap at the local level in understanding the agriculture and equine sectors' true inventory, capacity, and activities. The team is currently in the data collection stage of the project which involves surveys and interviews, and a report will be presented in late fall.

To gather study information, businesses in the Township that are engaged in primary agriculture, processing, equine activities, and other components of the value chain are invited to participate in an online survey and/or interview. Types of information that will be collected include:

- Land use;
- Types of products and services the business offers;
- Business capabilities (i.e., grow, manufacture, assemble, process, package, etc.); and
- Agribusiness opportunities and challenges related to operating in the Township.

Up to 15 targeted interviews will be conducted with some key participants to better understand capabilities, capacity, and relationships between key players. 257 agri and equine businesses have been identified as operating in the Township. The businesses comprised in this list span the agri and equine value chain and include, but are not limited to, veterinarians, primary producers, breeders, processors, warehousing and distribution, and those involved in agritourism.

Discussion ensued and the following comments were provided from the committee:

- It would be beneficial to have some in-person interviews, as well as electronic.
- Is proposed, targeted key informant interview level sufficient?
- Suggest doing all of the 15 interviews in-person. This will provide richer data.
- It could be challenging to collect this data during the summer months.

C. DELEGATIONS AND PRESENTATIONS

2. Highway 1 Project (216 to 264 Streets) and ALR

M. Ludwid, Soil Scientist, Associated Environmental Consultants Inc., and D. Hyde, Project Manager, South Coast Region, Ministry of Transportation and Infrastructure, provided a presentation regarding the Highway 1 Improvements project from 216 to 264 Street and the potential impacts and mitigations to agricultural land.

Project benefits include:

- Drainage to meet 200-year design storm events and climate change projections:
- Capacity, safety improvements
- Vertical clearance;
- Reconfigure 232 Street interchange;
- Increase transit to the Fraser Valley.

The Agricultural Impact Assessment will review:

- Current Conditions;
- The proposed project;
- Mitigations; and
- Residual Impacts.

13 properties in the ALR will be impacted; 1.8 ha will have a temporary disturbance; 1.1 ha will be acquired.

Mitigations include:

- Avoidance – reduce footprint/design revisions;
- Improved drainage;
- Improved access; and
- Soil salvage and reuse;
  All properties will be left “whole” – no financial loss to farmer.

Design is based on landowner concerns and reduced loss of ALR land. In general, benefits to agriculture are:

- Improved and safer access to transportation networks;
- Improved goods and equipment travel due to increased road capacity; and
- Improved drainage and access to maintenance.

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

1. Post Farm Tour Debrief

M. Gunn reported that feedback from the Farm Tour was very positive and that attendees appreciated seeing the Derek Doubleday Arboretum and the Langley Learning Farm. The event was well organized and participants are looking forward to next year's event and possibly going to various farms.

2. Future of Farming Summary Report

M. Gunn reported that the draft report was presented to the AAEEC in November 2021 and then again in January 2022 to the new members for feedback. The report is now ready to be presented to Council.

MOTION
Moved by U. Tayyab,
Seconded by T. Meyers,
That the AAEEC endorse the Future of Farming Summary Report (see Attachment A) and authorize the Community Co-Chair of the AAEEC to present the Report to Council on behalf of the Committee.
CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Chamber of Commerce Update

No report.

2. Farmer's Institute Update

A. Smith reported that the survey is now complete and will be forwarded to the AAEEC for information. It will be published to the public soon.

3. Committee Thank you

R. Nelson thanked the committee members for volunteering their time and expertise to the AAEEC.

Councillor Whitmarsh also thanked the members and noted how much he has enjoyed being a part of the committee and the opportunity to learn more about agriculture in the Township.

I. NEXT MEETING

Date: January 2023
Location: TBD
Time: 7:00 pm

J. TERMINATE

Moved by A. Smith,
That the meeting terminate at 8:55pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Attachment 1 Future of Farming Summary Report

Attachment A

AAEEC

Future of Farming Task Force Summary Report

2022



Background/History:

Agriculture has a long history in the Township of Langley (Township) and is part of the community's identity. The economic impact is significant with farm gate receipts measured at over $340 million in 2016, an increase of 23% from 2010. The number of reported farms has decreased 30% and the total farm area has experienced a decrease of 16.2% from 1996 to 2016[1]. However, with approximately 75% of the land base within the Agricultural Land Reserve (ALR), the right conditions for agriculture (high quality soils, proximity to markets and a mild climate) and more land available for farming (not currently being farmed) than anywhere else in the Fraser Valley, there is significant potential for the Township to increase the amount of locally grown food.

On December 2, 2019, Council referred the idea of striking a Future of Farming Task Force (Task Force) to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) for consideration:

"Whereas only 14% of Township of Langley Agricultural Land Reserve land is over 20 acre parcels;

Whereas this means the majority of farmers in the Township of Langley are farming on small or medium-sized land parcels;

Whereas current regulations from both the Township and the Provincial Ministry of Agriculture under Bill 52 are making farming more difficult, especially for small and medium size farmers who are the future of food-producing farming; and

Whereas the Township of Langley has a long and proud history of farming and wishes to ensure that viable food-producing farming in the Township remains a priority for the Township in the next 100 years, especially as 75% of the Township land mass is in the Agricultural Land Reserve;

Therefore be it resolved that the Township of Langley Council appoint a broad-based community Farm Task Force to investigate the future of farming in the Township of Langley, the need for farming protection and assistance to small and medium sized farms, as well as food security provisions and regulations; and further

Be it resolved that this Future of Farming Task Force bring their recommendations on food security and small/medium sized farm protection and assistance forward to Langley Township Council in the next 12-18 months."

At its January 29, 2020 meeting, after discussion, the AAEEC considered the Council referral and passed the following recommendation:

"That the Agricultural Advisory and Economic Enhancement Committee (AAEEC) recommends that Council strike or establish a Farming Task Force to investigate the future of farming, the need for farming protection and assistance to small and medium sized farms, food security provisions and related regulations; and further

That, in keeping with Council Policy, the Task Force not extend beyond 180 days, unless otherwise approved by Council, and provide reports/recommendations to Council via the AAEEC within the next 12-18 months."

[1] 2019, TOL Agriculture Profile Updated

At the January 29, 2020 meeting, the AAEEC included the Future of Farming Task Force in its proposed Work Program for 2020 and requested staff to prepare Terms of Reference for the Task Force.

At the February 10, 2020 Regular Afternoon Meeting, Council endorsed the AAEEC recommendation for establishing a Future of Farming Task Force.

The March 25, 2020 AAEEC meeting was cancelled, due to the COVID-19 Pandemic, but the draft Terms of Reference were circulated to the AAEEC by email and a consensus was reached to endorse the draft Terms of Reference.

At the April 20, 2020 Special Meeting of Council, the Terms of Reference, refer to Appendix A, was endorsed by Council. The purpose of the Terms of Reference was to provide an understanding of the background, purpose, membership composition, expected terms of service and deliverables. The membership of the Task Force included the AAEEC members and input from other representatives with expertise or experience in the subject areas such as, the Ministry of Agriculture and Food (MAF), Langley Sustainable Agriculture Foundation (LSAF), Langley Environmental Partners Society (LEPS), and the Langley Farmers' Institute (LFI).

Township Staff's role was to support the Task Force by scheduling the meetings, preparing agendas, attending the meetings to facilitate the discussion, provided technical advice, obtained input and prepared summary notes of the meetings.

The Terms of Reference outlined three tasks for the Task Force to complete to provide input and feedback into the investigation of the future of farming in the Township and ultimately develop recommendations for Council to consider.

The three Key Tasks were as follows:

1. Undertake a review of the Agricultural Viability Strategy (AVS), Providing a Welcoming Business Environment and a Secure Agriculture Land Base, to identify action items for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.
2. Consider the existing regulatory context, specifically, bylaws and policies in the Township that currently provide guidance and regulate farming. The objective was to compile information and comment on the effectiveness of the bylaws and polices that would subsequently assist in forming the recommendations in relation to the future of farming, farming protection, assistance to small and medium sized farms and food security.
3. Conduct a case study(ies) analysis, as time permitted, to determine the complexities for farmers applying to the Township to complete farm work and provide possible recommendations to reduce the complexities and barriers in relation to the future of farming, farming projection, assistance to small and medium sized farms, and food security.

The Task Force started operating in exceptional times due to the COVID-19 Pandemic, causing cancellation of the AAEEC meetings, including the Task Force, during the months of March through August 2020. The AAEEC and the Task Force resumed work in September 2020.

Discussion/Analysis:

The purpose of the Future of Farming Task Force was to identify actions for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.

The Future of Farming Task Force provided input and feedback into the exploration of the future of farming within the context of the Council-adopted AVS, with specific focus on two sections: (1) Providing a Welcoming Business Environment and (2) Securing the Agriculture Land Base, consideration of the existing bylaws and policies and relevant case studies, with an overall objective to promote the business of farming in the Township.

Five Lenses

At the September 23, 2020 AAEEC meeting, Staff presented and facilitated discussion regarding the interpretation of the five key themes referenced in the Key Tasks in the Terms of Reference, referred going forward as the 'Five Lenses': 'future of farming', 'farming protection', 'assistance to small and medium sized farms', 'food security', and 'regulations'. The Five Lenses were defined to ensure the interpretation of the Key Tasks was in the context of the Task Force and Terms of Reference while keeping in mind the objective of promoting the business of farming. The following are the Five Lenses definitions, refer to Appendix B, for additional details.

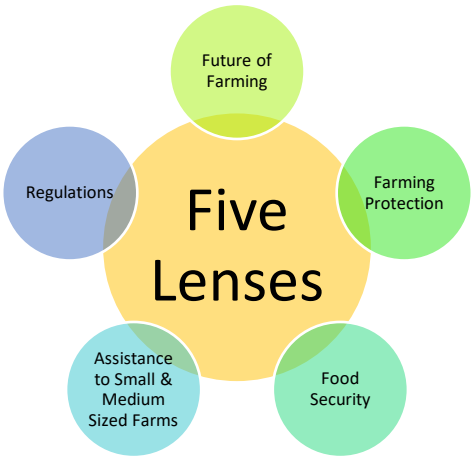


Table 1: Five Lenses Definitions

Lense	Definition
Future of Farming	*"The Township's ability to continue to provide a welcoming environment for farmers to operate normal farm practices while encouraging new farmers to enter the industry and the current non-farmed land in the Agriculture Land Reserve be utilized for farming."*
Farming Protection	*"The preservation of farmland and farm operations conducting normal farm practices as proposed in the AVS on all available agriculture land."*
Assistance to Small & Medium Sized Farms	*"Provide assistance to Langley Farmers that identify as small and medium sized farms and are farming on a small-scale."*

Food Security	*"To encourage more locally produced food to become a more self-reliant community to deliver food to all people at all times to meet most of their dietary needs and food preferences for an active and healthy life."* *"To encourage more locally produced food in a sustainable manner to adapt to a changing climate becoming a more self-reliant community to provide food to all people at all times."*
Regulations	*"The Township of Langley bylaws and policies that farmers must abide by to conduct their farming business and the associated provincial policies or regulations."*

AVS Review

In preparation for the October 28, 2020 AAEEC meeting, the Task Force was provided with a couple of resources to assist and guide the conversation. The first resource was a one-page Future of Farming and Legislative Framework Summary document that provided an overview of key strategies, legislation frameworks and programs related to farming. It included all relevant levels of governments, including federal, provincial, regional, and municipal. The second resource was a spreadsheet that included titles and links to a more comprehensive set of documents and programs related to the various levels of government. The resources were intended to provide a means of understanding the broader context in which the Township and the farmers operate. The Task Force members were also asked to review the AVS, with a focus on two sections: Section 2.1 – Providing a Welcoming Business Environment (pages 21 – 49) and Section 2.3 – Providing a Secure Land Base (pages 66 to 76). The AVS, is a comprehensive document that identifies ways that the Township can pro-actively support the agricultural sector over a 20-year time frame. The AVS has a variety of initiatives, policies, and actions that include promoting agriculture, increasing awareness of farming, protecting agricultural land, promoting agricultural use, processing and value-added, as well as others.

At the October 28, 2020 AAEEC meeting, the Task Force received a presentation from Township Staff on the Legislative Framework relating to the Future of Farming, including the documents referred to above as well as an overview of the AVS. The Task Force focused on two of the four main areas that more aligned with the Five Lenses: Providing a Welcoming Business Environment (2.1) and a Secure Agricultural Land Base (2.3).

The purpose of the Providing a Welcoming Business Environment (2.1) strategy area is to create the conditions that welcome agricultural development in the Township, show farmers that agriculture is important and to support agriculture at the Township level[2]. Some key sections that were highlighted during the discussion were:

- 2.1.1 Township of Langley Council

[2] 2013, Agricultural Viability Strategy

- 2.1.2 Agricultural Advisory Committee
- 2.1.3 Partnerships
- 2.1.4 Promotion of Agriculture
- 2.1.8 Farms on ALR Lands
- 2.1.12 Education and Training
- 2.1.13 Mentoring and Succession Planning

The purpose of a Secure Agricultural Land Base (2.3) strategy area is to attract agricultural development to lead to increasing levels of agricultural production and to encourage potential farmers to assume the risks associated with expansion[3]. Some key sections highlighted during the discussion were:

- 2.3.1 Protection of Agricultural Land
- 2.3.3 Agricultural Zoning
- 2.3.5 Buildings on Agricultural Land

Under each section, the AVS lists Policies (Partners) and Implementation (supporting identified actions) that could be undertaken to achieve the outcomes. The Task Force feedback was used to identify the key sections of the AVS that the Task Force could refer to in order to develop potential action items related to the Five Lenses.

Regulatory Content

At the November 25, 2020 AAEEC meeting, the Task Force received a presentation from Township Staff on the Township's Farm Bylaws and provided feedback to update the Future of Farming and Legislative Framework Summary document.

As a regulated community, the Local Government Act authorizes the Township to make farm bylaws in relation to farm areas with the approval of the Minister of Agriculture and Food. The Township of Langley has four Farm Bylaws: *Cannabis Production Farm Bylaw*, *Farm (Mushroom Growing Storm Water and Waste Water Management and on-Farm Composting), Migrant Agricultural Worker Accommodation* and the *Audible Bird Scare Devices Farm Bylaw*.

Agriculture in Langley operates under a multifaceted and multi-layered setting of Township, regional, provincial, and federal policies, programs, and regulatory context. The Future of Farming and Legislative Framework Summary Document, provided policies, strategies, action plans or programs that were researched to be related to the Future of Farming and then some of the corresponding legislative framework at the Federal, Provincial, regional, and local level. As this was not an exhaustive list, Task Force members provided their comments which were incorporated into the updated document (refer to Appendix C). A brief summary of the some of the key governmental framework is as follows:

<u>Federal</u>

[3] 2013, Agricultural Viability Strategy

- **Agriculture and Agri-food Canada** – provides information, research, technology, and policies and programs to achieve security of the food system, health of the environment and innovation for growth.
- **Canadian Food and Inspection Agency** – dedicated to safeguarding food, animals, and plants, to enhance the health and well-being of Canada's people, environment, and economy.

Provincial

- **Agricultural Land Commission Act** - provides the legislative framework for the preservation of BC's agricultural land.
- **Agricultural Land Reserve** – a provincial zone in which agriculture is recognized as the priority use.
- **ALR General Regulation** – supplements the ALC Act, outlining rules related to collection of application fees, procedures, land subdivision and compliance enforcement.
- **ALR Use Regulation** – identifies specific farm uses, non-farm uses, residential uses, and soil or fill uses permitted in the ALR.
- **Farm Practices Protection (Right to Farm) Act** - ensures that a farmer following normal farm practices is not liable to any person and cannot be prevented by an injunction or court order from any nuisance related to the operation of the farm.
- **Code of Practice for Agricultural Environmental Management** – regulates storage and use of manure, other agricultural by-products and material on agricultural operations.

Regional

- **Metro Vancouver 2040 (Regional Growth Strategy)** – sets out goals, strategies, and policies to guide the future growth of the region and provides the land use framework for planning related to utilities, transportation, housing, environmental and climate change planning.
- **Fraser Health** – regional health authorities oversee the issuance of Food Premises Permits, permit to operate a food business, under the provincial Food Premises Regulation of the Food Safety Act.

Township of Langley

- **Official Community Plan** – outlines objectives, policies and guidelines for community planning and land use decisions.
- **Rural Plan** – provides direction for decision on the future of the rural area.
- **Zoning Bylaw** – describes permitted uses of land and development regulations for buildings and uses.
- **Farm Bylaws** – enables the Township to regulate a type of farming operation or specific piece of farming equipment.

Case Studies

At the November 25, 2020 AAEEC meeting, the Task Force was asked to prepare potential case studies for future meetings. The Terms of Reference identified that the purpose of the case studies was to determine the complexities for farmers applying to the Township to complete farm work and use the case studies to provide action items to reduce the complexities and barriers in relation to the Five Lenses.

At the January 27, 2021 AAEEC meeting, the Task Force provided Township Staff with suggestions and decided on three broad case study ideas to focus on within the scope of the Five Lenses:

1. Communications Strategy (Township Website and Marketing App)
2. Review of farming policies in the Township (including meat processing)
3. Attracting new farmers

Township Staff provided an overview presentation of the Task Force objectives to LSAF at their February 23, 2021 meeting. After discussion, LSAF supported the Task Force direction and looked forward to a future presentation of the Task Force's findings.

At the February 24, 2020 AAEEC meeting, Staff provided the Task Force members with a Case Study Guidance Document, Appendix D, to provide clear direction for the Case Studies. The Task Force also received a presentation from the Young Agrarians Land Matching (YALMP) Program. YALMP, whose goal is to put new lands into production and ensure existing farmland continued to be farmed, highlighted key barriers for new farmers as well as an update on the success of the Langley Land Matching Program that the Township provided funding to develop. The YALMP had successfully completed five land matches in Langley but noted the main barriers are:

- Finding the correct land and landowner to a lease farmer (increased outreach opportunities required);
- On-farm housing for lease farmers; and,
- Lack of process facilities including small-scale/custom livestock processing.

Review of Township Farming Bylaws and Policies Case Study

Previously in the Task Force work, an overview list of regulation that related to farming was compiled in the Future of Farming and Legislative Framework Summary document, including Township bylaws and policies. The purpose of this case study was to complete a deeper dive, generally, into the farm related bylaws and policies to determine complexities for farmers but not review individual bylaws or policies.

The Case Study group met outside of the regular AAEEC meetings on the following dates during 2021: March 18, April 9, and April 23 to discuss the following topics:

- Review farm bylaws from other regulated communities; and
- Bylaw and policy feedback from members and community contacts.

At the March 24, 2021 AAEEC meeting, the Case Study group presented their findings to the AAEEC and received feedback.

Case Study members reached out to their contacts in the farming community as well as LFI for feedback. A presentation from the Regional Agrologist and Land Use Planner from MAF was received on April 23, 2021, on the Strengthening Farming Program including the different departments of MAF, the Minister's Bylaw Standards Guide, Right-To-Farm Regulated Communities, and the types of inquiry topics received from Township residents. The LFI representative on the Task Force reached out to their members to voice their concerns navigating the Township's regulations.

Overall, the main theme received from the feedback was that the regulations/bylaws for farming are cumbersome, difficult to understand and often require numerous steps with other organizations, such as the ALC, to complete a project.

Communications Strategy Case Study

Communication is a key component for farmers and non-farmers to obtain information from their local government regarding proposed activities on their farm as well as means to receive information on upcoming events or requirements such as regulatory updates/changes. Farmers could also benefit from a platform to sell products to the consumer and network within the farming community and non-farming community. The Case Study group reviewed the feasibility and/or requirements to develop the following communication items:

- Township Agriculture Website Portal
- Farmer Electronic Food Hub

The Case Study group met outside the regular AAEEC meetings on April 8, 2021. The pros and cons of the current Township website were discussed, see Table 2, and other local government websites were reviewed for ideas.

Table 2: Township Website Pros and Cons

Pros	**Cons**
List of AVS projects completed	Agriculture found in two areas on website
Links to past reports	No link to agriculture from the main page or agriculture planner contact info
Some links to relevant outside resources	No FAQs
	No direct links to agriculture related Bylaws and Policies

The Case Study group completed research to determine if the Township's farming community could benefit from a dedicated agriculture portal and a platform for an electronic food hub by reviewing other local governments projects. There are many ways an electronic food hub could be created for the benefit for farmers and consumers. The *Food Hub Feasibility Study,* completed in 2015, recommended a

possible food hub model to investigate as it has the lowest level of investment required. It should also be noted that the recently adopted *Climate Action Strategy* has an action item, AG-2, for the Township to continue to expand and enhance local food promotion and education.

From the research, a searchable map or directory-based webpage or app could benefit farmers and consumers. It could also facilitate networking between farmers, restaurants, and other farmers with similar interests. For example: a farmer who sells eggs might find a farmer who sells sausage near them to potentially collaborate on a breakfast special.

During the research the Case Study group noted specific features of other local governments' websites that could be considered if a new Township agriculture page is developed:

- Visually appealing
- Easy to navigate with clear language and fact based
- Links to bylaws, policies, and regulations
- Link from main page to relevant agriculture webpages
- Langley Farming Business Directory

At the March 24, 2021 AAEEC meeting, the Case Study group presented their findings to the AAEEC and received feedback.

Attracting New Farmers Case Study

The purpose of this Case Study group was to determine if there were additional avenues the Township could pursue to encourage the utilization of the ALR lands in the Township. The Group met outside regular AAEEC meetings on the following dates in 2021: March 17, April 7, and April 21. At the March 24, 2021 AAEEC meeting, the Case Study group presented their findings to the AAEEC and received feedback.

The Group completed a review of other local government agriculture initiatives, within the Lower Mainland, that had considerable ALR lands (Richmond, Surrey, Chilliwack, Maple Ridge) as well as the other regulated communities (Abbotsford, Delta and Kelowna) for ideas on how they attract or retain agriculture within their community. Some of the key initiatives noted:

- Limiting non-agricultural uses on ALR lands
- Maintaining the integrity of the ALR and its existing boundaries
- Leasing City-owned ALR Land to farmers
- Amending bylaws, policies, and other regulations, as appropriate to support agricultural production and innovation
- Crop/Farm identification Sign Program to promote agricultural awareness
- Expanding community gardens
- Grants for agricultural continuing education and scholarship opportunities
- Local awareness through various media
- How to Start a Farm Guide

Staff from MAF provided a presentation on April 21, 2021 on their new entrant programs. To grow BC's next generation of farmers, MAF noted that the farmers require access to land, access to knowledge and access to capital. The top questions, relating to the Township, that the Regional Agrologist received were land use planning, regulation/legislation, farm status and how to start a farm. Questions regarding meat processing and residential flexibility were postponed as MAF indicated changes were coming and a presentation could be provided with more information at a future AAEEC meeting.

Scenario Questions

The three Case Study groups presented their final findings at the April 28, 2021 AAEEC meeting. During this meeting the Task Force decided to expand on the case studies and have each Task Force member achieve a greater understanding of the complexities for farmers. To do this, each participating Task Force Member worked through a potential real life question a farmer and/or ALR landowner might ask the Township and look for ways to reduce the "red tape", if any, including regulatory requirements, locating information, different staff/departments to determine an answer, etc. The first step was to determine the initial information that could be gathered from the Township's website and then reach out to the Township's front counter as a starting point for additional information. The following are the chosen scenario questions:

1. A property owner is thinking about setting up a meat processing facility on their property. What needs to be considered, ie. zoning, wastewater, and what is the process?
2. A property owner is considering a farm business where they would like to include a commercial kitchen with the possibility of serving food from products (veggies/fruit) produced on the property. What do they need to consider? What is the process?
3. A property owner is considering a bed and breakfast or some type of other agri-tourism accommodations such as campsites. What do they need to consider? What is the process?
4. A farmer is trying to determine if there are any grants to expand their farming operation or farm marketing? What do they need to consider? Where would they find the grants?
5. A farmer is considering selling their product (ie. meat, veggies, eggs, or homemade craft items) through farm gate sales? What do they need to consider? What is the process? Are there any restrictions on what can be sold or the set up of the farm gate structure?
6. A property owner is new to farming and wants to know if the Township lists farm activities, businesses and/or has a directory to be able to support local farmers?

During the May 26, 2021 AAEEC meeting, Task Force members shared their findings for details refer to Appendix E. At the end of the exercise, there were some common themes noted:

1. Information was difficult to find quickly or at all on the Township website.
2. Some searching in other external government bodies website was required to understand the whole picture.
3. Township Staff did respond to the inquiries and some of the inquires were directed to the Agricultural Planner.

Conclusions

During the June 23, 2021 AAEEC meeting, Township Staff presented to the AAEEC the main discussion points from each case study collected, over the past months, the findings from the scenario questions as

well as corresponding supporting sections of the AVS to develop the Task Force draft recommendations. The following are highlights of the key sections of the AVS that were drawn upon to support the development of the draft Task Force recommendations.

The AVS has implementation strategies to support Regulations and Bylaws. The following are a highlight of the relevant sections:

Initiative	**Policy**	**Implementation Strategy**
2.1.1 Township Council	Support regulations and bylaws related to agriculture that are consistent with those of the Federal and Provincial levels of government	Analyze regulations and bylaws to determine areas of inconsistency Provide adjustments as required
2.1.1 Township Council	Encourage regional, provincial, and federal governments to establish agricultural policies and protocols that are sensitive to the needs of farm producers and processors	Work with stakeholders to develop initiatives Encourage appropriate agencies to support the needs of farm producers and processors
2.1.10 Good Neighbour Policy	Encourage positive relationships among all citizens	Prepare and promote a "good neighbour" policy
2.3.1 Protection of Agricultural Land	Review bylaws and regulations and amend where required to be consistent with provincial standards for farming as identified in the current *Guide for Bylaw Development in Farming Areas*	Ensure that all zoning bylaw amendments are consistent with the *Guide for Bylaw Development in Farming Areas* Review other bylaws and regulations to ensure consistency with the *Guide for Bylaw Development in Farming Areas*

The AVS has implementation strategies to assist existing and future farmers. The following are the relevant sections:

Initiative	**Policy**	**Implementation Strategy**
2.1.4 Promotion of Agriculture	Encourage all citizens to learn the role and importance of agriculture in the Township	Feature agriculture on the Township website

2.1.8 Farms on ALR Land	Support the promotion of farming options to owners of smaller parcel land in the ALR that is not being farmed Support agricultural production on Township land where practical	Promote agriculture uses on Township website and other municipal venues Consider renting/leasing Township-owned land for agricultural use
2.1.9 Awareness of Normal Farm Practices	Use the "*Current News and Initiatives*" section of the website to educate residents about normal farm practices occurring at specific times and other practices that may create issues for citizens due to lack of awareness and understanding of agricultural practices	Develop wording for normal farm practices posted on the Township website, using Langley experiences, to increase resident awareness and understanding of agriculture
2.1.10 Good Neighbour Policy	Prepare and utilize a "good neighbour" policy to deal with issues of conflict in the spirit of being good neighbours	Incorporate "good neighbour" policy into a brochure and add to the Township website

The AVS has implementation strategies to provide more agriculture communication to the public. The following are the relevant sections:

Initiative	**Policy**	**Implementation Strategy**
2.1.4 Promotion of Agriculture	Encourage all citizens to learn the role and importance of agriculture in the Township	Feature agriculture on the Township website
2.1.8 Farms on ALR Land	Support the promotion of farming options to owners of smaller parcel land in the ALR that is not being farmed	Promote agriculture uses on Township website and other municipal venues
2.1.9 Awareness of Normal Farm Practices	Use the "*Current News and Initiatives*" section of the website to educate residents about normal farm practices occurring at specific times e.g. bird control activities on fruit farms, and other practices that may create issues for citizens due to lack of awareness and understanding of agricultural practices	Develop wording for normal farm practices posted on the Township website, using Langley experiences, to increase resident awareness and understanding of agriculture
2.1.11 Agri-Tourism	Encourage agri- and culinary tourism	Consider agriculture, agri- and culinary tourism as a driver in the Township's *Economic Development Strategy*

After discussion, the Task Force formulated drafted recommendations which would be revisited after MAF provided a presentation on the residential flexibility and meat processing changes when the AAEEC meetings resumed in September, 2021.

During the September 22, 2021 AAEEC meeting, MAF provided a presentation on the changes to the residential flexibility and the amendments to the *Meat Inspection Regulation*. On July 12, 2021 an Order-In Council No. 438[4] regarding the provincial ALC Act was approved which brought amendments to the ALC Act's Agricultural Land Reserve Use Regulation. The amendments allow an additional residence on a parcel in the ALR, in addition to the primary residence, without ALC approval but with conditions. MAF's Food Safety and Inspection Branch provided a presentation on the amendments to the *Meat Inspection Regulation*[5], effective October 1, 2021. The amendments created new provincial licence categories (Abattoir license, Farmgate Plus license and Farmgate licence) based on stakeholder consultation to make it easier to bring locally raised meat to local markets. After the presentations, the Task Force members discussed the draft recommendations with the decision to have a final discussion at the next AAEEC meeting.

Township Staff presented to LSAF on October 26, 2021, generally, the recommendations of the Task Force to give LSAF an opportunity to provide any feedback. LSAF was supportive of the recommendations and looked forward to reading the AAEEC Future of Farming Task Force Summary Report (Summary Report) for Council.

At the October 27, 2021 AAEEC meeting, Township Staff provided a presentation on the thirteen draft recommendations based on input received from the Task Force over the past several months. After discussion, the Task Force members provided feedback to Township Staff.

During the November 24, 2021 AAEEC meeting, the Task Force reviewed the draft Summary Report and provided comments. Through discussions, the Task Force members prioritized and combined the recommendations producing a final ten recommendations for the Summary Report.

Emerging Actions

Over 14 months, the Future of Farming Task Force worked through the Key Tasks outlined in the Terms of Reference while utilizing the AVS and information gathered from the Case Studies and Scenario Questions to develop the following ten recommendations for Council to endorse for the AAEEC to investigate further:

1.
    a. Develop a dedicated agriculture webpage to include all things Agriculture in the Township including the contact information for the Agriculture Planner.

[4] https://www.alc.gov.bc.ca/assets/alc/assets/legislation-and-regulation/the-act-and-regulation/oic_438_2021_additional_residences.pdf

[5] https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/food-safety/meat-inspection-licensing

   b. Develop a dedicated business agriculture webpage to provide information for farmers (new and current).

2.
   a. Complete a review of current bylaws and policies to determine areas of inconsistency and provide adjustments if required, such as streamlining with Provincial Regulations, clear language, and relevance. Possible first priority could be given to the new meat licensing system and residential flexibility regulation changes introduced by the Provincial government.
   b. Complete an in-depth information gathering review of other jurisdiction's agriculture policies and bylaws for comparison.
3. Undertake a feasibility study to determine if the Township could potentially lease appropriate Township lands, if any, to new farmers.
4. Develop a *How to Start a Farm* guide including supporting new farmers to develop viable business plans and succession plans through education.
5. Develop a good neighbor policy/brochure to educate the farming and non-farming community about farming practices to avoid conflicts.
6. Build relationships with the Township farming community to expand the promotion of agriculture.
7. Investigate and establish a tool that provides an online Farming Business Directory with the ability to promote and sell agriculture products.
8. Create an Agriculture e-newsletter to distribute agriculture related information to the Township agricultural community and consumers.
9. Develop a strategy to build relationships with the non-farming ALR community to encourage the utilization of farmland by the property owners.
10. Continue to promote the Young Agrarians Land Matching Program.

Cost and Resource Allocation

The AAEEC members have expressed interest to develop strategies to implement the recommendations, if approved by Council, into the AAEEC workplan starting in 2022. Each individual strategy (including any associated costs), to implement the specific recommendation, would be facilitated by Township Staff with the assistance of the AAEEC and presented to Council for approval.

Recommendations

For Council to endorse the 10 recommendations proposed by the Future of Farming Task Force.

Appendix A – Future of Farming Task Force Terms of Reference

TOWNSHIP OF LANGLEY
FUTURE OF FARMING TASK FORCE

Terms of Reference

1.0 INTRODUCTION

To provide guidance and input into the exploration of the future of farming in the Township of Langley (the "Township"), a Future of Farming Task Force (the "Task Force") will be established by the Agriculture Advisory and Economic Enhancement Committee (the "AAEEC"), pursuant to Council's approval, consistent with Council Advisory Committee Establishment Bylaw 2008 No. 4700 and Council Policy 01-008 (Appointments to Committees, Boards, and Task Forces).

The AAEEC is a Council-appointed group of community volunteers that works to ensure that the agricultural industry and farmers, as well as other business sectors, have representation and advocacy for the contributions that they as well as farming provides to Township of Langley. The AAEEC and its annual work plans are guided, in part, by the Agriculture Viability Strategy (AVS) adopted by Council in 2013. The AVS identifies four main strategies to strengthen farming in the Township:

1. Provide a welcoming business environment for farming;
2. Provide the required services and infrastructure;
3. Provide a secure agriculture land base; and
4. Support farmer use of best farm management practices.

The AAEEC provides continuity of representation and advocacy as it forms a task force to complete the specifics of this Terms of Reference.

1.1 Purpose of this Document

This document outlines the Terms of Reference for the Task Force. The Terms of Reference provide an understanding of the background, purpose, membership composition, expected terms of service and deliverables.

2.0 PURPOSE

The purpose of the Task Force is provide input and feedback into the investigation of the future of farming in the Township. The Task Force is established by the AAEEC to:

- Undertake a review of the AVS sections, Providing a Welcoming Business Environment and a Secure Agriculture Land Base, to identify action plans for the benefit to agriculture in relation to the future of farming, farming protection, assistance to small and medium sized farms, food security and regulations.

- Consider the existing regulatory context, specifically, bylaws and policies in the Township that currently provide guidance and regulate farming. The objective is to compile information and comment on the effectiveness of the bylaws and policies that will subsequently assist in forming recommendations for improvements in relation to the future of farming, farming protection, assistance to small and medium sized farms, and food security.

- Conduct a case study(ies) analysis, as time permits, as a means to determine the complexities for farmers applying to the Township to complete farm work and provide possible action items to reduce the complexities and barriers in relation to the future of farming, farming protection, assistance to small and medium sized farms, and food security.

3.0 COMPOSITION

3.1 Membership

The Task Force shall consist of a minimum of four volunteers currently serving on the AAEEC and others with expertise or experience in the subject areas such as a representatives from the Ministry of Agriculture, Agriculture Land Commission, BC Agricultural Council, Langley Sustainable Agriculture Foundation and academia.

The Task Force will be non-voting and, as such, selecting a chair and establishing quorum will not be necessary.

3.2 Staff Support

Township staff will facilitate the participation and contributions of the Task Force by:

- Scheduling the meetings and preparing the agendas;

- Attending the meetings to facilitate the discussion, provide technical advice, and obtain input; and

- Preparing summary notes of meetings.

3.3 Expected Terms of Service

The Task Force will complete its work within eight (8) months, that is, within the current calendar year (2020), in recognition of these exceptional times associated with the COVID-19 Pandemic.

The meetings for the Task Force may be held in lieu of an AAEEC meeting (or portion of the meeting).

All research will be undertaken without monetary support, and Task Force members will serve without remuneration on a voluntary basis.

The Task Force will be disbanded upon completion of draft recommendations presented to the AAEEC and Council.

4.0 DELIVERABLES

The Task Force is responsible for providing timely updates, oral or written, to the AAEEC as the research progresses. The AAEEC shall receive these updates for information. To accomplish this, the Task Force shall select one person from the group to be its spokesperson for communication purposes. The spokesperson for the Task Force will provide updates at each meeting of the AAEEC.

The Task Force shall provide a final presentation to the AAEEC summarizing its findings and recommendations.

A Final report and/or Report to Council that summarizes the Task Force's findings shall be prepared in the next 12 to 18 months (pending challenges associated with the COVID-19 Pandemic).

Appendix B – Future of Farming Task Force Definitions

Future of Farming

The Township has approximately 75% of its land base within the Agriculture Land Reserve (ALR) and more land is available here for farming than anywhere else in the Fraser Valley. The Township benefits from high quality soils and a mild climate suitable for growing a wide variety of crops as wells as proximity to markets. According to the study titled "The Township of Langley Food System Study" the Township has the ability to increase food production and become more self resilient in the face of climate change and global food system uncertainty. [6]

The Future of Farming in the context of the Task Force is defined as follows:

> *"the Township's ability to continue to provide a welcoming environment for farmers to operate normal farm practices while encouraging new farmers to enter the industry and the current nonfarmed land in the Agriculture Land Reserve be utilized for farming."*

Farming Protection

The *Farm Practices Protection (Right to Farm) Act* and the *Agriculture Land Commission Act* are legislative framework that are in place to protect farmers and farmland. The *Right to Farm Act* provides protection that relates to nuisances such as odour, noise, dust or other disturbances from normal farm practice operations. 'Normal farm practices' are defined in the *Right to Farm Act* as activities "that are conducted by a farm business in a manner consistent with proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances." The BC Agriculture Farm Practice Guides provides information to farmers on current industry and legislative standards for normal farm practices. The Township's AVS supports agriculture by addressing farm viability issues, including urbanization conflicts, environmental issues, and competition for agriculture land.

Farming Protection in the context of the Task Force is defined as follows:

> *"the preservation of farmland and farm operations conducting normal farm practices as proposed in the AVS on all available agriculture land."*

Assistance to Small and Medium Sized Farms

The Township has a diverse size of parcels located in the Agriculture Land Reserve with 85% smaller than 20 acres and only 15% larger than 20 acres for a total of 26,704 acres.[7] The average size farm parcel is roughly 11.4 acres with a minimum size of 4.2 acres and a maximum size of 241.7 acres. There are 708 parcels that are less than 4.2 acres, with an average size of approximately 2.5 acres.

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[6] Wallapak, P., Hansen E., Mullinix K., (2017). *The Township of Langley Food System Study*. KPU Institute for Sustainable Food Systems.

[7] Census 2016.

Table 1. Breakdown of Parcels by Parcel Size

Parcel Size	Number of Parcels
Smaller than 10 acres	3,047
10 to 20 acres	635
Greater than 20 acres	639
Total	**4,321**

Source: Ministry of Agriculture, Agriculture Land Use Inventory 2016

In 2015 the annual gross receipts for the agriculture industry in Langley was $340 million. BC Assessment has minimum incomes required to qualify for farm classification: $10,000 on land less than 2 acres, $2,500 on land between 2 acres and 10 acres and on land greater than 10 acres, $2,500 plus 5% of the actual value of any farm land in excess of 10 acres. It is challenging to define exactly the definition of 'small' and 'medium' farm. Is the definition based on size or annual gross income of the farm?

Considering the varying thoughts, the definition of assistance to small and medium sized farms in the context of the Task Force is as follows:

> *"Provide assistance to Langley Farmers that identify as small and medium sized farms and are farming on a small-scale."*

Food Security

Canada is committed to achieving the United Nations Sustainable Development Goals (SDG) and the BC Food Security Task Force recommended a focus on SDG2 Zero Hunger (end hunger, achieve food security, improved nutrition and promote sustainable agriculture and increase incomes for small-scale food producers), SDG12 Responsible Consumption and Production (sustainable management of natural resources and reduce food waste) and SDG13 Combat Climate Change (transition to lower carbon practices). The World Food Summit (2016) defined Food Security as "when all people, at all times, have physical and economic access to sufficient, safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life." The Township's AVS encourages agriculture production and the Official Community Plan includes policies that support access to local food and food education. The Social Sustainability Strategy's Priority 4: Food, specifies there is a priority to mobilize an equitable and more self-reliant local food system. The Township's Food Systems Study found that there is potential for the Township to have a higher food self-reliance by bringing more ALR lands into production and producing commodities that can be grown with high yields based on the soil conditions.

The definition of Food Security in the context of the Task Force is as follows:

> *"to encourage more locally produced food to become a more self-reliant community to deliver food to all people at all times to meet most of their dietary needs and food preferences for an active and healthy life."*
>
> *"to encourage more locally produced food in a sustainable manner to adapt to a changing climate becoming a more self-reliant community to provide food to all people at all times."*

Regulations

There are numerous regulations and policies that affect agriculture within the Township at the national, provincial, and local level.

Regulations in the context of the Task Force is defined as follows:

> *"the Township of Langley bylaws and policies that farmers must abide by to conduct their farming business and the associated provincial policies or regulations."*

Appendix C - Future of Farming and Legislative Framework Summary Document

Attachment A

Future of Farming

Canada

- Food Policy for Canada
- RBC Farmer 4.0

British Columbia

- The Future of B.C.'s Food System
- Canada-BC Agri-Innovation
- BC Land Matching Program
- Environmental Farm Plan
- Bee BC Program
- Buy BC
- Feed BC
- Premise ID
- Biosecurity
- BC Food Security Gateway
- BC Investment Agriculture Foundation

Regional (Metro Vancouver, Fraser Health)

- Metro Vancouver Regional Food System Strategy + Action Plan
- Metro Vancouver Agricultural Land Use Inventory
- Food Safety

Township of Langley

- Agricultural Viability Strategy
- Buy Local

Legislative Framework

Canada

- Canadian Agri-Food Automation and Intelligence Network (CAAIN)
- Farm Products Council of Canada
- Canadian Food Inspection Agency
- Agriculture and Agri-Food Canada

British Columbia

- MoA, MoE
- Agriculture Land Commission
- Supply Management for specific commodities
- BC Assessment
- Farm Practices Protection Act (Right-to-Farm)
- Liquor Control and Licensing Act

Regional

- Regional Growth Strategies
- Air Quality Regulations
- Septic Systems
- Food Safety

Township of Langley

- Policies
- Zoning Bylaw / Farm Bylaws
- Rural Plan

Appendix D – Case Study Guidance Document

Township of Langley Future of Farming Task Force

Case Study Guidance Document

1.0 INTRODUCTION

The Task Force has been asked to provide input and feedback into the investigation of the future of farming in the Township of Langley (Township) in relation to the Five Lenses (future of farming, farming protection, assistance to small and medium sized farm, food security and regulations) defined early in the Task Force's work. The Task Force has completed two out of the three tasks stated in the Terms of Reference: Review of the AVS sections, Providing a Welcoming Business Environment and a Secure Agricultural Land Base and compilation of the bylaws and policies that relate to the Five Lenses. The final undertaking of the Task Force is to develop and complete case studies to determine the complexities for farmers in the Township and recommendations to potentially improve the future of farming in the Township.

At the January 27 AAEEC meeting, the Task Force brainstormed three broad case study ideas: Communication Strategy, Detailed Review of Farming Regulations and New Farmer Attraction. The Five Lenses will be the focus of the three case studies.

1.1 Purpose of this Document

The purpose of the Case Study Guidance document is to provide clear direction for the Case Studies to develop recommendations to be included in the Future of Farming Report to Council.

1.2 Membership

The members of the AAEEC will decide which of the case study(s) they wish to participate in.

1.3 Staff Support

Township staff will facilitate the participation and contributions of the Case Study groups by:

- Scheduling the meetings and preparing the agendas,
- Attending the meetings to facilitate the discussion, provide technical advice, and obtain input; and,
- Preparing summary notes of meetings.

1.4 Case Study Timeframe

The Case Study groups will try to complete the work within the next five months, in recognition of these exceptional times associated with the COVID-19 Pandemic.

The meetings for the Case Studies may be held in lieu of an AAEEC meeting (or portion of the meeting) but also outside of the AAEEC meetings if the Case Study Group warrants additional individual group meetings.

2.0 Case Studies

The Five Lenses (Future of Farming, Farming Protection, Assistance to Small and Medium Sized Farms, Food Security and Regulations) that were developed at the beginning of the Task Force will be the underlining themes during the development, execution and final recommendations of the Case Studies. The relevant Agricultural Viability Strategy (AVS) policy items and initiatives to support the Case Studies will be highlighted further in this document.

2.1 Communication Strategy

Communication is a key component for farmers to obtain information from their local government regarding proposed activities on their farm as well as a means to receive information on upcoming events or requirements such as regulatory updates/changes. Farmers also require communication to sell products to the consumer and network within the farming community. The Case Study 'Communication Strategy' will review the feasibility and/or requirements to develop the following communication items:

- Township Agriculture Website Portal
- Farmer Electronic Food Hub

2.1.1 Township Website

The Township of Langley has two locations where agriculture related information can be found currently on the website: At Your Service – Sustainability - Agriculture and Your Township – Agriculture in Langley. Currently, there is no dedicated Agriculture portal from the Township's home page.

<u>Research</u>

The purpose of the research is to determine if the Township's farming community would benefit from a dedicated agriculture portal.

Case study members could complete the following research to evaluate the Township's website:

- Review the current Township agriculture website for ease of access to information
    - Provide a list of pros and cons
- Choose at least three other local government's website that have land in the agriculture land reserve (ALR) for ideas
    - Provide specific examples from the chosen websites that would be valuable to have on the Township's website for example: relevant Frequently Asked Questions, links to other websites

<u>Potential Outcome</u>

To recommend the creation of a dedicated agriculture portal on the Township's website to provide easy access for residents to find information on agriculture in the Township.

2.1.2 Farmer Electronic Food Hub

The Township is made up of unique farms with differing sizes and products. Currently the Township does not have an organized virtual food hub for all Township farmers to sell their products in one place. The idea of an online food hub was an outcome in the 2015 Food Hub Feasibility Study. The study was completed for the Township with the assistance of the Agricultural Advisory Committee and consultants (Greenchain Consulting and Urban Food Strategies). In this report a food hub is describe as "a business or organization that actively manages the aggregation, distribution, and marketing of source-identified food products primarily from local and regional producers to strengthen their ability to satisfy wholesale, retail and institutional demand".

Research

Case study members could complete the following research to evaluate a Virtual Food Hub:

- Review the recommendations of the 2015 Food Hub Feasibility Study
- Review the recommendations of the Township of Langley Food System Study by KPU
- Research current programs in the Township and BC that have similar online business platforms (ie Egg map, Langley Farmers' Facebook groups, Land to Table, Open Food Network, Okanagan Food Hub, Local Food Supply, Farmer's HIVE)
- Evaluate how the Buy Local Program, Tourism Langley and the Chamber of Commerce could be partners
- Liaise with the Township's Economic Development team
- Meet with the Township's website team to discuss logistics
- Reach out to website/app creators for a perspective on the feasibility of the project
- Brainstorm possible managers/owners of the website/app

Potential Outcome

To recommend the creation of a website and/or an app to provide a centralized virtual location for farmers to sell their products, restaurants to connect with farmers, and farmers to network within the Township community.

2.2 Review of Township Farming Bylaws and Policies

Previously in the Task Force work, a compilation of bylaws and polices that relate to farming was completed in a spreadsheet. The purpose of this Case Study, Review of Township Farming Bylaws and Policies, is to complete a deeper dive into the farm related bylaws and policies to determine complexities for farmers.

Research

Case study members could complete the following research to evaluate the Township's Bylaws and Polices related to farming:

- Review the Township bylaws in detail as they relate to the 5 Lenses
- Review the Township policies in detail as they relate to the 5 Lenses

- Compare farm bylaws with other regulated communities
- Reach out to a minimum of three farmers in the Township community with differing farming commodities through the Langley Farmers' Institute to hear their concerns navigating the Township's regulations
- Determine the external entities that are required to be applied or consulted prior to approval (ie ALC) and if the process requires streamlining

Potential Outcome

To provide feedback on complexities and barriers of the bylaws and polices with recommendations to focus on 'X' bylaw(s) or policy(ies) to provide clarity.

2.3 New Farmer Attraction

The Township has approximately 75% of its land mass in the ALR and approximately 48% of the farm parcels are under 10 acres and only 7% of farms are over 70 acres. In 2016, agriculture took place on 52% of the parcels within the Township's ALR. The soil in the Township can support a diverse crop production and more land is available here for farming (not currently being farmed) than anywhere else in the Fraser Valley. The purpose of this Case Study, New Farmer Attraction, is to determine if there are any additional avenues the Township can pursue to encourage the utilization of the ALR lands.

Research

Case study members could complete the following research to evaluate how to attract new farmers:

- Liaise with the Township's Economic Development team regarding their work with the Langley School District and workforce development
- Examine the LSAF/LEPS/LSS Learning Farm program
- Discuss with Young Agrarians limiting factors for the lessor and lessee to join the Land Matching program
- Review, at the minimum, three other ALR municipalities' farmer attraction program (ie Surrey's municipal land leases to farmers)
- Review the Ministry of Agriculture's support to new entrants into farming and if any support can be supported/promoted in the Township
- Review other agriculture projects in the Township and how the Township can support/promote them (agriculture in the classroom, LEPS Agriculture week, LSAF/LEPS Learning Farm with LSS)

Potential Outcome

- To provide recommendations on ways to encourage all ages to farm and how to boost utilization of ALR lands.

Appendix E – Case Study Scenario Questions – Summary Research

Attachment A

Case Study Scenario Questions – Summary Research

Each Task Force member was given a specific scenario question to work through a potential farmer question. The purpose of the scenario question was to work through a real life question a farmer and/or ALR landowner might ask the Township and look for ways to reduce the "red tape", if any, including regulatory requirements, locating information, different staff/departments to determine an answer. The following is a summary of the findings.

Scenario Questions:

1. *A property owner is thinking about setting up a meat processing facility on their property. What needs to be considered, ie. zoning, wastewater, and what is the process?*
    - Information was not found on the TOL website
    - Contacted CDInfo@tol.ca and received a quick response
        - Specific zoning requirements for a meat processing facility and/or abattoir
        - If a property is not currently zoned for a meat processing facility and/or an abattoir, rezoning would be required

2. *A property owner is considering a bed and breakfast or some type of other agri-tourism accommodations such as campsites. What do they need to consider? What is the process?*
    - Started on the ALC website which took 20 min to find information
    - Spent 1.5 hrs on the TOL website and it was difficult to find specific information but eventually located. Did not contact TOL.
    - Discovered the following information
        - Only three sleeping units permitted in the TOL; 10 permitted by BC Government
        - Must have permit from the ALC
        - Cannot be in an accessory building
        - One establishment per property
        - Residence must be owner occupied
        - Fire codes must be followed
        - Business license required

3. *A farmer is trying to determine if there are any grants to expand their farming operation or farm marketing? What do they need to consider? Where would they find the grants?*
    - Unable to find information on the TOL website
    - Emailed TOL through "Ask a Question" and received a quick response from Agriculture Planner

4. *A farmer is considering selling their product (ie. meat, veggies, eggs, or homemade craft items) through farm gate sales? What do they need to consider? What is the process? Are there any restrictions on what can be sold or the set up of the farm gate structure?*
    - Could not find specific information on TOL website regarding farmgate sales
    - Website was not easy to navigate
    - Emailed info@tol.ca and received a response but stopped there because TOL asked for a specific property address

5. *A property owner is new to farming and wants to know if the Township lists farm activities, businesses and/or has a directory to be able to support local farmers?*
    - Searched for 'support for local farmers' on TOL website and received almost 500 hits
    - Too many results from search questions
    - Send an email through "Ask a Question" and received a response from the Agriculture Planner
    - Separate agriculture webpage with more specific information is needed

6. *A property owner is considering leasing their property to a farmer. What are the steps for the property owner to apply for a secondary residence for the lessee?*
    - Searched for 'housing' on TOL website and received many hits
    - Too many results from search questions
    - Manually searched website and eventually found some information in the Zoning Bylaw regarding secondary housing