Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, June 26, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

A G E N D A

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – June 26, 2024

Recommendation that the Agricultural Advisory Committee approve the agenda and receive the agenda items of the June 26, 2024 meeting.

B. ADOPTION OF MINUTES

1-5 **1. Agricultural Advisory Committee – April 24, 2024**

The Agricultural Advisory Committee adopt the minutes of the April 24, 2024 meeting were received.

6-9 **2. Agricultural Advisory Committee – May 22, 2024**

Recommendation that the Agricultural Advisory Committee receive the Notes of the May 22, 2024 meeting.

C. DELEGATIONS AND PRESENTATIONS

1. Sarah Jones, Executive Director, Langley Animal Protection Society

Greg Wilhite, Manager of Animal Control Services, Langley Animal Protection Society

2. Melisa Gunn, Agriculture Planner

D. REPORTS

1. Co-Chair Reports

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E. CORRESPONDENCE

F. WORK PROGRAM

1. 2024 Farm Tour Update

2. Development of an agriculture outreach campaign

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

10-11 **2. salishan Place by the River Update**

I. NEXT MEETING

Date: Wednesday, September 25, 2024
Location: Farm Tour
Time: TBD

J. TERMINATE

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, April 24, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

A. Hamer, R. Ross, O. Smid, A. Smith, G. Brar and J. Green

Staff:
P. Cordeiro, Manager, Transportation Engineering
T. Liu, Transportation Engineer
M. Gunn, Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – April 24, 2024

Moved by A. Smith,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the April 24, 2024 meeting, as amended.
CARRIED

Clerk's Note: Item G was moved to before Item F.

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – March 27, 2024

Moved by J. Green,
Seconded by G. Brar,
That the Agricultural Advisory Committee adopt the minutes of the March 27, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Transportation and Mobility Strategy

P. Cordeiro and T. Liu led the committee in a roundtable workshop for the Transportation and Mobility Strategy. They noted that the Strategy will include:

- A long-term vision, goals, and targets for transportation in the Township.
- A list of proposed infrastructure projects (short, medium, and long term).
- Policies, programs, and initiatives to encourage more safe, accessible, and sustainable transportation.
- A Road Safety Strategy.
- Understanding the relationship between land use and transportation.

The Strategy will plan for different uses such as:

- transit (including buses and SkyTrain)
- cycling and micromobility (such as electric kick scooters)
- walking (including travelling by wheelchair or motorized assistive device)
- driving / carpooling

Comments/Question provided by the committee:

- Walking is encouraged but many people don't like walking in bad weather.
- What is the Township doing to discourage drivers cutting through Langley to get to Abbotsford, Chilliwack etc.?
- Holland is a great example of biking and driving working together safely. People will ride in all weather, including rain, and are prepared with proper rain gear, etc.
- Speeding on rural roads in the Township is rampant. Safety for farmers driving tractors on these roads is a concern.
- More speed cameras are needed on the road.
- Township should partner with the schools to address traffic back-ups during school pick-up and drop-off times.
- There are not a lot of parking areas for people who want to carpool. Having more parking lots/park and rides would encourage more carpooling.
- Has there been any consideration of widening 16 Avenue? Should it become a provincial highway?
- Traffic on rural roads is a concern for agri-tourism.
- Are there any equestrian communities involved in the process?

The committee broke into groups to discuss the following questions:

- What is the biggest transportation issue in the Township today?
- What could be done to encourage more residents to use active and sustainable modes of transportation across the Township?
- What transportation trends do you think are important for the strategy to consider?
- Where are the key gaps in the transportation network today?
- What infrastructure would support better regional connectivity (especially connections to neighbouring municipalities)?

C. DELEGATIONS AND PRESENTATIONS

- What could be done to improve transportation in your neighbourhood?

D. REPORTS

1. Co-Chair Reports

No report.

E. CORRESPONDENCE

The agenda order was varied.

G. COUNCIL REFERRALS

The following motion was referred to the Agricultural Advisory Committee at the March 25, 2024 Regular Council Meeting:

1. ***Migrant Agricultural Worker Accommodation Farm Bylaw***
Bylaw No. 6004
Report 24-66
File BLSI BA000002

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004.

That Council direct staff to forward this report and the proposed Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004 to the Agricultural Advisory Committee for comment.

That Council direct staff to schedule the required Public Hearing for Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Migrant Agricultural Worker Accommodation) Farm Bylaw No. 6004.
CARRIED

The committee provided the following comments regarding the Bylaw:

- The ALC does not want to permit permanent housing.
- Shipping containers could be used for flex units. They are easily moved and non-permanent. Could provide more space for workers.
- When workers are housed off-site, transportation is an issue.
- BC Building Codes make it difficult to build temporary units.
- Many migrant workers are no longer temporary. They are working year-round.
- The Bylaw does not clearly allow for Canadian workers.

G. COUNCIL REFERRALS

- Providing housing could encourage more Canadian workers and would help with the housing crisis.
- Turnover of workers is costly for farmers. Providing housing would encourage more permanent workers.
- The Bylaw should include long-term contract workers.

MOTION
Moved by J. Green,
Seconded by A. Smith,
That the Agricultural Advisory Committee (AAC) authorize the Community Co-chair, as per the Terms of Reference, to submit a written submission to the public hearing for Bylaw No. 6004 (Migrant Agricultural Worker Accommodation Farm Bylaw) on behalf of the AAC based on the following comments from the committee for Council to consider:

- Canadian resident workers
- Long-term contract workers
- Cultural differences when grouping together for living purposes
- Alternatives for wastewater treatment (holding tanks)

CARRIED

F. WORK PROGRAM

1. Development of an agricultural outreach campaign

Deferred to next meeting.

The agenda order then resumed.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, May 22, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

The meeting terminated at 9:00pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, May 22, 2024 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

NOTES

(As no quorum was present, Notes only were taken).

J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair

C. Allison, A. Hamer, A. Smith, and J. Walker

Guests:
M. Lepitre, Ministry of Water, Land and Resource Stewardship
C. Keyes, Ministry of Agriculture and Food

Staff:
M. Gunn, Planner
K. Stepto, Recording Secretary

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

J. Caldarella acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – May 22, 2024

The Agricultural Advisory Committee May 22, 2024 agenda was received.

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – April 24, 2024

The Agricultural Advisory Committee minutes of the April 24, 2024 meeting were received.

C. DELEGATIONS AND PRESENTATIONS

1. Michele Lepitre, Groundwater Section Head, Ministry of Water, Land and Resource Stewardship

M. Lepitre provided a presentation regarding the Provincial Water Management and Drought Response.

The Water Sustainability Act (WSA) came into affect in 2016 and is the primary legislation for allocation of water. It introduced the following principles:

- Regulation of groundwater
- Protection of stream health
- New tools for managing water use (eg., Water Sustainability Plans, Temporary Protection Orders).

Water use is regulated by the Province, including both groundwater and surface water.

FITFIR: “First in Time, First in Right”. You acquire a precedence right according to the dates set out in the authorization for diversion of water from a stream or aquifer.

A person who diverts water must make a beneficial use of the water diverted as authorized. Otherwise, the authorization may be suspended or cancelled.

Groundwater Licensing in BC:

- The use of groundwater was previously unregulated in BC
- Domestic wells are exempt from requiring a license
- Existing users: use permitted with application before March 2022
- New non-domestic users require an authorization

2024 Drought Outlook:

- Early indicators suggest drought conditions may persist in 2024.

WSA Section 93 Orders:

- During drought, primarily directed at unauthorized users to cease diversion/use or to order releases from storage.
- May be directed at authorized users to administer the precedence of water rights.

Regional Drought Advisory Tables:

- Established in communities with water supply issues
- The vision is to:
    - Include senior leaders from provincial, federal, local authorities, health authorities, First Nations, water providers, industry associations/boards
    - Convenes as needed
    - Regional or watershed level
    - Collaborates on drought preparedness, communications and response issues and solutions

C. DELEGATIONS AND PRESENTATIONS

2. Conley Keyes, Regional Agrologist, Ministry of Agriculture and Food

C. Keyes provided a presentation regarding Decoding Drought and Agricultural Water Supply – Provincial Water Management and Drought Response.

Drought impacts on the agriculture sector include:

- Crop losses and reduced crop quality and yield
- Cumulative impacts on perennial crop health over time
- Animal health, welfare and productivity
- Secondary/long-term impacts
- Added street and/or mental health impacts for farmers

Tools the Ministry provides to help producers prepare for drought:

- Weather Stations and information – improved producers' access to weather data for informed decision-making
- Agricultural Irrigation Scheduling Calculator
- Programs: Environmental Farm Plan, Best Management Practices for Water and Agricultural Water Infrastructure Program
- Training and engagement – workshops and resources

Tools provided to producers during a drought:

- Communication of drought conditions and response
- Understanding impacts and informing decisions
- Supporting collaborative approaches to drought response
- E-bulletins
- Bi-weekly drought drop in calls
- Social media
- BC Drought Information Portal

D. REPORTS

1. Co-Chair Reports

No reports.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2024 Farm Tour Update

M. Gunn reported that the theme for the 2024 Farm Tour will be "Agriculture and the Community" and will take place September 25.

F. WORK PROGRAM

2. Development of an agricultural outreach campaign

M. Gunn noted that from past discussions, the proposed purpose of the Agricultural Outreach Campaign could be to educate the public, hear concerns from farmers and/or to reach out to the real estate community. The campaign could include:

- "Ask a Planner"
- Educating the non-agricultural community
- More signage to let the public know they are in a "farming area"
- Signage to promote farms
- More promotion through Tourism Langley.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that she had a meeting with Mayor Woodward to discuss bylaws affecting agriculture. She further noted that the "Summer Mingler" will take place August 12 and that an All-Candidates meeting will be held in September.

I. NEXT MEETING

Date: Wednesday, June 26, 2024
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

The meeting terminated at 9:05pm

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	MAY 14, 2024
FROM:	ENGINEERING AND RECREATION, ARTS AND CULTURE DIVISIONS	**FILE NO:**	0810-30
SUBJECT:	SALISHAN PLACE BY THE RIVER UPDATE		

As requested by Council, below is an update on the progress of the salishan Place by the River (salishan Place) construction project, along with the anticipated opening timelines.

With the support of Council and the dedicated efforts of the project team, we are on track to meet our target gradual opening in October 2024, aligning with the approved 2024 budget.

The anticipated opening timelines are contingent upon the receipt of occupancy from our contractor, a milestone that will kickstart the activity of bringing salishan Place to life. Once occupancy is achieved, Township staff will take action, ensuring that every aspect of the facility meets our standards and is ready for public use.

Based on the current lead times, the process of becoming fully operational is anticipated to take approximately 7 to 8 months. For instance, if occupancy is obtained by the end of May 2024, we should be fully operational by February 2025.

Moving into the building will occur in phases, with some components proceeding sequentially while others can be executed simultaneously.

1. **Fort Langley Library Relocation**: The library has already moved out of its previous location and is currently operating a pop-up service at the entrance of the Langley Centennial Museum. With the new library within SPR having its own exterior entrance, our priority is to facilitate its relocation as soon as possible. This process will be independent and estimated to last 2 - 4 weeks.

2. **Phase-by-Phase Opening**: Once occupancy is received, staff will have portions of the building, such as the reception hall, theatre, outdoor event areas, and multi-purpose rooms, ready for booking as early as November. Staff will also be working to determine the third-party operations of Food and Beverage.

3. **Museum Systems Validation:** The next phase will include staff inspections to validate the functionality of museum-related systems. Given the delicate nature of the artifacts and collections, meticulous attention will be paid to essential components like climate control systems. Additionally, Township staff will focus on finalizing details such as thorough space cleaning, installing signage, and updating security measures. Upon confirming occupancy, timelines will be established to ensure prompt delivery of remaining equipment and fixtures within 8 -12 weeks.

4. **Collection Move and Final Setup**: Additional subsequent phases include the significant and final setup of office and storage spaces, the setup of the printmaking room, the move of the collection, and the setup of public facing displays. The collection relocation follows strict museum standards and constitutes a substantial portion of the allotted timeframe, from 24 to 30 weeks.

As the facility's opening progresses, soft openings in each area will be coordinated with Mayor and Council and other invaluable stakeholders. We look forward to opening this vibrant hub that will enrich our community for years to come.