Township of Langley

Est. 1873

# AGRICULTURAL ADVISORY COMMITTEE

Wednesday, May 28, 2025 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 – May 28, 2025**

Recommendation that the Agricultural Advisory Committee approve the agenda and receive the agenda items of the May 28, 2025 meeting.

**B. ADOPTION OF MINUTES**

1-5 **1. Agricultural Advisory Committee – April 23, 2025**

Recommendation that the Agricultural Advisory Committee adopt the minutes of the April 23, 2025 meeting.

**C. DELEGATIONS AND PRESENTATIONS**

**1. Township of Langley Transportation and Mobility Strategy**

**D. REPORTS**

**1. Co-Chair Reports**

**E. CORRESPONDENCE**

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## F. WORK PROGRAM

1. **Agricultural Profile**
2. **Farm Tour**
3. **Promotion of Agriculture and Agri-Tourism**

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. **Farmers' Institute Update**

## I. NEXT MEETING

**Date**: Wednesday, June 25, 2025
**Location**: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
**Time**: 7:00 pm

## J. TERMINATE

Township of Langley
Est. 1873

# AGRICULTURAL ADVISORY COMMITTEE

Wednesday, April 23, 2025 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
Councillor M. Pratt, Council Co-Chair

A. Hamer, R. Ross, O. Smid, A. Smith, and B. Venechuk

**Staff:**
C. Gemino, Planning Technician, Community and Policy Planning
M. Gunn, Planner II, Community and Policy Planning
C. Quin, Recording Secretary

**Guests:**
C. Keyes, Regional Agrologist, Ministry of Agriculture

### 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 23, 2025

Moved by O. Smid,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the April 23, 2025 meeting.
**CARRIED**

## B. ADOPTION OF MINUTES

### 1. Agricultural Advisory Committee – March 26, 2025

Moved by B. Venechuk,
Seconded by A. Hamer,
That the Agricultural Advisory Committee adopt the minutes of the March 26, 2025 meeting.
**CARRIED**

## C. DELEGATIONS AND PRESENTATIONS

### 1. Ministry of Agriculture

C. Keyes, Regional Agrologist from the Ministry of Agriculture and Food presented an overview of the programs, complaints and suggestions for strengthening agriculture.

Knowledge and Technology Transfer Program (KTTP)
- Accepting applications
- Financial support for hosting events, field days and workshops
- Funding for industry experts to share knowledge

Investment Agriculture Foundation of BC
- Accepting applications
    - Agriculture Water Infrastructure Program
    - Beneficial Management Practices Program
    - Livestock Waste Tissue Initiative
- Upcoming
    - Extreme Weather Preparedness – later in 2025
    - Traceability Adoption Program – May 1, 2025

Complaints and Inquiries
- Most complaints come from neighbour non-farmer not living in the Agricultural Land Reserve (ALR) and neighbour non-farmer living in the ALR.
- Most inquiries from established farmers and new entrant farmers.

Top 3 Threats to Agriculture
- Increasing water shortages
- Threatened Agricultural Land Reserve
- Lack of support and protection for agriculture

Key actions
- Reduce burdens
- Create stronger buffers between farmland and other uses
- Recognize non-farm uses are having a cumulative affect on the ALR
- Have a strong Farmers' Institute
- Township to continue to work closely with the agricultural sector
- Consider updating the Agricultural Viability Strategy

## D. REPORTS

### 1. Co-Chair Reports

Councillor Pratt reported on Council updates of the recent bylaws for consideration by Council.

## E. CORRESPONDENCE

## F. WORK PROGRAM

### 1. Agriculture Profile

C. Gemino, Planning Technician, presented an overview of the State of Agriculture in Metro Vancouver and Township of Langley.

Agricultural Land Use Inventories (ALUI)

- Collection of consistent and comprehensive data by the Ministry of Agriculture about land use and land cover on agricultural land

Regional Overview

- 20% of Metro Vancouver is in the ALR
- Farmer Profile showed that the average age of a farmer was 57 and that 62% had no succession plan
- Land Use in 2022 and Land Use in 2016-2022
    - 43.8% of land was 'Actively Farmed', 34.7% 'Natural Area', and 21.4% 'Not Farmed'
    - There was a decrease in farmland and natural area from 2016 – 2022, while there was an increase in not farmed area
- Cultivated Land in 2022
    - 45% of cultivated land was forage, 33% berries, 12% vegetables, 8% for 'other' (combination of newly cultivated land, tree fruits, nut trees, and more), and 2% in nursey
- Industrial Expansion
    - 121% increase (from 2016 – 2022) in parcels with industrial use
    - Majority of growth in light industrial use and only 3% is related to agriculture
- Residential Expansion
    - 42% of new homes built from 2016 – 2022 were estate homes (>465 $m^2$)

Township of Langley Overview

- Farmer Profile showed that the average age of a farmer was 59.5 and that 73% of farmers had no succession plan. The average age of farmers in the Township was older than the regional average, and the Township had more farmers with no succession plan
- Land Use in 2022
    - 38% of the agricultural land was 'Actively Farmed', 37% 'Natural Area', and 24% 'Not Farmed'
    - Compared to the regional data, the Township had a lower percentage of farmland being actively farmed, but had more natural and not farmed area
- Cultivated Land in 2022
    - 71% of cultivated land was forage, 20% berries, 2% vegetables, 4% for 'other' (combination of newly cultivated land, tree fruits, nut trees, and more), and 3% in nursey
- Industrial Expansion
    - 125% increase (from 2016 – 2022) of parcels that had industrial use
    - This was higher than the regional average
- Residential Expansion
    - 35% of new homes built (from 2016 – 2022) were estate homes (>465 $m^2$)

## F. WORK PROGRAM

- The continued prevalence of estate homes (especially new estate homes) was not conducive to agricultural use

- Economic Overview
  - The Township had the 3rd highest Farm Net Income compared to all municipalities in Metro Vancouver
  - 75% of farm capital was held in Land & Buildings owned
  - The Township saw a 22% increase in full-time farm workers which was above the regional average
  - 25.5% of Township farmers were reporting Operating Revenue over $100,000. This was an increase from 17.9% reported in 2010

### 2. Farm Tour

M. Gunn reported that the Farm Tour will be on June 24, 2025 and asked members to let her know of any individuals that could be invited.

## G. COUNCIL REFERRALS

## H. OTHER BUSINESS AND ITEMS FOR INFORMATION

### 1. Farmers' Institute Update

A. Smith reported on her meeting with Mayor Woodward regarding farm activity diversities and their individual challenges.

## J. NEXT MEETING

**Date**: Wednesday, May 28, 2025
**Location**: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
**Time**: 7:00 pm

## K. TERMINATE

Moved by B. Venechuk,
Seconded by A. Hamer,
That the meeting terminate at 9:00pm.
**CARRIED**

**CERTIFIED CORRECT:**

Community Representative Co-Chair

Council Representative Co-Chair