Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, September 24, 2025 at 7:20pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

C. Alison, J. Green, A. Hamer, A. Smith, B. Venechuk, and J. Walker

In Attendance:
J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food
Y. Duong, Metro Vancouver Land Matcher, Young Agrarians

Staff:
M. Gunn, Planner, Community and Policy Planning
C. Longhi, Recording Secretary

The agenda order was varied

C. DELEGATIONS AND PRESENTATIONS

1. Y. Duong, Metro Vancouver Land Matcher
Young Agrarians
See Attachment A

Y. Duong provided an overview of the Young Agrarians, noting that it is the largest educational resource network for new and young farmers in Canada. Its mission is to support the next generation of farmers through education and mentorship. A key focus is the BC Land Matching Program, which addresses land access, the primary barrier faced by new farmers. Since its launch in 2016, the program has engaged with more than 8,350 farmers and landholders, and has completed 112 land matches in Metro Vancouver. In the Township of Langley, there has been 17 matches totalling 120 acres with three more currently in progress.

She shared some of the challenges of the program, such as matching opportunities on lands with low agricultural sustainability, mismatches between farmer needs and available land, and hesitation from some landholders in Langley due to previous negative experiences. However, opportunities are emerging and bylaws should evolve to accommodate innovative farming practices such as container farms, vertical farming, and aquaponics. Outreach efforts are also underway to engage landholders with unfarmed properties who may benefit from leasing their land to farmers.

C. DELEGATIONS AND PRESENTATIONS

Discussion ensued and the following points were made:

- Suggested outreach opportunities include partnering with the Langley School District or real estate agents.
- Potential to feature land matching opportunities as a future theme for the Farm Tour.
- Possibility of using Township-compiled statistics to identify unfarmed land.
- Bringing farmers onto properties offers value beyond rent contributions, as they have other skills they can offer.
- Some landholders prefer not to have the public on their property so farm hubs or community farms are valuable alternatives, providing access points for selling products.

The agenda order then resumed

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 – September 24, 2025

Moved by J. Green,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the September 24, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee - June 25, 2025

Moved by B. Venechuk,
Seconded by C. Alison,
That the Agricultural Advisory Committee adopt the minutes of the June 25, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

2. A. Smith, Chair
Langley Farmers' Institute

A. Smith presented on the Township of Langley's Rural Plan. The plan was adopted in July of 1993 with a goal of enhancing agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as protected under the Agricultural Land Reserve (ALR), and encouragement of the agricultural industry within Langley. She shared that many parts of the plan such as graphs, data, and community group names, are now outdated due to the age of the plan.

Discussion ensued and the following points were made:

- The Rural Plan, which falls under the Township's Official Community Plan, applies to all rural areas.
- Updated information would be beneficial for farmers.
- While originally intended as a 25-year document, it has now exceeded that timeframe.
- Members acknowledged that while much of the plan remains relevant and should be retained, there are also sections that require updating.

MOTION
Moved by A. Smith,
Seconded by A. Hamer,
That the Agricultural Advisory Committee recommends Council update the Rural Plan.
CARRIED

D. REPORTS

1. Co-Chair Reports

No report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Farm Tour Engagement Results

See Attachment B

M. Gunn reported on the results of the farm tour. Questions were asked of attendees, and the answers were shared with the group.

Langley Advanced Times and Country Life in BC published articles showcasing the tour.

2. Promotion of Agriculture and Agri-Tourism

M. Gunn reminded the committee to forward any examples of sign bylaws they find effective. Proposed draft bylaw changes will be provided to the Committee in the coming months.

3. Work Program Review

M. Gunn reported that the Township of Langley Agricultural Profile is still being updated, and the Township website will be updated concurrently. A revised draft is planned to be presented at the November meeting.

She also noted that in alignment with Section 2.1.3 of the Work Program, several presentations have been completed this year. However, Metro Vancouver and Langley 4-H Club presentations remain outstanding. The committee expressed a preference for securing a presentation from Metro Vancouver before the end of the year with burn permits being a significant topic of interest.

Discussion took place regarding funding opportunities for historic farming signage. This could be included in next year's work program, in partnership with the Heritage Advisory Committee, to install signs throughout the Township of Langley highlighting the history of farming.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Farmers' Institute recently hosted their August Mingler at Otter Trail Winery, the second of two annual events. The February Mingler typically draws farmers, while the August event also attracts politicians, creating a valuable opportunity to connect with policy makers.

MOTION
Moved by J. Green,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve extending the meeting past the scheduled end time of 9pm.
CARRIED

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food
See Attachment C

J. Lui reported on current funding programs and upcoming opportunities. The Knowledge Transfer Program is designed to support events and activities that build practical knowledge and skill development in eligible topic areas. The Agriculture Water Infrastructure Program is open to municipalities and groups, offering up to 100% of project costs to a maximum of $100,000. Funding opportunities are also available for individual producers to support flood preparedness, extreme heat and cold preparedness, planning, technical assessments and engineering designs, wildfire preparedness, and creative solutions for extreme weather readiness.

She further reported that beginning October 1st, additional business support programs will be available, including the BC Agri-Business Skills and Development program, which covers business planning, emergency preparedness, and disaster recovery. New Entrant Farm Business Support will also launch on October 1st. In addition, the Ministry of Water, Land and Resource Stewardship is inviting public input to help improve permitting processes, with a focus on groundwater applications and enhancements to the Riparian Areas Protection Regulation.

3. M. Gunn advised that the last meeting of the year is scheduled for December 17. She asked members to check their availability and noted that the October meeting will include a discussion on whether to proceed with or cancel the December meeting.

She also reminded members that some committee terms will conclude at the end of 2025. The application process for reappointment will be open from October 1-24. Members were encouraged to share this information with anyone who may be interested in applying.

I. NEXT MEETING

Date: Wednesday, October 22, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by B. Venechuk,
Seconded by A. Hamer,
That the meeting terminate at 9:11 pm.
CARRIED

CERTIFIED CORRECT:

_____ _____

Community Representative Co-Chair Council Representative Co-Chair

ATTACHMENT A

YOUNG AGRARIANS



LAND ACKNOWLEDGEMENT



YA is the largest educational resource network for new and young farmers in Canada. YA coordinates farmer-to-farmer programming to grow the sector.



Program delivery is Western Canada and national.
The network of farmers and collaborating organizations is inter/national

YA GROW-A-FARMER PROGRAM PILLARS

- POLICY
- ONLINE RESOURCES & E-LEARNING
- EDUCATIONAL EVENTS
- APPRENTICESHIP TRAINING
- LAND ACCESS & TRANSITION
- BUSINESS MENTORSHIPS

IMPACT

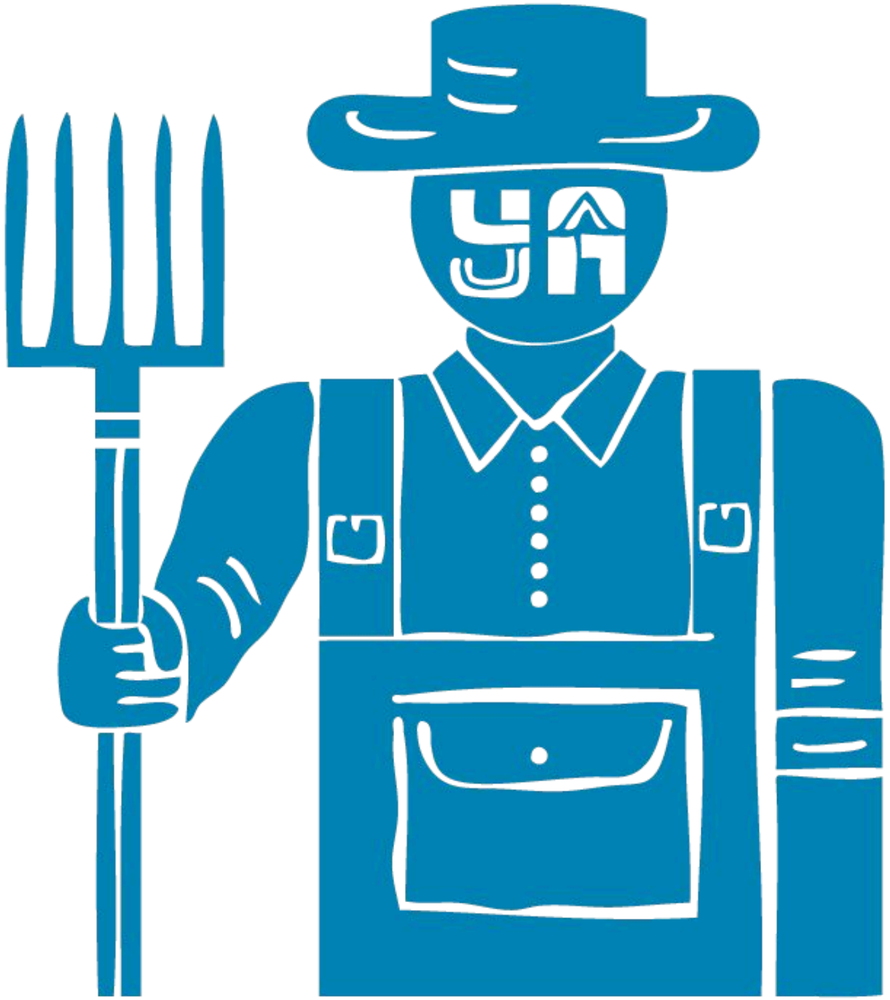
In 2024, YA worked with:

2,850
Farmers

1,500
Farms

220
Organizations

430
Landholders




GOT LAND? WANT LAND?
B.C. LAND MATCHING PROGRAM

B.C. LAND MATCHING PROGRAM

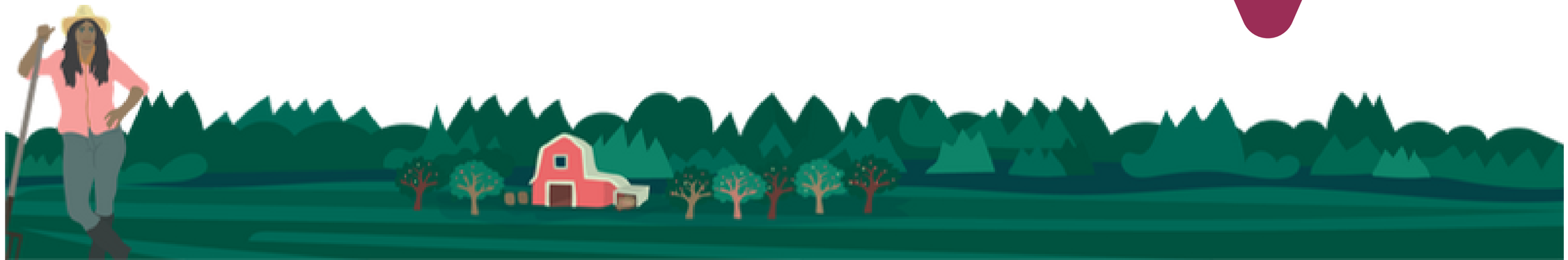
8,350+ farmers and landholders engaged

6,320+ attendees at 136 land access events

2,390+ UMap land & farmer listings for 58,000+ acres

1,940+ registered participants in the BCLMP

414 land matches completed on 13,115+ acres



B.C. LAND MATCHING PROGRAM

2,270+ farmers and landholders engaged

730+ attendees at 20 land access events

680+ UMap land & farmer listings for 3,100+ acres

520+ registered participants in the BCLMP

112 land matches completed on 300+ acres

METRO VANCOUVER FRASER VALLEY



SUCCESS STORIES: THANK YOU FARM

“I tried to find land through various channels, but the cost was too high. Then I learned about the BCLMP. First, I was advised to work on a plan for my farm. I made use of all the resources referred me to.

After I made my plan, I was connected to a landholder who was interested in what I was looking to do. The Land Matcher helped us develop trust in each other–without trust, the match would not have worked. After some discussion and negotiation facilitated by the Land Matcher, we were able to come to an agreement.

Without this program, I would not have been able to get started in agriculture. I am currently trying to wind down my previous small business so that I can focus entirely on agriculture. This program has helped me to realize my dream of farming and I would recommend it to anyone.”

- Chungyun Kim, Thank You Farm



SUCCESS STORIES: FLYWAY HERBALS

“I’d been farming for a few years and was quite dialed in to the local farming scene, but finding a new place to move my farm was a daunting prospect–I wouldn’t have known where to start if the BCLMP didn’t exist.

The landholder I matched with had worked with the program before and wanted Young Agrarians’ support in developing the agreement. My Land Matcher was helpful when it came to considering all the items that might need to go into an agreement, to avoid any potential future problems. Everything happened at a good pace and I was able to access the land at an ideal time. I had a very positive experience overall!

Now I have a space that checks so many boxes and I have enough land to work with. I don’t know if I would have been able to find it on my own.”

- Nancy Prober, Flyway Herbals



LAND MATCHING IN THE REGION

Challenges:

- Land opportunities may have low agricultural suitability, e.g. no water access
- Mismatch of type of farmer and opportunity
- Landholders with previous negative experiences prior to contacting the BCLMP, resulting in a high degree of trepidation

Opportunities:

- Bylaws evolving to make room for farming innovation
  - Container/Vertical Farms + Aquaponics
- Outreach targeting landholders who have unfarmed ALR land who may benefit from leasing land to farmers

LAND EVENTS BUILD KNOWLEDGE & NETWORKS

Langley Land Link Testimonials:

- 97% per cent of post-event survey respondents said that they were satisfied or very satisfied with the Land Linking event.
- 88% said they would use the knowledge gained at the event within the next year.
- 94% said they were very likely to recommend the event to others
- “Very grateful for this in-person workshop” / “Nice to hear people experience with land matching”





THANK YOU TO OUR FUNDERS

The B.C. Land Matching Program is funded by the Government of Canada and the Province of British Columbia under the Sustainable Canadian Agricultural Partnership, a federal-provincial-territorial initiative, with support from Columbia Basin Trust, Bullitt Foundation, Cowichan Valley Regional District, and the Real Estate Foundation of BC.

Sustainable Canadian Agricultural Partnership

BRITISH COLUMBIA

Canada

Columbia Basin trust

CVRD

BULLITT FOUNDATION

REAL ESTATE Foundation OF BC



Farm Tour 2025- Engagement Results

QUESTION 1: How do you think the history of a site (i.e., buildings, people, stories, previous uses) could be an asset to a contemporary agricultural operation?

ANSWERS:

- Stories and practices of the past are important, as in food security for the present and future, heritage tourism is also important to local economics
- Historical land management practices in the agriculture operation
- Incorporate traditional knowledge into soil or agriculture management
- People who like the history will appreciate the history involvement
- Agriculture of the past usually means they know what will grow on the land
- Infrastructure is in place, past connections allow for continuation of tradition
- It is essential to know the soil health potential for alternative crops to suit the changing climate- keeping historic buildings like wood barns houses that contribute to the ecological balance of the environment
- Gives context to the property
- Shows the roots of farming and where we are at today from the past shows what the TOL used to be
- It paints a story, from where the beginning takes place to where business took off. Showing the heritage
- It can show the human side of agriculture. Agri-tourism can be built-off of this
- Connection to the past shows transportation of community to be proud of the agricultural heritage
- Agritourism
    - Reconnect with the land and people and knowledge sharing

QUESTION 2: Are you aware of the history of agriculture in Langley? If so, how did you come to know this?

ANSWERS:

- BC farm Museum
- Only through reading the books that exist. More interpretive signage would educate the public to root them in Langley's history for first nations to Pioneers
- Yes, in Langley since 1980's and I am involved in TOL committees

    - Bred ponies
    - Been dairy farming in Langley since 1990
- Yes, Metro Vancouver works with TOL staff frequently about agricultural issues and challenges
- Through work
- Not much but I follow BC history Facebook groups
- Yes, following Tammy Q
- I am aware because I am a farmer and can always learn more!
- Not to the point I would like to have been engaged- in TOL farming since 2017
- In 1973 ALR was created to protect farmland from urban development, yes from 1800's to now
- BC Farm Museum is serving for future generations
- No other than things learned at Fort Langley
- I am aware of some agriculture history and came to know it through online, school and tours

QUESTION 3: Where would you look to research the history of a specific site in Langley?

ANSWERS:

- Tol interactive heritage map
- salishan (Langley Museum) archives
- Langley Advance archives
- Google
- TOL website and staff
- Ask around!
- LTSA
- Library
- Internal mapping archives
- Langley GIS map
- Newspaper archives
- Municipal museum/ archives
- Aldergrove Heritage society
- Heritage committee
- Physical printed maps- available at Langley public and private business
- "Circle tours" app
- BC gov news
- GIS/internal systems
- Heritage register/ HRA
- Written resources (books)
- LHS inventory of (1980s)
- Langley's heritage home/ buildings
- Ask Tammy Q
- BC farm museum
- FVRL
- LHS
- Local authors

QUESTION 4: What barriers do you think there would be for the conservation of heritage buildings (barns, houses, outbuildings) on ALR land?

ANSWERS:

- ALR regulations, Township regulations, provincial regulations cost and landowner 'desire'
- Cost of maintenance and limited area to build farm structure
- Complex permitting specific to construction on ALR land
- Develops where financial interests trumps heritage
- The usefulness of the building keeping an operation sustainable
- Sq. feet of heritage farm buildings shouldn't count towards sq. feet on ALR land
- Keep the farmers and people living in loop of changing/ new ALR regulations
- Development
- Impact of heritage buildings on ALR uses and farm operations
- Maintenance, cost compliance, TOL codes, ages of structure and willingness to preserve
- Long term challenge and cost
- Need to apply to renovate buildings if not permitted by ALR regulations
- Getting enough interest to have it be conserved and making use out of them after the fact
- Age and condition of buildings and land not being used for farming
- ALR limits sq. ft of non- farm use buildings which can negatively impact existing buildings. They are not seen as an asset but as a liability. Heritage buildings should be excluded from land use regulations if under a certain sq. ft
- The ALC will not allow townhomes on the farm. The heritage buildings have much significance and use. Excluding from the structures it would be an asset to farm operations
- Heritage conservation is not a mandate of the ALC
- Not up to current codes, non-compliance to current regulations

QUESTION 5: Can you share any good examples of heritage buildings being used in active agricultural operations? What do you think they are doing well?

ANSWERS:

- Many farms in the Township are multi-generational. Keeping the farms active and maintaining the buildings is good for the industry
- Not specifically but smaller family farms use the old building and upgrade them

- Winkler silo
- Western turf is allowing an important piece of heritage to rot away- not good
- None
- Davis Farm barn
- There are no examples as ALC doesn't allow 2 homes, if one is heritage- reword the question
    - Silo converted to the vet office is like agroindustry but not agriculture operations
- Not to my knowledge

QUESTION 6: What do you think is unique about agriculture in Langley?

ANSWERS:

- Do not support taking land out of the ALR
- Easy access on the transportation corridor that connects Fraser valley (Agricultural production) and metro Vancouver (Agrifood consumption)
- Lots of ALR land kept it agricultural
- Our equestrian community
- It still has 73% of land in ALR but there are so many illegal uses of farmland currently
    - True farming -wine- berry (not blueberry)- agritourism
- Small compact but very imp to date
- Proximity to people- we should embrace the city aligns us against farming
- High portion of land is still in ALR
- Diversity- animals, small crops, private farms, large crops = crops for animals (i.e. hay)- it's where our food lives
- Lots of cool agritourism business attracting the city people
- Lots of land set aside for agricultural purposes
- Location/ geographic content and tax base
- Langley is a growing area and agricultural is growing as well



Funding and General Updates

Jenny Liu

Regional Agrologist, Sea to Sky & Central Fraser Valley

Updated: September 24, 2025



Funding

Knowledge Transfer Program

- Funds events and activities that foster practical knowledge and skill development in Eligible Topic Areas (i.e. plant & animal health, climate adaptation, soil and nutrient management)
- Receive up to 75% in cost-shared funding, including:
  - Expert-led sessions
  - Hands-on training
  - On-farm demonstrations
- Organizations are eligible; individuals are not





Export Support Programs

- **Asia-Pacific Market Entry Program**
  - Plant-based market; must use feedstocks or ingredients derived from Canadian field crops such as wheat, oats, barley, peas, soy or fava beans
  - Open to applications until Oct. 15, 2025
  - Program participants can receive reimbursement for up to 75% of project costs.
- **Funding Support for B.C. Exporters (to the USA)**
  - Reimbursement for engaging professional support to meet CUSMA (Canada-United States–Mexico Agreement) requirements
  - reimbursed for up to 50% of eligible expenses, up to a maximum of $5,000

Agriculture Water Infrastructure Program – Stream 3: Purpose

Activity 8: Facilitation and Strategic Engagement for Communities is designed to support:

- Collaborative community agricultural water supply planning
- Planning processes focusing on identifying solutions to agricultural water supply challenges resulting from low flow conditions and/or conflicts between water users
- Projects supporting establishing frameworks and/or processes leading to dialogue between affected parties

Agriculture Water Infrastructure Program – Stream 3: Eligibility

- Open to communities only (individual producers are not eligible)
- 100% of eligible costs will be covered up to $100,000
  - Eligible costs = consulting services by Qualified Professionals
- Projects must be completed 24 months following project start date

Coming in October..

- Extreme Weather Preparedness projects, delivered under the BMP umbrella – open October 1
  - Flood Preparedness
  - Extreme Heat and Cold Preparedness
  - Planning, Technical Assessments, and Engineered Designs: EWP
    - 3601 – FireSmart™ BC Farm & Ranch Assessment: 100%, max $2000
    - 3704.1 – Planning & Design of Fill Pad for Farm Buildings: 80%, max $15,000
  - Wildfire Preparedness – cost shared 40%
  - Creative Solutions for extreme weather preparedness





Coming in October..

- BC Agri-Business Planning Program – open Oct 1
  - Last year, funding was available under 2 streams:
    1. Agri-business skills and leadership development
    2. Business planning, preparedness, and disaster recovery
- New Entrant Farm Business Accelerator Program – open Oct 1
  - Last year, funding available under 2 phases:
    1. New Entrant Farm Business Accelerator Program Application (i.e. support to update business plan & create growth strategy)
    2. Cost-share funding for infrastructure

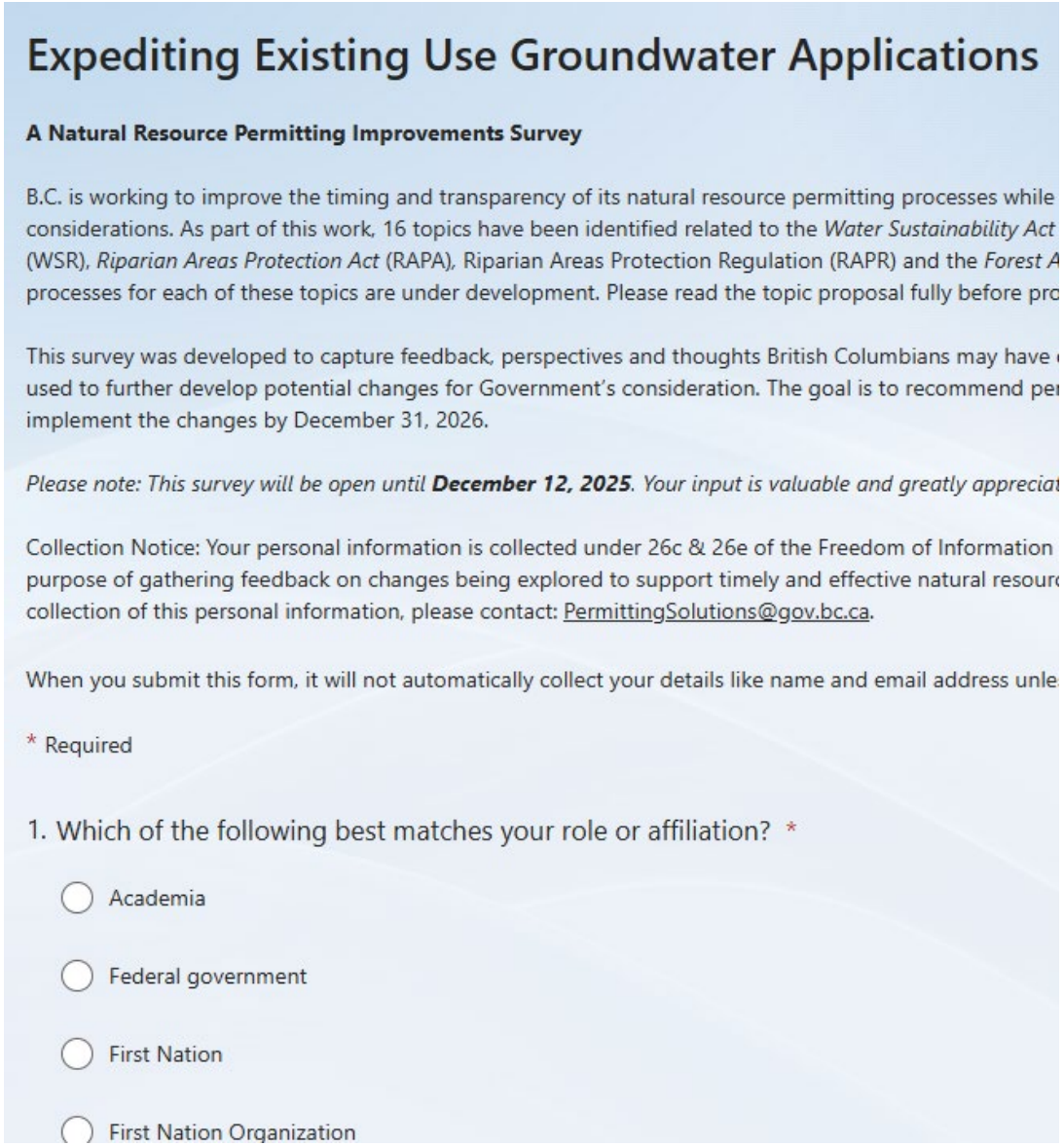


Other

WLRS inviting public to share input to improve permitting processes

- Groundwater applications – expediting existing applications
  - open until December 12, 2025

- Riparian Areas Protection Regulation enhancements
  - open until October 17, 2025



Expediting Existing Use Groundwater Applications

A Natural Resource Permitting Improvements Survey

B.C. is working to improve the timing and transparency of its natural resource permitting processes while
considerations. As part of this work, 16 topics have been identified related to the *Water Sustainability Act*
(WSR), *Riparian Areas Protection Act* (RAPA), Riparian Areas Protection Regulation (RAPR) and the *Forest A*
processes for each of these topics are under development. Please read the topic proposal fully before pro

This survey was developed to capture feedback, perspectives and thoughts British Columbians may have
used to further develop potential changes for Government's consideration. The goal is to recommend pe
implement the changes by December 31, 2026.

Please note: This survey will be open until ***December 12, 2025****. Your input is valuable and greatly appreciat*

Collection Notice: Your personal information is collected under 26c & 26e of the Freedom of Information
purpose of gathering feedback on changes being explored to support timely and effective natural resour
collection of this personal information, please contact: PermittingSolutions@gov.bc.ca.

When you submit this form, it will not automatically collect your details like name and email address unle

* Required

1. Which of the following best matches your role or affiliation? *

- ○ Academia
- ○ Federal government
- ○ First Nation
- ○ First Nation Organization

For continuous funding updates, please sign up for:

Newsletter – Investment Agriculture Foundation of BC

South and Sunshine Coast Edition: Sign up to receive the AgriService BC e-Bulletin



Questions?

More Details on Funding

Knowledge and Technology Transfer Program: Purpose

- Cost-shared program to support producers and processors in adapting to changing environmental, production, and market conditions
- Funds events and activities that foster practical knowledge and skill development in Eligible Topic Areas (i.e. plant & animal health, climate adaptation, soil and nutrient management)
- Receive up to 75% in cost-shared funding, including:
  - Expert-led sessions
  - Hands-on training
  - On-farm demonstrations
- Applications open until funds fully allocated; activities must finish before March 1, 2026

Knowledge and Technology Transfer Program: Eligibility

- Organizations that engage agricultural producers with Farm Class Status OR active food processors in BC
  - Industry associations and not-for-profits representing commercial agriculture, food, or seafood producers/processors
  - Farmers and Womens' Institutes
  - Municipalities and Regional Districts
  - Indigenous government, communities, economic development corporations, organizations
- Individuals are *not* eligible

Knowledge and Technology Transfer Program: Funding and Application Details

	Eligible Cost-Shared Amount	Eligible Activities
Stream 1: Subject Matter Expert for Knowledge Development	Up to $1,500 75% cost-shared ratio	Inviting Subject Matter Experts to share knowledge at events, including: • Conferences • AGMs • Community Gatherings
Stream 2: Hands-on Learning for Skill Development	Up to $7,500 75% cost-shared ratio	Organizing hands-on activities to develop practical skills, including: • Hands-on workshops • Field days and research trials • Farm tours

Agriculture Water Infrastructure Program – Stream 3: Purpose

Activity 8: Facilitation and Strategic Engagement for Communities is designed to support:

- Collaborative community agricultural water supply planning
- Planning processes focusing on identifying solutions to agricultural water supply challenges resulting from low flow conditions and/or conflicts between water users
- Projects supporting establishing frameworks and/or processes leading to dialogue between affected parties

Agriculture Water Infrastructure Program – Stream 3: Eligibility

- Must be BC-based
- Open to communities only (individual producers are not eligible)
- Must demonstrate collaboration with other relevant entities in focus area (i.e. agricultural groups, First Nations, local government); letters of support required

Agriculture Water Infrastructure Program – Stream 3: Funding and Application Details

- 100% of eligible costs will be covered up to $100,000
  - Eligible costs = consulting services by Qualified Professionals
- Open for applications on **July 18, 2025 at 9am**
- Projects must be completed 24 months following project start date