Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, November 26, 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 – November 26, 2025

Recommendation that the Agricultural Advisory Committee approve the agenda and receive the agenda items of the November 26, 2025 meeting.

B. ADOPTION OF MINUTES

1-5

1. Agricultural Advisory Committee – October 22, 2025

Recommendation that the Agricultural Advisory Committee adopt the minutes of the October 22, 2025 meeting.

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

E. CORRESPONDENCE

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F. WORK PROGRAM

1. Sign Bylaw Update

6-8 **2. Terms of Reference Review**

9-12 **3. Draft Annual Report**

4. 2026 Work Program

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

2. Ministry of Agriculture and Food Update

I. NEXT MEETING

Date: Wednesday, December 17, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, October 22, 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

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

In Attendance:
E. Bradbury, Woodlands 4-H Club, Vice President
A. De Santos, Woodlands 4-H Club, Past President
J. Ramirez, Permitting and Enforcement Officer, Metro Vancouver
D. Wakelin, Environmental Control Officer, Metro Vancouver

Staff:
M. Gunn, Planner, Community and Policy Planning
C. Longhi, 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 – October 22, 2025

Moved by C. Alison,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the October 22, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – September 24, 2025

Moved by B. Venechuk,
Seconded by C. Alison,
That the Agricultural Advisory Committee adopt the minutes of the September 24, 2025 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Metro Vancouver Environmental Regulation and Enforcement, Air Quality Regulation

J. Ramirez, Permitting and Enforcement Officer
D. Wakelin, Environmental Control Officer

J. Ramirez and D. Wakelin provided a presentation on open burning regulations within Metro Vancouver. They explained that there are two ways to obtain authorization for open or outdoor burning: (1) through online registration for smaller, more frequent burns; or (2) by applying for an open burning approval, which requires manual processing and a director's decision. The latter process can take several months and is typically obtained for larger burns such as land clearing.

They further explained that the types of burns eligible for registration include:

- A single burn pile which has a maximum size of two metres high by three metres wide, no stumps and burning must be completed within one day.
- Two burn pileswhich may be larger,include stumps and must be completed within two days.

They noted that Metro Vancouver authorizations do not replace municipal permissions and that burning is limited to a maximum of six days per month and 12 days per year. They also noted that the Metro Vancouver Ventilation Index must be checked on the day of burning, either through the Metro Vancouver website or by calling 604-436-6777.

Discussion ensued and the following points were made:

- Campfires at campsites are exempt from Metro Vancouver's open burning bylaw, as they are considered small fires, maximum 0.5 metres high by 0.5 metres wide, although Township bylaws still apply.
- Penalties for non-compliance with Metro Vancouver burning bylaws currently range from $500 to $1,000, and may increase to as much as $3,000 in the future. The presenters emphasize that Metro Vancouver's goal is to educate rather than penalize the public.
- It was confirmed that the authorization process cannot currently be streamlined to eliminate the need for two separate permits. However, it was suggested that a link to the Metro Vancouver website be added to the Township of Langley's website to help direct residents to the appropriate application process.

C. DELEGATIONS AND PRESENTATIONS

2. Woodlands 4-H Club

E. Bradbury, Vice President
A. De Santos, Past President

E. Bradbury and A. De Santos, presented on the Woodlands 4-H Club, stating that it is a youth organization focused on teaching youth about agriculture and related skills.

They stated that members participate in meetings, elections, and executive roles, and engage in community events at fairs, which include Country Fest in Maple Ridge, Pacific National Exhibition, Chilliwack Fair, and Agassiz Fall Fair. Members compete at fairs and often operate booths to educate the public and showcase their projects. 4-H provides youth with skills in public speaking, leadership, self-confidence, and responsibility, and offers a wide variety of topics such as traditional animal projects as well as dogs, cooking, gardening, and photography.

They further stated that the program relies heavily on volunteers and leaders. In Canada, there are over 900 4-H clubs, and alumni frequently return as volunteers or judges.

Woodlands 4-H has 36 members who range in age from six to 21 years old. Members aged 13 and older have access to provincial, national, and international travel opportunities, with a trip to Ireland planned for next year. The program also offers a variety of scholarships, which are often less competitive than public scholarships. Approximately 44% of 4-H alumni work in agriculture, demonstrating that the organization plays a vital role in producing leaders in Canada's agriculture sector.

D. REPORTS

1. Co-Chair Reports

J. Caldarella reported that A. Smith appeared as a delegation to Council on behalf of the Langley Farmers' Institute at the October 20, 2025 Regular Council Meeting regarding updating the Rural Plan, which was well received.

Councillor Pratt noted that a possible update of the Rural Plan is to be discussed at the November 3, 2025 Regular Council meeting.

E. CORRESPONDENCE

F. WORK PROGRAM

1. 2026 Work Program

M. Gunn provided an update on the 2025 Work Program and requested input for the 2026 Work Program.

Discussion ensued, and the following suggestions were made:

- Reviewing Township of Langley agriculture policies and documents
- Hosting an educational day for real estate agents
- Advocating to the Province regarding non-farm use taxes and penalties
- Exploring drip line and open-air irrigation practices
- Addressing water consumption concerns such as wells running dry due to large-scale farming and considering agricultural zoning closer to the Fraser River
- Requesting a presentation from Metro Vancouver about extending water lines
- Organizing the farm tour
- Installing heritage signage to highlight the Township of Langley's agriculture history

It was stated that the 2026 Work Program should include a mix of both long-term and short-term projects, with the goal of having the plan finalized by January.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that she made a presentation to Council regarding updating the Rural Plan, and it will be discussed at the upcoming November 3, 2025 Council Meeting.

She further stated that she has invited BC Minister of Agriculture, Lana Popham, to the Township of Langley for a tour.

She further noted that the Farmers' Institute is working with the Provincial government on updating legislation related to dangerous dogs attacking livestock, with an anticipated timeline of one to three years for potential changes.

2. Committee Application Process 2026

Members of the Agriculture Advisory Committee whose term is expiring in December 2025 are welcome to re-apply at www.tol.ca/committee. Application deadline is October 24, 2025.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

3. Staff Update

M. Gunn reported that B.C.'s Agriculture Water Infrastructure Program will begin accepting funding applications on November 18, 2025 through the Investment Agriculture Foundation. Burning permits will open on October 27, 2025.

She further noted that Canada's Agriculture Day will take place on February 10, 2026. Discussion took place regarding how the Township could recognize the event, including potential highlights for social media, placing an announcement in the newspaper, and exploring opportunities for collaboration with Tourism Langley.

I. NEXT MEETING

Date: Wednesday, November 26, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by O. Smid,
Seconded by B. Venechuk,
That the meeting terminate at 8:50pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley
Est. 1873

TERMS OF REFERENCE

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Approved by Council: September 29, 2008
Amended: March 31, 2014
Amended: November 20, 2023

1.0 ESTABLISHMENT

The AGRICULTURAL ADVISORY COMMITTEE (the "Committee", AAC) is established pursuant to the Advisory Committee Establishment Bylaw 2008 No. 4700, as amended. It is an advisory committee subject to the provisions of this Bylaw and as supplemented by the purpose and mandate of this document.

2.0 PURPOSE

The purpose of the AAC is to provide advice on public policies and priorities to advance the Township of Langley Sustainability Charter, specifically the following objectives:

2.1 to strengthen the agricultural economy;

2.2 to recognize the rural character as an essential community feature;

2.3 to protect views, characteristic landscapes, and rural roads; and

2.4 to preserve the agricultural land base for food production.

3.0 MANDATE

The mandate of the AAC is to:

3.1 establish, facilitate, and maintain communication between the rural / agricultural community, and Council, regarding rural issues;

3.2 advise Council on rural / agricultural related issues;

3.3 advocate for the rural / agricultural perspective;

3.4 make recommendations on all aspects of the rural community, including land use, municipal services / infrastructure, environmental issues, and socio-economic matters;

3.5 assist in developing and implementing a strategy to sustain the agricultural community, improve agricultural viability, encourage the advancement of agriculture while respecting rural lifestyles, and enhance “good neighbor” communications;

3.6 review and comment on the issues, plans, and specific development applications referred by Council or staff;

3.7 promote awareness and education of rural issues in Langley;

3.8 promote tourism and economic development initiatives with a rural or agricultural theme, including promotion of farm products;

3.9 review the objectives of the Committee at the end of each calendar year and prepare an annual Work Program for Council approval;

3.10 submit an Annual Report to Council, regarding the projects and progress of the Committee; and

3.11 liaise with other Advisory Committees, as necessary.

4.0 TASK FORCES / SUB-COMMITTEES

4.1 Pursuant to section 15 of the “Advisory Committee Establishment Bylaw 2008 No. 4700”, as amended, the AAC may establish a Task Force for specific purposes that have a maximum ninety (90) day duration, unless Council approves the Committee’s Terms of Reference which outlines a different term for the Task Force.

4.2 When, and as required by other levels of government, and in maintenance of professional standards, accreditations or best practices, Council may consider and allow the formation of subcommittees with specific expertise and oversight. As these subcommittees are not ad hoc or task force specific, the establishment of a subcommittee must be by a resolution of Township Council.

4.3 Where another organization has requested or it is deemed necessary by Council, to have representation on the AAC or its sub-committees, the appointment must be approved by Council.

5.0 COMPOSITION AND STRUCTURE

5.1 Community Representatives

In making its appointments to the AAC, Council will consider the Township’s geographic and agricultural diversity, and appoint applicants who possess knowledge and expertise in farming, agri-business, agri-tourism and food systems planning. More specifically, the AAC will consist of up to ten (10) voting members, as follows:

- Up to five (5) “farming representatives” who are Township of Langley residents from commodity groups such as vegetable, blueberry, dairy, poultry, greenhouse, organic and small lot direct marketing (A “farming representative” is defined as a farmer who derives at least 75% of his/her income from farming);

- Up to one (1) representative who is an owner or employee of an agri-tourism business in the Township of Langley;

- Up to one (1) representative from the food processing industry in the Township of Langley; and

- Up to two (2) youth representatives from the Young Agrarians' Land Matching Program in Langley and the Learning Farms at Langley Secondary School and Aldergrove Community Secondary School.

- Up to one (1) representative from the Langley Farmer's Institute.

5.2 Remuneration

A member may be reimbursed for incidental and out-of-pocket expenses incurred for work on behalf of and approved by the Committee upon prior approval of Council.

6.0 ROLES AND RESPONSIBILITIES

6.1 Responsibilities of Committee Members

6.1.1 Co-Chairs

The AAC will be co-chaired by the Council representative appointed to the Committee (non-voting) and a Community Representative (voting) as elected by the Committee. The Co-Chairs facilitate the Committee meetings and work with staff on related tasks between meetings. The Co-Chairs will consult with staff and Committee members to appoint liaison representatives to support the work of affiliated committees.

6.1.2 Committee Members

Committee members work together to contribute community knowledge, expertise and advice in matters related to agri-business, farming and food systems planning.

7.0 MEETINGS

7.1 Staff Support

The Manager, Community Planning, or designate, shall attend and support Committee meetings.

AGRICULTURAL ADVISORY COMMITTEE

2025 ANNUAL REPORT TO COUNCIL

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INTRODUTION

Section 17 of Council Advisory Committee Establishment Bylaw 2008 No. 4700, as amended, requires all Advisory Committees to prepare an annual report. In addition, sections 3.9 and 3.10 of the Terms of Reference for the Agricultural Advisory Committee (AAC) specify the requirements for an annual report and work program. This annual report fulfills these requirements for the AAC by including a summary of the activities undertaken in 2025.

COMMITTEE MEMBERSHIP AND STAFF SUPPORT

- C. Allison
- G. Brar
- J. Caldarella (Community Co-Chair)
- J. Green
- A. Hamer
- R. Ross
- O. Smid
- A. Smith (Farmers' Institute Representative)
- B. Venechuk
- J. Walker

And one (1) non-voting member:

- Councillor M. Pratt (Councillor Co-Chair)

The committee was supported by:

- M. Gunn, Planner II, Community and Policy Planning
- S. Mikicich, Manager, Community Planning and Major Projects
- C. Longhi, Council and Committee Clerk

Summary of Activities

In 2025, the AAC held nine (9) meetings and the annual Farm Tour. The Committee continued to meet its mandate by considering and providing advice to Township Council and staff regarding rural and agricultural issues.

The AAC was able to advance several key activities that are summarized as follows:

January 29, 2025 - AAC Meeting

- Welcome from Council Co-Chair M. Pratt.
- Conducted an election: J. Caldarella elected as Community Representative Co-Chair.
- Roundtable introductions took place.
- Reviewed the AAC Terms of Reference.
- Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".*
- Received the 2025 Membership List and Meeting Schedule.
- Discussed possible projects and initiatives for the 2025 Work Program and agreed upon a proposed list of work items for Council's consideration.

February 26, 2025 - AAC Meeting

- Received a presentation from N. Marples on behalf of the Historic Berry Community Farm Coalition, regarding a draft concept for the History Berry Community Farm.
- Received and endorsed the 2025 Work Plan and approved a motion that the AAC recommends that Council approve the AAC 2025 Work Program.
- Discussed the annual AAC hosted Farm Tour. Members volunteered to be on a working group to organize the 2025 Farm Tour.

March 26, 2025 - AAC Meeting

- Received a presentation from the Langley Sustainable Agriculture Foundation (LSAF). The presentation provided a brief overview of LSAF past and future projects including the Langley Learning Farm, grants, and scholarship program for 2025 and the upcoming Fall Workshop.
- Discussed the Township of Langley Sign Bylaw No. 4927 and potential revisions.
- Received the Farm Tour theme "Then, Now and Into the Future."
- Discussed the Historic Berry Community Farm Coalition draft concept plan and the AAC supported the concept.

April 23, 2025 – AAC Meeting

- Received a presentation from the Regional Agrologist from the Ministry of Agriculture and Food. The presentation provided a brief overview of the current programs, complaints and suggestions for strengthening agriculture.
- Received a presentation from Township Staff on the state of agriculture in Metro Vancouver and the Township of Langley.
- Discussed the annual Farm Tour.

May 28, 2025 – AAC Meeting

- Received a presentation on the Township of Langley Transportation and Mobility Strategy. The AAC provided comments on the Strategy recommendations.
- Discussed the June 24 Farm Tour itinerary.

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June 24, 2025 – Annual Farm Tour

- Hosted the annual farm tour, an action item in the Agricultural Viability Strategy, showcasing farmers that support the community.
- Met at the Derek Doubleday Arboretum for a networking mixer and opening remarks by Councillor Pratt.
- Visited four locations: Champ's Fresh Farms Inc., the historic Old Yale Barn, Cedar Rim Nursery and Milner Valley Cheese. Champ's Fresh Farms Inc.'s is a mushroom farm that has a traditional barn and a new semi-automated facility constructed in 2021 to harvest white button, crimini and portobello mushrooms. The Old Yale barn, located in the Township's Old Yale Park is a century-old dairy barn that was restored by the Langley Heritage Society. Cedar Rim Nursery, a fourth-generation nursery, has been in operation since 1978 and includes the Mufford House built in 1910. Milner Vally Cheese has been in operation as a farm for over a century currently raising goats and crafting artisan goat cheese.

June 25, 2025 – AAC Meeting

- Received a presentation on the Township of Langley Sign Bylaw 2012 No. 4927 Part 4 – Signs Permitted in Rural Areas from Permits, Licences and Inspections. Comments were provided following a discussion.
- Discussed the recent Annual Farm Tour
- Discussed the Agricultural Profile and information that could be included in an update.

September 24, 2025 – AAC Meeting

- Received a presentation from the Metro Vancouver Land Matcher about the Young Agrarians resource education network and the BC Land Matching Program. In the Township there has been 17 matches totally 120 acres.
- Received a presentation from the Langley Farmers' Institute on the Township's Rural Plan and reasons for updating the plan. Endorsed a motion to update the Rural Plan.

October 22, 2025 – AAC Meeting

- Received a presentation from Metro Vancouver Environmental Regulation and Enforcement Air Quality Regulation division on open burning regulations within Metro Vancouver.
- Received a presentation from Woodlands 4-H Club on the youth organization and the various programs the members attended throughout the year.
- Discussed the 2026 Work Program.

November 27, 2024 – AAC Meeting

- Reviewed the Terms of Reference and 2025 Annual Report.
- Discussed the proposed Township of Langley Sign Bylaw No. 4927 Part 4 – Signs Permitted in Rural Areas revisions.
- Discussed the 2026 Work Program.

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SUMMARY

The AAC completed a successful year by focusing on key projects in the Agricultural Viability Strategy and agricultural issues. The AAC feels that it has fulfilled its mandate to provide advice to Council and staff on issues related to the rural community and agricultural sector.

RECOMMENDED REVISIONS TO THE COMMITTEE'S TERMS OF REFERENCE

No changes are recommended to the committee's terms of reference for 2026.

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