Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, February 25, 2026 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
Mayor E. Woodward
J. Caldarella, Community Co-Chair
Councillor M. Pratt, Council Co-Chair
Councillor B. Whitmarsh, Council Co-Chair

J. Green, S. Janzen, O. Smid, A. Smith, and B. Venechuk

Ministry of Agriculture and Food:
J. Liu, Regional Agrologist, BC Ministry of Agriculture and Food

Staff:
V. Burnett, Council and Committee Clerk
J. Chu, Director, Community and Policy Planning
M. Gunn, Planner, Community and Policy Planning

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 – February 25, 2026

Moved by O. Smid,
Seconded by J. Green,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the February 25, 2026 meeting.

AMENDMENT
Moved by J. Caldarella,
Seconded by S. Janzen,
That item E.1 be added to the agenda.
CARRIED

MAIN MOTION, AS AMENDED
The question was called on the Main Motion, as amended, and it was
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – January 28, 2026

Moved by B. Venechuk,
Seconded by O. Smid,
That the Agricultural Advisory Committee adopt the minutes of the January 28, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Summary of Province Wide Agricultural Advisory Committee Workshop

A. Smith provided a summary of the province wide Agricultural Advisory Committee Workshop.

- The Agricultural Land Commission (ALC) protects the Agricultural Land Reserve land base and its use for agriculture
- Local government bylaws must be consistent with the Agricultural Land Commission and must be communicated to landowners
- Bylaws need to be in line with permitted farm uses but may regulate or restrict further
- For uses not expressly permitted, local governments must determine whether to forward to the ALC
- Fill placement is not permitted except in certain cases

The ALC considers applications to place fill on ALR land and/or remove soil on ALR land under Section 20.3(c) of the ALC Act. The Notice of Intent (NOI) process may be fast-tracked in support of permitted uses that require fill.

Regulating the movement of soil and fill:

- Unauthorized fill can pose issues
- Not all municipalities have a dedicated soil bylaw officer, these officers often are responsible for soil deposit removal and application processes, issuing permits, and monitoring fill sites

She provided the following information regarding subdivision on agriculture:

She noted subdivision can diminish agricultural potential, increase land cost per hectare, increase number of and potential conflict with neighbours, and that smaller parcels are less likely to be farmed. A 2022 Kwantlen Polytech University study found that 30% of all new parcels created because of subdivision ceased to have farm status.
There have been subdivision application referrals from 29 local governments over a 19-month time frame. 80% assessed by Ministry staff as “not beneficial to agriculture” but still forwarded by the local governments to the ALC.

C. DELEGATIONS AND PRESENTATIONS

She discussed that the Policy and Legislation Branch of the Ministry of Agriculture is reviewing Farm Tax Classification. Currently, BC has the lowest income threshold out of all provinces. Data from BC Assessment indicates that 40% of applicants produce less than $10,000. The BC government does not currently assist with Farm Tax Classification applications.

It was noted that agricultural committees are an important tool for local governments to make decisions as they can help to ensure sustainability and prosperity.

D. REPORTS

1. Council Co-Chair Report

J. Caldarella reported that he attended the Township of Langley Farm & Ranch Exhibition Society Open House on February 12, 2026. He also attended the Provincial Agricultural Advisory Committee Workshop and the LEPS Water Symposium.

Councillor Pratt reported that he attended the LEPS Water Symposium, and that Council defeated a recent soil deposit application that was discussed at the January Agricultural Advisory Committee meeting.

E. CORRESPONDENCE

1. Rezoning Application No. 100733

Correspondence was received regarding Rezoning Application No. 100733.

F. WORK PROGRAM

1. Zoning Bylaw Review

M. Gunn reported that a review of the Township of Langley Zoning Bylaw is included in the 2026 Work Program. As part of the work program, the committee will develop terms of reference and then request Council to establish a task force.

She played a video titled Planning for Growth which outlined the Township's planning process. The video described the meaning of planning and the purpose of these plans. It explained the Sustainability Charter, the OCP, and Community Plans.

She gave an overview of zoning bylaws. She explained the use of a Zoning Bylaw and its goals. The connection between zoning bylaws and the Agricultural Land Reserve was also discussed.

F. WORK PROGRAM

A brainstorming exercise was distributed to the committee as a tool to help develop the terms of reference.

This terms of reference will include the following information:

- Background
- Purpose
- Expected terms of service
- Membership
- Recruitment
- Meeting frequency
- Staff support

The purpose, expected terms of service, and membership guidelines were discussed. The following suggestions were made:

Purpose: To review and identify areas that need updating and to review each of the rural zones that apply to farming. To look at food security, and large and small business. To provide input into the review and updates of the agricultural zoning bylaw, and to compare with other municipalities.

Expected terms of service: possible extensions until the upcoming municipal election.

Membership: Members should have farming experience. An asset would be experience with building/zoning bylaws. Ideally, the task force should include committee members and representatives from the Ministry of Agriculture.

The draft terms of reference will be reviewed at the next meeting.

2. Rural Plan Update

To be discussed at an upcoming meeting.

3. Farm Tour

M. Gunn stated that the farm tour date will be June 24, 2026, tentatively. The committee proposed a flower farm theme. Speakers and guests will be invited. J. Calderella, J. Green, and A. Smith expressed interest in being working volunteers for the tour.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that there was a Farmers Institute Meet and Greet on February 24, 2026 at Locality Brewing, it was well attended and received positive feedback.

2. Ministry of Agriculture and Food Update

J. Liu provided information about the following opportunities:

- The Food Safety Program is designed to support farmers in improving food safety practices. The total funding limit is $25,000, and it is a 5-year program.
- The AgriMarketing Program is designed to open new markets and find new partners for trade for small and medium enterprises.
- BC On-Farm Technology Program opened February 24, 2026. It provides cost-shared funding to provide farmers with new technology. It is focused on labour intensive task relief. Application closes on April 6, 2026.
- The Knowledge and Technology Transfer Program opens for applications on March 4, 2026
- The BC Young Farmers Scholarship is open until April 7, 2026. Must be between ages 19-40.

3. National Agricultural Day

M. Gunn reported that National Agriculture Day was held on February 10, 2026. The Township made a social media post to celebrate. salishan Place by the River celebrated BC Heritage Week's theme, Stir the Pot, to showcase local heritage homes associated with farmsteads.

She shared that the Delta Farmland and Wildlife Trust are hosting a webinar regarding grasslands on March 13, 2026.

I. NEXT MEETING

Date: Wednesday, March 25, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

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

CERTIFIED CORRECT:

Community Representative Co-Chair	Council Representative Co-Chair