Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, April 22, 2026 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 – April 22, 2026

That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the April 22, 2026 meeting.

B. ADOPTION OF MINUTES

1-6 **1. Agricultural Advisory Committee – February 25, 2026**

That the Agricultural Advisory Committee adopt the minutes of the February 25, 2026 meeting.

7-13 **2. Agricultural Advisory Committee – March 25, 2026**

That the Agricultural Advisory Committee adopt the minutes of the March 25, 2026 meeting.

C. DELEGATIONS AND PRESENTATIONS

1. S. Wilton, Tourism Langley

D. REPORTS

1. Council Co-Chair Report

E. CORRESPONDENCE

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F. WORK PROGRAM

1. **Farm Tour**

2. **Rural Plan Update**

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, May 27, 2026
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, 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

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, March 25, 2026 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
Councillor B. Whitmarsh, Council Co-Chair

C. Allison, J. Green, A. Hamer, S. Janzen, O. Smid, A. Smith, B. Venechuk, and J. Walker.

Guest:
J. Weightman, Land Use Unit Team Lead, BC Ministry of Agriculture and Food

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

Staff:
V. Burnett, Council and Committee Clerk
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 – March 25, 2026

Moved by O. Smid,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the March 25, 2026 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – February 25, 2026

That the Agricultural Advisory Committee adopt the minutes of the February 25, 2026 meeting.
Deferred to the April 22, 2026 meeting.

C. DELEGATIONS AND PRESENTATIONS

1. J. Weightman, Land Use Unit Team Lead, Ministry of Agriculture and Food

J. Weightman, provided information regarding land use planning for agriculture in BC. He provided a map of BC's agriculture sector with a focus on the South Coast. He noted that there is an area called the Golden Triangle, which includes the Lower Mainland, where most agriculture is done in BC, and there are about 34,000 jobs in this area.

There are three key provincial Acts for land use planning in agriculture:

- Agricultural Land Commission (ALC) Act (1970's)
- Farm Practices Protection Act (1990's)
- Local Government Act (1990's), including amendments for Ministers Bylaw Standards, Right to Farm Regulation, and Section 555 Intensive Agriculture.

The ALC Act and Agricultural Land Reserve (ALR):

- The ALR is a provincial zone put in place to protect land for agriculture. It covers about 5% of B.C.'s land area.
- The ALC administers the ALC Act and provides rules for what uses are permitted or not.
- ALC landowners make applications that may be exceptions to the rules. These applications go to local governments first. Local elected officials decide whether the applications should go to the ALC.

Farm Practices Protection Act:

- Ministry Regional Agrologists (RA's) can help resolve farming complaints.
- The Farm Practices and Protection Act allow protections for farmers following normal farm practices.
- BC Farm Industry Review Board (FIRB) handles formal farm practice complaints.
- Land use planning tools, including setbacks and buffers, can help mitigate complaints.

He noted that land use planning focuses on strengthening relationships between local governments, farming communities, and the province. Ministry staff can provide guidance and support. Local governments can impact the farming community by adopting bylaws and amending plans when needed. He also discussed the Minister's Bylaw Standards, which are put in place to assist local governments with their plans and bylaws. These are published in the Ministry's Guide For Bylaw Development in Farming Areas.
The Local Government Act (LGA) gives governments the ability to regulate land use through bylaws and plans. These bylaws require input and engagement from the community and local government staff.
The LGA's Right to Farm Regulation: Regulating a community allows the Ministry to guide them. These communities may pass special farming bylaws,

C. DELEGATIONS AND PRESENTATIONS

and have access to different types of buildings, equipment, and zoning bylaws. The Township was regulated in July 1987 and has since adopted farming bylaws approved by the Ministry. They have approved 18 of 23 of the Township's bylaws.

He noted that there are demands, tensions, and pressures in local farming. Metro Vancouver recently released a report from Statistics Canada, and the findings showed limited land, urbanization, farm production costs, demographics, and non-domestic labour increasing reliance are all concerns. The Township has the highest amount of farmland in Metro Vancouver, but there has been a decline in recent years. The demographic of farmers in Metro Vancouver is also increasingly aging.

He provided an overview of what the Land Use Unit does, including responding to local government referrals, developing Minister's Bylaw Standards, coordinating the Union of BC Municipalities Farm Study Tour, organizing the Agricultural Advisory Committee Workshops, coordinating local government submitted bylaws for Minister's approval, and supporting the Policy and Legislation Unit.

Discussion ensued and the following questions and comments were made:

- Increasing the threshold for farm status should include consultation with farmers. Barriers for farmers need to be decreased as it is difficult for young farmers to begin when taxes are increased.

- Any advice for the bylaw review task force?
  The presentation will be provided to the committee. Looking at the Minister's Guide to Bylaw Development and the use of AI can be useful for reviewing.

D. REPORTS

1. Council Co-Chair Report

E. CORRESPONDENCE

F. WORK PROGRAM

1. Agricultural Zoning Bylaw Update

M. Gunn provided information regarding the Agricultural Bylaw Review Task Force. She provided draft terms of reference for the committee to review. There was a discussion at the last meeting on possible additions to the bylaw. The proposed start date for the task force is June 1, 2026.

Discussion ensued and the following comments were provided:

- No more than 10 members of the task force should be appointed.
- The task force can continue meeting outside of AAC meetings.
- There was interest to broaden the scope of the task force beyond the Zoning Bylaw, to include bylaws and policies that currently provide guidance and regulate farming in the Township.
- There was interest in the task force beginning earlier, the option to extend the 180-day limit if approved by Council. Should this be approved, it would start April 13, 2026, making it 232-days.

MOTION
Moved by C. Allison,
Seconded by S. Janzen,
That the Agricultural Advisory Committee endorse the Terms of Reference for the Agricultural Bylaw Review Task Force, as amended.
CARRIED

COUNCIL
Moved by B. Venechuk,
Seconded by J. Green,
That the Agricultural Advisory Committee recommends that Council approve the Terms of Reference for the Agricultural Bylaw Review Task Force, presented as Attachment A.
CARRIED

2. Farm Tour

M. Gunn reported that the working group for the Farm Tour met a few weeks ago. The name “Township in Bloom” was considered. Staff have reached out to three farms that were suggested, one declined, one confirmed, and one has not responded yet. Wednesday June 24, 2026 is being considered as a potential date. There should be a variety of farms chosen so that different flowers and sites are seen. A food truck may be included as there was positive feedback in previous years. Invitees are being considered, and committee members can suggest additional names. The tour will likely include one or two farms, lunch, and then another farm at the end, possibly a fourth, if time permits.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith reported that the Farmers' Institute was unsure how many people would be included in the upcoming all candidates meeting at this time.

2. Ministry of Agriculture and Food Update

J. Liu provided the following information regarding funding:

- Processor Productivity Program (PPP) – 10-13 day online and in person with two phases of training.
- Veterinary Practice Smallholder Program – Provides support for disease detection in small farms for poultry and pigs. Farmers can submit diagnostics to vets at no cost.

Reminder that the B.C. On-Farm Technology Adoption Program closes on April 6, 2026. More information and funding opportunities will be provided to the committee by J. Liu.

I. NEXT MEETING

Date: Wednesday, April 22, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by O. Smid,
Seconded by S. Janzen,
That the meeting terminate at 8:35pm
CARRIED

CERTIFIED CORRECT:

_____ _____

Community Representative Co-Chair Council Representative Co-Chair

Township of Langley
Est. 1873

AGRICULTURAL BYLAW REVEW TASK FORCE

Terms of Reference

1.0 BACKGROUND

The Agricultural Advisory Committee (AAC) is established pursuant to Council Advisory Committee Establishment Bylaw No. 4700, as amended, and Council Policy 01-008 (Appointments to Committees, Boards, and Task Forces). The AAC's 2026 Work Plan calls for the establishment of the Agricultural Bylaw Review Task Force ("Task Force").

The AAC is composed of community volunteers that work to ensure that the agricultural industry has representation and advocates for the contributions that farming provides to the Township of Langley. The AAC and its annual work plans are guided, in part, by the Agriculture Viability Strategy (AVS) adopted by Council in 2013. The AVS includes four main strategies to strengthen farming:

1. Provide a welcoming business environment for farming;
2. Provide the required services and infrastructure;
3. Provide a secure agriculture land base; and
4. Support farmer use of best farm management practices.

The AAC provides continuity of representation and advocacy as it forms a task force to complete the specifics of these Terms of Reference.

2.0 PURPOSE

The AAC's 2026 Work Plan calls for the establishment of the Agricultural Bylaw Review Task Force to:

- Review the existing regulatory context, specifically bylaws and policies that currently provide guidance and regulate farming.
- Research and compare Zoning Bylaws and "farm bylaws" with those in other "regulated" municipalities under the "right-to-farm" legislation, Ministry of Agriculture and Food Guide for Bylaw Development in Farming Areas and the Minister Bylaw Standards.
- Identify areas that need clarification and/or updating.
- Recommend policy and regulatory changes to support the agricultural industry.

3.0 EXPECTED TERM OF SERVICE

The Task Force will serve a 232-day term starting April 13, 2026 and terminating (November 30, 2026), allowing it to continue meeting through the municipal election period in 2026.

4.0 MEMBERSHIP

The Task Force shall consist of a minimum of four Council-appointed AAC members and others with expertise or experience in the subject areas, such as representatives from the Ministry of Agriculture and Food, Agricultural Land Commission and BC Agriculture Council.

The Task Force will be non-voting and, as such, selecting a chair and establishing quorum will not be necessary.

5.0 MEETING FREQUENCY / SCHEDULING

The Task Force will meet approximately six times over the length of its term, but additional meetings may be held if required. While the AAC may recess after the June 2026 meeting due to the municipal elections in October, the Task Force may continue to meet and carry out its work in the second half of 2026.

6.0 STAFF SUPPORT

Township staff will facilitate the participation and contributions of the Task Force by:

- Providing relevant background information
- Scheduling meetings and preparing agendas
- Communicating with agencies, such as the Ministry of Agriculture and Food, Agricultural Land Commission and BC Agriculture Council, regarding representatives to serve on the Task Force
- Attending all meetings to facilitate discussion, provide advice, and obtain input
- Preparing meeting notes

7.0 DELIVERABLES

The Task Force is responsible for providing timely updates, oral or written, to the AAC as the research progresses. The AAC shall receive these updates for information. To accomplish this, the Task Force shall select one person from the group to be its spokesperson for communication purposes. The spokesperson will provide updates at each meeting of the AAC.

The Task Force shall provide a final presentation to the AAC summarizing its findings and recommendations.

A final report and/or Report to Council that summarizes the Task Force's findings shall be prepared following the conclusion of the Task Force.