Township of Langley

Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, May 27, 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

J. Green, A. Hamer, S. Janzen, R. Ross, O. Smid, A. Smith, B. Venechuk, and J. Walker

Guest:
C. Stewart, Senior Planner, Metro Vancouver

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 – May 27, 2026

Moved by O. Smid,
Seconded by R. Ross,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the May 27, 2026 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – April 22, 2026

Moved by B. Venechuk,
Seconded by A. Smith,
That the Agricultural Advisory Committee adopt the minutes of the April 22, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Metro Vancouver Regional Agriculture Update

C. Stewart, Senior Planner, Metro Vancouver, provided an update on regional agriculture.

Payment for Ecosystem Services on Agricultural Land (PESPAL)

- In 2024 research began to identify how ecosystems can benefit agriculture. This work is known as PESPAL.
- It will provide long term financial support and establish a financial framework, as well as a dedicated administrative structure.
- Aims to assist private property owners, not based on land acquisition.
- Will not be administered by Metro Vancouver. Research to determine administration of the service will be done through a third party.

Food Forward: Food System Strategy Update

- The timeline for the updates is from 2023-2027, with engagement overview from 2024-2025.
- Held public engagement sessions, interviews, an all-sector forum, and First Nations engagement. Based on feedback developed six priority areas.
- The strategy focus was updated, including core services.
- New performance measures and mechanisms including a data book and dashboard.
- Inclusion of suggestions for others (federal, provincial, First Nations, school, and health).

Agriculture and Food Databook

The Census of Agriculture and other projects such as Food Flows have available data bulletins. The draft Food Databook will provide a new framework, it is intended to be comprehensive and used to monitor the regional food system. This will be accessible to local governments and the public. This work to establish a core data set is ongoing.

C. DELEGATIONS AND PRESENTATIONS

Agricultural Land Use Inventory (ALUI)

The 2022 ALUI is nearly complete. Metro Vancouver coordinates with the Ministry of Agriculture and Food for comprehensive land use data. There will be an additional review of the data before it is available for use publicly. It is currently available to local governments and once completed it will be reported to the Regional AAC, Planning Committee, and MVRD Board. 2026 ALUI discussions have begun.

Classification of farmland was discussed. She stated that this is done by looking at the entire property and how much of the property is being used for agriculture. The ALUI identifies natural areas, and the process is quite comprehensive.

Development Cost Charges (DCC) Waivers and Bylaw Updates

- An updated regional DCC rate has been proposed, which would be set at $0 or a low fee and apply specifically to agricultural development.
- The Bylaw update will take place in 2028 and will require provincial discussion. To share alignment with provincial guidelines the $0 rate may not apply, in this case a low rate would be put in place.
- $0 rate is based on low water use, so water usage will be monitored.

Interim DCC Waivers for Agriculture

- Specific parameters permitted under the Local Government Act.
- 100% waivers applicable for water, parks, and liquid waste DCC.
- A development application is required, including proof of low potable water use, installation of a water meter, and meeting the definition of agricultural development to receive the waiver.

Air Quality Updates

The Air Quality Amenity Fee Bylaw was updated with clearer definitions and rules, reduced fee rates, reduced cap on application fees, and re-introduced fee rate for Total Reduced Sulfur. Interest will be applied to overdue payments and scheduled fee increases will be paused.

Utility Updates

Solid Waste:

- The Solid Waste Management Plan was updated.
- The draft supports the Regional Food Recovery Network, Solid Waste Food Recovery Efforts, Circular Systems Priority, and continues to support National Zero Waste Council.

C. DELEGATIONS AND PRESENTATIONS

Water Services:

Agricultural water demands are being evaluated to understand water use and demand in the region's agricultural sector. Assessments of evolving agricultural water challenges and potential impacts on drinking water are ongoing, as well as working to identify non-potable water opportunities.

Upcoming work includes the Agriculture Data Book, PESPAL White Paper, Food Forward Implementation, and project assistance and input. This also includes the launch of an Agriculture Protection and Viability Strategy, and an update to Food Flows.

D. REPORTS

1. Council Co-Chair Report

Councillor Pratt reported that at the May 11 Council Meeting, Council directed staff to bring forward draft amendments to the Sign Bylaw regarding Rural Sign Regulations, and to Report to Council with potential amendments to the Zoning Bylaw and other Township Bylaws and Policies to align with provincial legislation.

E. CORRESPONDENCE

1. Agri-Tourism Accommodation

An email was received from A. Hamer regarding Agri-Tourism Accommodation "Sleeping Units". He had provided a copy of pages from Bylaw No. 520 "Rural Comox Valley Zoning Bylaw" as a reference for Agri-Tourism. He noted that the Township has more business-related sleeping units than recreational spots. The Comox Valley Bylaw is vague regarding farm classification; there is no definition for how many people can be in the sleeping unit, however it is stated that the floor area must not exceed 45 square metres, and establishes a limit of 10 units in total. To implement sleeping units for Agri-Tourism farm classification must be obtained, farming must be the primary business, and farming must be continued while the business is in place.

Discussion ensued and the following comments were made:

- How do we encourage farming and discourage rule breaking? Factors including land size and income are important to look at. Farming must continue to have sleeping units. The units must also be seasonal.

- Sleeping units can help to supplement farmers income. The number of farmers is decreasing, and this could help to incentivize farming.

- Important to ensure proper enforcement mechanisms are in place.

F. WORK PROGRAM

1. Farm Tour

M. Gunn confirmed that to date 39 people have RSVP'd for the "Township in Bloom" farm tour. Attendees will meet at the Langley Regional Airport. The four locations will include Urban Farm Girl and Co., Belle Floral Flower Farm, Flowers on 240th, and Frequency Farm. Lunch will be provided at Flowers on 240th.Food will be provided by Taste of Heaven food truck, and there will be a presentation from the Langley Bee Club during lunch.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

A. Smith thanked those who provided information regarding agricultural concerns. The Farmers' Institute is seeking to keep people informed about agriculture for the upcoming election. They are in the process of planning an All-Candidates Meeting.

2. Ministry of Agriculture and Food Update

J. Liu provided an update on the following opportunities:

Farm Specific Management Program for Salmonella Dublin in B.C. Dairy Herds (Phase 2): The Ministry of Agriculture and Food has implemented a program to assist farmers to control Salmonella Dublin This program runs until December 2027. There are four options: farm plan for control or eradication, prevention plan, free bulk tank testing, and an opt-out.

The Animal Health Center is offering subsidized postmortem exams for calf illness. A submission form must be completed along with a $75 fee per case.

Kwantlen Polytechnic University is conducting research on dry farming vegetable crops to adapt to droughts. They are looking for farmers to host on-farm vegetable trials in 2027. Farmers must dedicate a few crop rows and support basic data collection.

Drought monitoring has begun. It is important to plan for limited water use and opportunities for water efficiency. The BC Drought Information Portal was shown as a tool that can be used. An overview of previous year's data is available, and drought and water scarcity levels can be viewed. Irrigation scheduling calculators are also available.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

3. Langley Sustainable Agriculture Foundation Update

B. Venechuk reported that on June 30, 2026, a barbeque agriculture social is being hosted by the Langley Sustainable Agriculture Foundation. Its goal is to support young farmers through knowledge transfer. Reserve a spot through Eventbrite.

I. NEXT MEETING

Date: Wednesday, June 24, 2026
Location: (Annual Farm Tour)
Langley Regional Airport
5385 - 216 Street, Langley, BC
Time: 8:30am

J. TERMINATE

Moved by J. Venechuk,
Seconded by O. Smid,
That the meeting terminate at 8:52pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair