



## **AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE**

Wednesday, January 24, 2018 at 7:00pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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### **A G E N D A**

#### **Welcome**

Welcome and Introduction by Council Co-Chair

#### **Code of Ethics Signing** (pg. 1-6)

Signing of the *“Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees”*.

#### **Election**

Election of Community Co-Chair for the year 2018.  
(Bylaw 4700 – 8.1)

#### Page

#### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

##### **1. Agricultural Advisory and Economic Enhancement Committee - January 24, 2018**

Recommendation that the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the January 24, 2018 meeting.

#### **B. ADOPTION OF MINUTES**

7-14

##### **1. Agricultural Advisory and Economic Enhancement Committee - October 25, 2017**

Recommendation that the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the October 25, 2017 meeting.



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**C. DELEGATIONS AND PRESENTATIONS**

**1. Proposed Fort Langley Projects**

Peter Tulumello, Director of Arts, Culture & Community Initiatives

15-16

**2. ALR Exclusion Application at 25895 – 88 Avenue**

John Moonen, John Moonen and Associates

**D. REPORTS**

17-19

**1. AAEEC 2017 Annual Report (Draft)**

Recommendation that the Agricultural Advisory and Economic Enhancement Committee endorse the draft AAEEC 2017 Annual Report, and further that the report be forwarded to Council for information.

**E. CORRESPONDENCE**

20

**1. Social Sustainability Strategy**

**F. WORK PROGRAM**

21-24

**1. Review of Terms of Reference**

**2. Review Strategies**

Agricultural Viability Strategy (AVS) – To be provided on table.  
Economic Development Strategy (EDS) – To be provided on table.

**3. 2018 Work Program**

Ongoing Projects  
New Projects

**G. COUNCIL REFERRALS**



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H. **OTHER BUSINESS AND ITEMS FOR INFORMATION**

1. **2018 Membership List**

To be provided on table.

2. **2018 Meeting Schedule**

To be provided on table.

3. **Committee Photo**

N. **NEXT MEETING**

**Date:** Wednesday, February 28, 2017

**Location:** Murray Creek Meeting Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue

**Time:** 7:00 pm

O. **TERMINATE**





# COUNCIL POLICY

**Subject: Code of Ethics, Conduct,  
Confidentiality, and Conflict of  
Interest for Council Members  
and Appointees**

**Policy No:**  
**Approved by Council:**  
**Revised by Council:**

**01-025**  
**2011-11-07**  
**2016-05-30**

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## **1. Purpose**

- 1.1. The residents and businesses of the Township of Langley (the Township) are entitled to have a fair, honest, and responsible local government that has earned the public's full confidence for integrity. Therefore, the purposes of this Code of Ethics, Conduct, Confidentiality, and Conflict of Interest (the Code) are to ensure that:
  - 1.1.1. all members of Council (Members) and all persons appointed by Council to boards, committees, commissions, panels, or task forces, whether they are members of Council or not (Appointees) carry out their duties with integrity, impartiality and independence
  - 1.1.2. Members and Appointees treat one another, Township officers and employees, and the public with respect
  - 1.1.3. the conduct of Members and Appointees in the performance of their duties and responsibilities with the Township is above reproach
  - 1.1.4. Members and Appointees respect and uphold confidentiality requirements
  - 1.1.5. Members and Appointees avoid any conflict of interest

## **2. Application of the Code**

- 2.1. The Code is applicable to all Members and Appointees. The bodies to which Council can appoint Appointees are referred to collectively as Committees throughout this Code.

## **3. Policies**

- 3.1. Code of Ethics
  - 3.1.1. Members and Appointees will adhere to the following Code of Ethics:
    - 3.1.1.1. maintain the highest ideals of honour, integrity, and accountability and discharge public duties in a manner that is fair, honest, professional, and responsible



- 3.1.1.2. comply with all applicable federal, provincial, and local laws in the performance of public duties. These laws include, but are not limited to, the Local Government Act, Community Charter, Freedom of Information and Protection of Privacy Act, Criminal Code, Human Rights Code, all laws pertaining to financial disclosures and employer responsibilities, and any other relevant Township bylaws and policies
- 3.1.1.3. base their decisions on the merit and substance of the matter at hand
- 3.1.1.4. refrain from abusive conduct, personal charge or verbal attacks upon the character or motives of other Members and Appointees, Township officers, and employees, or the public
- 3.1.1.5. respect and adhere to the structure of government as established in the Township. In this structure, the Council determines the policies of the Township with the advice, information, and analysis provided by Committees, staff, and the public. Members and Appointees, therefore, will not interfere with the administrative functions of the Township or with the professional duties of Township staff, nor will they impair the ability of staff to implement Council policy decisions.
- 3.1.1.6. not use public resources that are not available to the public in general, such as staff time, equipment, supplies or facilities, for private gain or personal purposes
- 3.1.1.7. not accept any gift, money, property, position or favour of any kind whether to be received at the present or in the future, from any person except as follows:
  - 3.1.1.7.1. where such a gift or favour is authorized by law
  - 3.1.1.7.2. where such contributions are lawful campaign contributions
  - 3.1.1.7.3. where such gifts or favours are received as an incident of the protocol, social obligation, or common business hospitality that accompany the duties and responsibilities of the member, and then only in compliance with applicable laws

## 3.2. Confidentiality

- 3.2.1. Members and Appointees will adhere to the following requirements in relation to confidentiality:
  - 3.2.1.1. unless otherwise authorized by Council or a Committee, keep in confidence any record held in confidence by the Township, until



the record is released to the public as lawfully authorized or required

3.2.1.2. unless otherwise authorized by Council or a Committee, keep in confidence information considered in any part of a Council meeting or Committee meeting that was lawfully closed to the public, until Council or the Committee discusses the information at a meeting that is open to the public

3.2.1.3. Members and Appointees will not use confidential information for the personal profit or gain of themselves or others

### 3.3. Conflict of Interest

3.3.1. Members and Appointees will adhere to the following requirements in relation to conflicts of interest:

3.3.1.1. be aware of and act in accordance with Division 6 of Part 4 of the *Community Charter* and the Oath of Office

3.3.1.2. be aware of and declare, in writing where necessary, any real or perceived conflicts of interest. A conflict of interest exists where:

3.3.1.2.1. a Member or Appointee is a director, member or employee of an organization seeking a benefit from the Township on which the decision making body will make a recommendation or decision

3.3.1.2.2. the Member or Appointee has a direct or indirect pecuniary interest in the outcome of deliberations

A conflict of interest does not exist if:

3.3.1.2.3. the pecuniary interest of the Member or Appointee is a pecuniary interest that is sufficiently in common with electors of the Township generally

3.3.1.2.4. the pecuniary interest is so remote or insignificant that it cannot reasonably be regarded as likely to influence the Member or Appointee in relation to the matter

3.3.1.2.5. where a conflict of interest exists, Members and Appointees must not participate in the discussion of the matter or to vote on a question in respect of the matter, must declare to the body that a conflict exists, and must remove themselves from the meeting during consideration of the issue to which the conflict relates. The declaration of a conflict and the Member's or Appointee's exit from and return to the meeting will be noted in the minutes



- 3.3.1.2.6. where in the opinion of Council or a Committee, a Member or Appointee is in a conflict of interest and has not so declared, the body may ask for a review of the matter by the Township Clerk. The matter, if unresolved, may then be referred to legal counsel or to Council for review.

#### 3.4. Code of Conduct – Committee Appointees

##### 3.4.1 Expressing Personal Opinions or Beliefs

In some circumstances and within certain programs, advisory committee members or board members may be required or requested to provide an opinion in regards to the nature of a program or service. It is extremely important that committee or board members use judgment before expressing specific opinions. Township advisory committee members and board members should refrain from expressing their personal convictions and ideals, such as religious or any other personal beliefs or philosophies, to fellow committee or board members or to the public

##### 3.4.2 Representation to the Media

It is extremely important that only Council members or designated staff speak to the media in relation to Township issues. If at any time, advisory committee or board members are approached or contacted by a media representative, the member should contact the staff member coordinating the committee or board.

##### 3.4.3 Comments

Advisory committee and board members will refrain from providing comments, either written or in an electronic format, to members of Council that do not advance or enhance the purpose of the committee/board.

#### 4. Implementation of the Code of Ethics

- 4.1. This Code is intended to be self-enforcing. Members and Appointees should view the Code as a set of guidelines that expresses the standards of conduct expected of them. Implementation is most effective when Members and Appointees are thoroughly familiar with the Code and embrace its provisions. For this reason, the Code will be provided to candidates for Council and applicants to Committees.
- 4.2. Members and Appointees will be requested to sign the Statement, attached as Appendix A, affirming they have read and understood the Township of Langley Code. In addition, Council and Committees shall annually review the Code, and Council shall consider recommendations from Committees and update the Code as necessary.



5. Compliance and Enforcement

- 5.1. Members and Appointees themselves have the primary responsibility to ensure that the standards and requirements in this Code are understood and met, and that the public can continue to have full confidence in the integrity of the governance of the Township of Langley.
- 5.2. Council may impose sanctions on Members and Appointees whose conduct does not comply with the Township's Code. Council may:
  - 5.2.1. impose a motion of censure on a Member
  - 5.2.2. rescind the appointment of an Appointee to a Committee
  - 5.2.3. take action under s. 117(2) of the *Community Charter* or under the *Offence Act*
  - 5.2.4. control the Member's or Appointee's access to areas of the Township property or to officers and employees, including by phone or email
- 5.3. To ensure procedural and administrative fairness, a Member or Appointee who is alleged to have violated any provision of the Code shall have a minimum of one week or the time between two consecutive regular Council meetings, whichever is greater, to prepare his or her case, with legal counsel if the Member or Appointee so chooses, to respond to these allegations. Before considering a sanction, Council must ensure that a member has:
  - 5.3.1. received a written copy of the case against him or her
  - 5.3.2. a minimum of one week or the time between two consecutive regular Council meetings, whichever is greater, to prepare a defence against any allegations
  - 5.3.3. a fair opportunity to be heard

6. Violation Not Cause to Challenge a Decision

- 6.1. A violation of this Code of Ethics shall not be considered a basis for challenging the validity of a Council or a Committee decision.



**APPENDIX A:  
MEMBER STATEMENT**

**Council of the Township of Langley and Council Appointees to Boards,  
Committees, Commissions and Task Forces**

As a Member of the Township of Langley Council or an Appointee of a Township Committee or Board, I agree to uphold the Code of Ethics, Confidentiality and Conflict of Interest adopted by the Township and to conduct myself by the following model of excellence. I will:

- recognize the diversity of backgrounds, interests, and views in our community;
- help create an atmosphere of open and responsive government;
- conduct public affairs with integrity, in a fair, honest, and open manner;
- respect one another and the unique role and contribution each of us has in making the Township a better place to work and live;
- strive to keep the decision-making processes open, accessible, participatory, understandable, timely, just, and fair;
- avoid and discourage conduct which is not in the best interests of the Township;
- avoid any real or perceived conflict of interest and declare at the earliest opportunity, in writing, any interest that is or may be in conflict with the business of the body of the Township in which I am participating;
- respect and uphold confidentiality requirements; and
- treat all people with whom I come in contact in the way I wish to be treated.

*I affirm that I have read and understood the Township of Langley Code of Ethics, Confidentiality, and Conflict of Interest.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name (please print):

Office / Committee:

\_\_\_\_\_

\_\_\_\_\_



Township of  
**Langley**



Est. 1873

## **AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE**

Wednesday, October 25, 2017 at 7:07pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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### **MINUTES**

#### **Present:**

M. Dykeman, Community Representative Co-Chair  
Councillor K. Richter, Council Representative Co-Chair

D. Kang, S. Sandher, B. Sharp, and O. Stanley

#### **Staff:**

J. Chu, Manager, Long Range Planning  
K. Stepto, Recording Secretary

#### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

##### **1. Agricultural Advisory and Economic Enhancement Committee - October 25, 2017**

Moved by S. Sandher,  
Seconded by D. Kang,  
That the Agricultural Advisory and Economic Enhancement Committee approve  
the agenda and receive the agenda items of the October 25, 2017 meeting, as  
amended.  
**CARRIED**

#### **B. ADOPTION OF MINUTES**

##### **1. Agricultural Advisory and Economic Enhancement Committee - April 26, 2017**

Moved by B. Sharp,  
Seconded by O. Stanley,  
That the Agricultural Advisory and Economic Enhancement Committee adopt the  
Minutes of the April 26, 2017 meeting.  
**CARRIED**

#### **C. DELEGATIONS AND PRESENTATIONS**



**D. REPORTS****1. Co-Chair's Reports**

Councillor Richter reported that the updated Brookwood-Fernridge Community Plan was adopted by Council on October 23, 2017, with additional amendments. Staff will now move ahead with the Neighbourhood Plans for Booth, Fernridge and Rinn.

**E. CORRESPONDENCE****F. WORK PROGRAM****1. 2017 Work Program**

J. Chu reported that the Sustainable Food System Study started in September (instead of May) due to staffing changes at the Institute for Sustainable Food Systems, Kwantlen Polytechnic University. (Also see Item F.3 below.)

**2. Filming in the ALR****a) Working Group Report**

The meeting notes from the May 24 Working Group meeting were provided to the AAEEC. (Attachment A).

The Working Group forwarded the following recommendations to the AAEEC:

1. Consider lobbying local MLAs to have the Agricultural Land Commission (ALC) Policy L-22 rescinded;
2. Suggest that the ALC consult with key stakeholders such as municipalities, Agricultural Advisory Committees, Creative BC, and farmers to create a separate policy to better serve the needs of the creative/film industry; and
3. Consider requesting the ALC to include a definition of "film and theatrical presentation" in the policy.

**COUNCIL**

Moved by O. Stanley,

Seconded by D. Kang,

That the Agricultural Advisory and Economic Enhancement Committee recommends that Council:

1. Consider lobbying local MLAs to have the Agricultural Land Commission (ALC) Policy L-22 rescinded;
2. Suggest that the ALC consult with key stakeholders such as municipalities, Agricultural Advisory Committees, Creative BC, and farmers to create a separate policy to better serve the needs of the creative/film industry; and



**F. WORK PROGRAM**

3. Consider requesting the ALC to include a definition of “film and theatrical presentation” in the policy.

**CARRIED****b) Correspondence from ALC to Creative BC**

A letter from the Agricultural Land Commission (ALC) to the Motion Picture Industry and Community Affairs Manager of Creative BC regarding “Gathering for Events, Filming in the ALR – Request to suspend enforcement”, was provided for information. The letter states that the ALC will suspend enforcement on temporary location filming events until May 2018 in order to consult with Creative BC and other stakeholders. (Attachment B).

The AAEEC also requested an opportunity for the Agricultural Land Commission to meet the committee at a meeting in 2018.

**3. Sustainable Food System Study**

The objectives, deliverables, and timeframe for the project were provided for information. The objectives of the study are to:

1. Identify the Township of Langley’s current food system capacity.
2. Generate and compare food system futures through food production and economic factor indicators.
3. Explore the Township of Langley’s food processing sector and their economic impacts.
4. Identify ways to increase agricultural viability in the Township of Langley.
5. Prepare three short profiles to illustrate ways to increase agricultural viability.

**G. COUNCIL REFERRALS****H. OTHER BUSINESS AND ITEMS FOR INFORMATION****1. Committee Application Process 2018**

Members of the Agricultural Advisory and Economic Enhancement Committee whose terms are expiring in December 2017 are welcome to re-apply at [www.tol.ca/committee](http://www.tol.ca/committee). Application deadline is October 27, 2017.

**2. 2016 Census of Agriculture Results – Metro Vancouver Report**

The report was provided for information. Staff noted that the Long Range Planning Department will be updating the Agriculture Profile, using information from the 2016 Census of Agriculture and 2017 BC Ministry of Agriculture Land Use Inventory.



Wednesday, October 25, 2017

Agricultural Advisory and Economic Enhancement Committee Minutes

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**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

There was a suggestion to add supporting young farmers to the 2018 Work Plan.

**3. December Social Event**

Discussion took place regarding the December Social Event. Plans will be finalized in the coming weeks.

**N. NEXT MEETING**

**Date:** Wednesday, November 22, 2017

**Location:** Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue

**Time:** 7:00pm

**O. TERMINATE**

Moved by S. Sandher,  
Seconded by B. Sharp,  
That the meeting terminate at 7:46pm.

**CARRIED**

**CERTIFIED CORRECT:**

\_\_\_\_\_  
Community Representative Co-Chair

\_\_\_\_\_  
Council Representative Co-Chair



Township of  
**Langley**



Est. 1873

## AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

### WORKING GROUP | FILMING IN THE ALR

Wednesday, May 24, 2017 at 7:00pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

#### MEETING NOTES

**Present:**

M. Dykeman, M. Gunn, and O. Stanley

**Staff:**

V. Gafka, Senior Manager, Corporate Administration

**Regrets:**

C. Clark and B. Sharp

Staff provided background information on the Council referral to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) regarding filming in the Agricultural Land Reserve (ALR), specifically as it relates to the Township of Langley. Main points:

- In October 2016, the Agricultural Land Commission (ALC) adopted a Designated Non-Farm Use Policy - L-22 "Gathering for an Event in the Agricultural Land Reserve". "Film and theatrical presentations" are identified in the policy as a non-farm use. Subsequently, the ALC has written to the Township requiring the Township to comply with the policy.
- On March 6, 2017, Council received a delegation regarding filming permits on 248 Street in south Langley. On March 27, staff provided a report on the topic and Council referred the matter to the AAEEC.
- In May 2017, Creative BC met with ALC staff. Staff from the Ministry of Jobs, Tourism and Skills Training (ministry responsible for the creative/film industry) was also present. Creative BC felt that the meeting was valuable in commencing a working relationship going forward.

The Working Group held a discussion about filming in the ALR. Main points:

- The policy encompasses a diversity of non-farm uses. The impact of the policy extends beyond the Township, although ALC enforcement appears to be focused on Langley.
- The temporary nature or duration of filming should be addressed to meet the needs of Creative BC.
- Filming in the ALR should benefit property owners that actively farm and not those with estates on farmland.
- The policy does not contain a definition for "film and theatrical presentations". A "presentation" was seen to be more in line with the delivery of a product (such as showing of a movie, or going to see a play) versus the creation of a product.



- The policy refers to the ALC Act and regulation for all terms and definitions, but lacks specific references to filming.
- As an alternative to the policy, a streamlined process would allow property owners to register with Creative BC, who would then apply to the ALC for a fixed term non-farm use (1-3 years), and to the Township for film permit(s) for each occurrence.

The Working Group made the following recommendations to the AAEEC:

1. Consider lobbying local MLAs to have the ALC Policy L-22 rescinded
2. Suggest that the ALC consult with key stakeholders such as municipalities, Agricultural Advisory Committees, Creative BC, and farmers to create a separate policy to better serve the needs of the creative/film industry
3. Consider requesting the ALC to include a definition of “film and theatrical presentations” in the policy





Agricultural Land Commission  
133 – 4940 Canada Way  
Burnaby, British Columbia V5G 4K6  
Tel: 604 660-7000  
Fax: 604 660-7033  
www.alc.gov.bc.ca

July 28, 2017

ALC File #81500-30/10

**DELIVERED BY ELECTRONIC MAIL**

Marnie Orr,  
Motion Picture Industry and Community Affairs Manager  
Creative BC  
[info@creativebc.com](mailto:info@creativebc.com)

Dear Ms. Orr:

**Re: Gathering for Events, Filming in the ALR – Request to suspend enforcement**

Thank you for your letter dated July 14, 2017 which provided information regarding the ALC's definition of filming activity as "gathering for an event" as per Section 3 (4)(k) of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (Regulation) unexpectedly resulting in the denial of some film permits on properties in the ALR.

Your letter provided information about common industry practices for temporary location filming and the compiled data from six (6) municipalities for the number of film permits granted in 2016.

In addition, you have requested that the ALC, "...suspend enforcement ... with regards to temporary location filming until September 1, 2018", in order to provide time for Creative BC to educate landowners and the film industry about the ALC's Regulation and application process, and to allow for a more comprehensive examination of the Regulation's effect on landowners, municipalities, and the film industry. Your request is supported by the following estimated timeline:

- *2 months: Discovery / FOI requests to municipalities for film permit & landowner contact information*
- *3 months: Education & outreach to landowners; Education for film industry*
- *2 months: Landowners decision & process to apply for Non-Farm Use permit*
- *6 months: Time required for Non-Farm Use permit applications to be reviewed, processed and granted*

The ALC recalls its March 21, 2017 response to the Township of Langley which determined that "gathering for an event" as per Section 3 (4)(k) of the Regulation was used to clarify what temporary location filming activity could be accommodated in the ALR without application. Though the gathering for an event regulation was not adopted with the film industry in mind, it seemed sufficiently general to encompass most temporary location filming events. At the time of its determination, the ALC was unaware of the number of multi-day temporary location filming events occurring in the ALR. However, based on your submission it appears that there are a significant number of temporary location filming events in excess of 10 days occurring on a wide range of ALR properties.



In light of this, the ALC is prepared to review its current position on filming in the ALR in collaboration with Creative BC and other stakeholders. In order to facilitate this review, the ALC is prepared to suspend enforcement on temporary location filming events within the ALR for the next nine (9) months – expiring May 31, 2018. The ALC does advise landowners who will be over the 10 day threshold to still submit a Non-Farm Use application during this period. ALC enforcement will not be pursued while the application is reviewed. This short-term suspension of enforcement on temporary location filming does not include any film operation that:

- constructs a permanent or semi-permanent structure on an ALR property
- disturbs soil, either by extraction/deposition
- stores/parks film sets or trucks on a property beyond the 10 day threshold

Film operations with permanent or semi-permanent constructed sets are not considered temporary location filming. All ALR properties with constructed sets or that contemplate constructing sets must submit a Non-Farm Use application to the ALC and do not qualify for consideration under the May 31, 2018 enforcement suspension.

Although the ALC commits to not pursuing enforcement as described above, complaints received through the ALC Compliance and Enforcement complaint form will be reviewed and education and outreach to the landowner and other applicable entities (e.g. a production company) will be provided as deemed necessary. The ALC has a duty to ensure that land within the ALR is preserved for agricultural use. Its main purpose is to strengthen delivery of the ALC's legislative mandate to ensure that activities taking place within the ALR are consistent with the *Agricultural Land Commission Act* (ALCA). The ALC does not have any active Compliance and Enforcement files pertaining to temporary location filming events in the ALR.

During this review period, the ALC will work with government and stakeholders to determine if temporary location filming events should be considered a permitted non-farm use in the ALR (as per regulation), and if so, what appropriate conditions, thresholds, or other requirements should be adopted. The BC Cabinet oversees amendments to the ALCA and Regulation; the ALC only has an advisory role in this process.

The ALC commits to collaboratively working with the industry, local government and the province to ensure appropriate film activity is permitted in the ALR within the context of its mandate to protect farmland and encourage farming.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Frank Leonard, Chair

Enclosures:

Creative BC letter to ALC - July 14, 2017

ALC letter to Township of Langley - March 21, 2017

cc: Township of Langley – Attn. Val Gafka





# MEMORANDUM

**TO:** AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE (AAEEC) **DATE:** NOVEMBER 15, 2017

**FROM:** RUBY SANDHER, DEVELOPMENT PLANNER **FILE NO:** 11-36-0004

**SUBJECT:** AXON LUMBER (25895 – 88 AVENUE)

## Background

The Township has received an ALR exclusion application for the portion of 25895 – 88 Avenue located north of the railway. The applicant states that the property is not viable for agriculture and that the purpose is to clean the property up for use as storage for his adjacent lumber mill (25583 – 88 Avenue). The applicant has future plans to acquire property at 8910 – 256 Street to expand his current operation. The portion of the lot south of the railway would remain in the ALR and the applicant intends to farm it.

The applicant has provided documentation showing the property was used for industrial purposes from 1966 -1992. Industrial uses were existing non-conforming and discontinued in 1992 as the building was destroyed by fire. As the building was destroyed and the use discontinued, future development must comply with current policies.

The applicant has provided an agricultural viability study to demonstrate the limited agricultural capacity of the area proposed for exclusion.

## Land Use Analysis

Guiding Planning & Policy Documents:

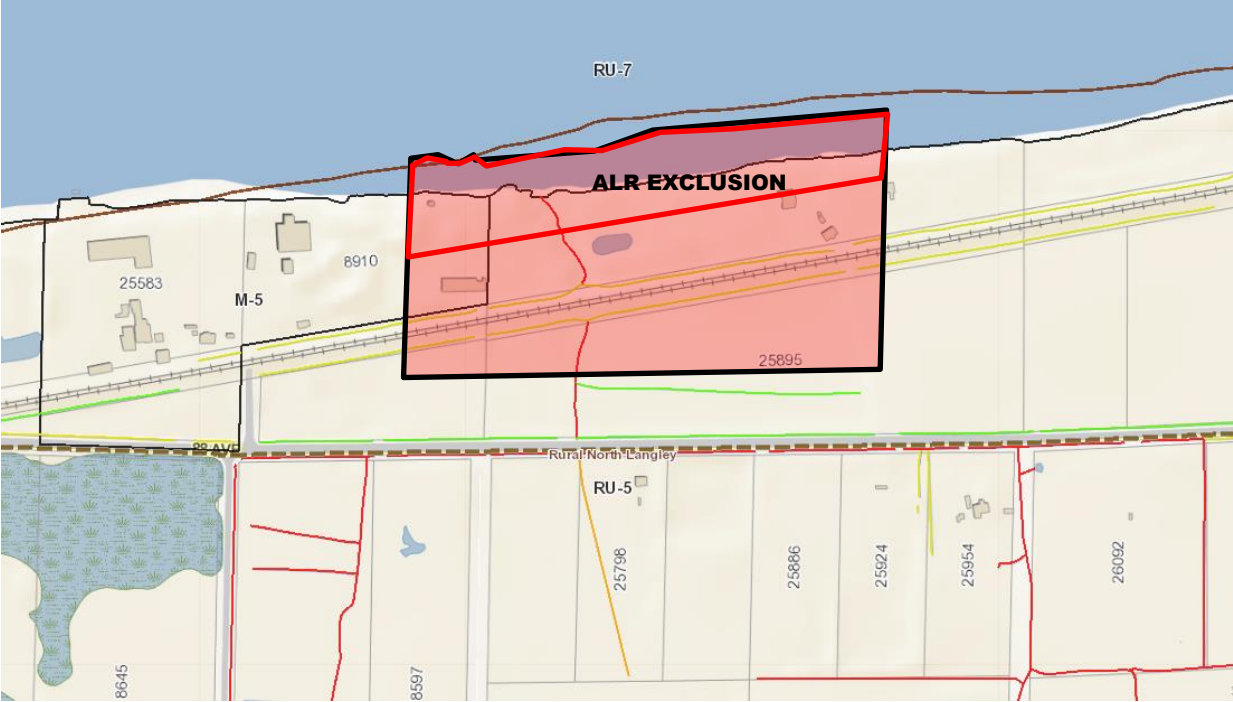
Regional Growth Strategy Designation	Agriculture
Official Community Plan Designation	Rural Residential/Agricultural
Community Plan Designation	Agricultural/Countryside
Zoning Bylaw	Rural Floodplain Zone RU-5

Staff note that the new RGS Land Use Map does not include this area as Industrial and as part of the Township's OCP.

## Surrounding Land Uses

South: 88 Avenue, beyond which are several properties zoned RU-5 in the ALR  
 North: Fraser River  
 West: A property zoned M-5, located outside the ALR containing a lumber mill  
 East: A rural property zoned RU-5, in the ALR









# AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

## 2017 ANNUAL REPORT TO COUNCIL (DRAFT)

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 3.15 and 3.16 of the Terms of Reference for the Agricultural Advisory and Economic Enhancement Committee (AAEEC) specify the requirements for an annual report and work program. This annual report fulfills these requirements for the AAEEC, by including a summary of the activities undertaken in 2017 and outlining a proposed work plan and budget requirements for 2018.

In 2017, the AAEEC held five (5) meetings, in addition to hosting a combined Farm Tour and Economic Forum. Key activities are summarized as follows.

### **January 25, 2017 - AAEEC Meeting**

- Conducted an election: Megan Dykeman elected as Community Representative Co-chair, by acclamation.
- Endorsed the 2016 AAEEC Annual Report and the 2017 Work Program.
- Reviewed the AAEEC Terms of Reference and recommended Council refer the issue of lack of youth applicants for Council Advisory Committees to the Joint School District 35 – Township of Langley Liaison Committee for discussion.

### **February 22, 2017 - AAEEC Meeting**

- Received a presentation on Southwest BC Bioregion Food System Design Project by the Institute for Sustainable Food Systems (ISFS), Kwantlen Polytechnic University.
- Recommended Council invite the Institute of Sustainable Food Systems to present the project, due to its potential agricultural and economic value.
- Recommended Council consider undertaking a Sustainable Food System Study for the Township of Langley, conducted by the ISFS, costing approximately \$25,000 and to be completed in a six-month time frame.
- Received a preliminary inventory of key destinations in the tourism industry.
- Received a Memo to Council (dated February 15, 2017, prepared by the Corporate Administration Division) regarding the proposed dissolution of Tourism Langley.

### **March 22, 2017 – AAEEC Meeting**

- Received a staff presentation on water management and conservation in the Township.
- Updated the AAEEC Work Program by adding the Sustainable Food System Study that was approved and funded by Council (see February 22, 2017 meeting).



## **Agricultural Advisory and Economic Enhancement Committee 2017 Annual Report to Council (DRAFT)**

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### **April 26, 2017 - AAEEC Meeting**

- Received a staff presentation on filming in the Agricultural Land Reserve (ALR).
- Formed a working group to review filming in the ALR, as a result of a referral from Council.
- Received a staff presentation on the Brookwood-Fernridge Community Plan Update.
- Received the Year 1 report on the Ecological Services Initiative submitted by the Langley Sustainable Agriculture Foundation (LSAF).

### **September 20, 2017 – Farm Tour and Economic Forum**

- Hosted a Farm Tour with a theme titled: “Farming Outside the Box Economic Forum on the Road”.
- The tour featured Gojoy Berry Farm, Central Park Farm and Fraser Valley Cider Co.
- In addition, there were two guest speakers: Patrick Murphy, Vista D’Oro farm; and Amy Robinson of LOCO BC, a non-profit local business alliance working to strengthen communities, grow the local economy and build strong, sustainable businesses by encouraging a shift in local purchasing by consumers, businesses and institutions/government.
- The tour was attended by forty-one (41) speakers, including five (5) Township Councillor, representatives from the Ministry of Jobs, Trade & Technology, Ministry of Agriculture, Agricultural Land Commission, and ISFS.

### **October 25, 2017 – AAEEC Meeting**

- Received the meeting notes and recommendations from the working group for filming in the ALR.
- Recommended Council consider lobbying local MLAs to have the Agricultural Land Commission (ALC) Policy L-22 rescinded, suggest that the ALC consult with key stakeholders, and consider requesting the ALC to include a definition of “film and theatrical presentation” in the policy.
- Received an update on the Sustainable Food System Study and an outline of the objectives, deliverables and timeline of the project, submitted by ISFS.
- Received the 2016 Census of Agriculture report prepared by Metro Vancouver.

### **Proposed Work Plan and Budget Requirements for 2018**

The 2017 Work Plan was structured based on three categories:

1. committee-led initiatives,
2. on-going staff work programs and respective strategies (such as the Agricultural Viability Strategy and Economic Development Strategy), and
3. partnership projects with other community organizations (such as those with the Langley Sustainable Agriculture Foundation).

The proposed Work Plan for 2018 would follow the same structure, as follows:

#### **Committee-led Initiatives**

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## **Agricultural Advisory and Economic Enhancement Committee 2017 Annual Report to Council (DRAFT)**

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### On-going Staff Work Programs and Implementation of Strategies

- Host the annual Farm Tour (AVS Action 2.1.4). The 2018 Farm Tour will have a focus on the Ecological Services Initiative (ESI), as part of the agreement with the Langley Sustainability Agriculture Foundation (LSAF).
- Participate in the annual Economic Forum.
- Complete an Agricultural Profile using data from 2016 Census of Agriculture and subject to data availability from BC Ministry of Agriculture Land Use Inventory (AVS Action 2.1.2).
- Complete the Sustainable Food System Study for the Township of Langley, conducted by the ISFS.
- Provide strategic advice and industry intelligence to implement the AVS and EDS, and recommend changes to the strategies to capitalize on emerging opportunities

### Partnership Projects

- Continue partnership projects with the Langley Sustainable Agriculture Foundation in implementing the ESI pilot project (AVS Actions 2.1.3 and 2.4.7).
- Explore other partnership opportunities with other institutions and advisory committees (see June 22 meeting above, AVS Action 2.1.3).

The Corporate Budget provides funding for annual events (such as the Farm Tour and the Economic Forum) and implementation of strategies. Additional funding is not required for other initiatives in the proposed Work Plan.

### Summary

The AAEEC completed its second year successfully, by focusing on its Work Plan and key projects in the Agricultural Viability Strategy (AVS) and Economic Development Strategy (EDS). The AAEEC feels that it has fulfilled its mandate to provide advice to Council and staff on issues related to the agricultural sector and the overall economy. The committee will endeavour to work on the proposed Work Plan for 2018, once it is approved by Council.





# MEMORANDUM

<b>TO:</b>	AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE	<b>DATE:</b>	JANUARY 17, 2018
<b>FROM:</b>	PATRICK WARD STRATEGIC/SOCIAL PLANNER	<b>FILE NO:</b>	LSP00006
<b>SUBJECT:</b>	SOCIAL SUSTAINABILITY STRATEGY		

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The purpose of this memorandum is to advise the Agricultural Advisory and Economic Enhancement Committee about the process recently initiated by the Township to prepare a Social Sustainability Strategy. Building on the Township's Sustainability Charter, this Strategy will provide the groundwork for the Township's actions on social issues over the next decade. The social issues that are being explored as part of the project include:

- children, youth, and family issues
- age-friendly / seniors issues
- housing (including homelessness)
- economic security / poverty reduction
- food security
- health and wellness (including mental health and substance abuse)
- community engagement and involvement
- social interaction and community building
- arts, culture, and entertainment
- public safety
- lifelong learning
- accessibility, diversity, and inclusion

As the Social Sustainability Strategy is prepared over the next two years, there will be many opportunities for the public and stakeholders to provide input and feedback, including through a Social Sustainability Task Force.

The Social Sustainability Task Force will assist with the development of the Strategy by supporting the work of the staff in generating ideas and providing feedback at key points throughout the process. The Task Force is intended to represent a broad range of interests and include members that have experience or expertise in the different social issues that will be explored as part of the Strategy. Individuals that are interested in participating on the Social Sustainability Task Force are encouraged to complete and submit an Expression of Interest Form at [tol.ca/sstf](http://tol.ca/sstf) by Sunday, February 4, 2018.

To learn more about the Social Sustainability Strategy and sign up for email notifications about other opportunities to get involved, please visit [tol.ca/socialstrategy](http://tol.ca/socialstrategy).



# TERMS OF REFERENCE

## AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE (AAEEC)

Approved by Council:

September 28/15

Amended by Council:

November 2/15

### 1.0 ESTABLISHMENT

The AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE (the “Committee”) is established pursuant to the Township of Langley Advisory Committee Establishment Bylaw 2008 No. 4700, as amended, and is an Advisory Committee subject to the provisions of Bylaw No. 4700, as amended, and as supplemented by the provisions of this Terms of Reference document.

### 2.0 PURPOSE

Economic development and entrepreneurial activity have always been at the core of the Township from its earliest days as the first part of the lower mainland to be settled for business purposes. The Township continues to be one of the premier locations for business development and investment in the Greater Vancouver area with more than 7,100 businesses operating in the Township engaging in more than 525 distinct economic activities. The Township’s economy is both diverse and global. The Committee is to focus broadly on the maintenance and enhancement of the Township’s local economy and its positioning within regional, provincial, national, and international settings. A significant element of the Township economy has been and continues to be the agricultural sector. The Committee is to ensure that it keeps a strong focus in its work on maintaining and enhancing the agricultural sector within the Township.

### 3.0 MANDATE

The Committee is to consider and provide advice to Township Council and staff regarding plans, policies, programs and strategies that are focused on maintaining and enhancing the Township’s overall economy including, but not limited to, its agricultural sector. More specifically, the Committee will undertake work associated with the following functions and responsibilities:

With respect to the overall economy of the Township:

- 3.1 Review and advise Council on the need for information and research on specific sectors and aspects of the local economy;
- 3.2 Consider and advise Council on matters that will improve the image of the Township and its community relations, on the promotion of economic development opportunities in the Township, and on means by which to increase the percentage of commercial/industrial assessment in the Township in relation to the total assessment value of the Township;
- 3.3 Assist in formulating comprehensive economic development strategies, action plans, and marketing/promotion strategies and documents;



- 3.4 Participate as business community representatives in meetings with prospective investors with a view to promoting the advantages of the Township of Langley as a good place to invest;
- 3.5 Assist in encouraging a public/private partnership approach in the economic enhancement of the Township by securing community involvement, where feasible, in economic development strategies and programs; and
- 3.6 Work with the community to build partnerships and assist in developing, coordinating, and implementing activities, programs, and services that inform and educate community residents about the importance of economic development in the Township in relation to the liveability and sustainability of the Township.

With respect to the agricultural sector:

- 3.7 Establish and facilitate on-going communication between the rural / agricultural community and Council, regarding agricultural issues/opportunities;
- 3.8 Advise Council on rural / agricultural-related issues;
- 3.9 Make recommendations on all aspects of the rural community, including land use, municipal services / infrastructure, environmental issues, and socio-economic matters;
- 3.10 Assist in developing and implementing a strategy to sustain the agricultural community, improve agricultural viability, encourage the advancement of the agricultural sector while respecting rural lifestyles, and enhance “good neighbor” communications;
- 3.11 Review and comment on issues, plans, and specific development applications that are referred to the Committee by Council or staff;
- 3.12 Promote awareness of rural issues in Langley across the broader population; and
- 3.13 Promote tourism and economic development initiatives with a rural or agricultural theme, including the promotion of Township farm products.

Annually:

- 3.14 Review progress toward the Council-approved annual work plan of the Committee at each meeting of the Committee to confirm that reasonable progress is being made toward completing the plan within the current year and to recommend adjustments where necessary;
- 3.15 At the end of each year, prepare an annual Work Program for Council approval for the work of the Committee in the upcoming calendar year;
- 3.16 Submit an Annual Report to Council, regarding the projects and progress of the Committee during the last calendar year; and
- 3.17 Liaise with other Advisory Committees, as necessary, to assist in achieving the mandate of the Committee and to assist other Committees in achieving their mandate.

## **4.0 COMPOSITION AND STRUCTURE**

### 4.1 Committee Membership

The structure of the Committee will be pursuant to the Township of Langley Advisory Committee Establishment Bylaw 2008 No. 4700, as amended.

In appointing members to the committee, Council is requested to consider Langley’s diversity in geography, and public interests. Expertise of members shall be considered from the agricultural and economic experiences of the members and shall be equally



represented in the composition of the committee membership. Council is requested to consider appointing individuals who reflect the diversity of the agricultural community and the diversity of the economic community within the Township of Langley.

When a sufficient number of qualified applications are received the Agricultural Advisory and Economic Enhancement Committee composition of voting members shall be:

- four (4) members of the agricultural community;
- four (4) members of the economic community, to include a Chamber of Commerce representative; and,
- one (1) youth representative.

Committee members are to work together to contribute community knowledge, expertise and advice in matters related to the mandate of the Committee.

#### 4.2 Term of Service for Volunteer members

Terms of service shall be pursuant to the Township of Langley Advisory Committee Establishment Bylaw 2008 No. 4700, as amended.

It is recommended that when the first appointments are made for January 2016 that four (4) of the appointees be appointed to serve a one-year term and five (5) be appointed to serve a two year term to ensure continuity in the committee for upcoming annual appointments.

#### 4.3 Co-Chair Structure

The Committee will be co-chaired by one of the Councillors appointed to the Committee (non-voting) as decided by Council and by one of the community volunteer members (voting). The community volunteer co-chair will be elected by the Committee at the first meeting of the Committee in each calendar year. The Co-chairs will facilitate the meetings of the Committee and will work with staff between meetings on follow-up and preparatory tasks related to the meetings of the Committee. The Co-chairs speak on behalf of the Committee on issues within the Committee's mandate in the Township and represent the views of the Committee in any external liaison and Township meetings.

### **5.0 SUBCOMMITTEES**

When and as required by other levels of government, and in maintenance of professional standards, accreditations or best practices, Council may 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 on a yearly basis.

### **6.0 TASK FORCES**

A Task Force is a committee that is formed to study and make recommendations regarding a specific area of concern/topic within a specified timeframe after which the Task Force ceases to exist. With the approval of Council the Committee may, from time to time, create a Task Force to study specific and relevant matters pertaining to the economic enhancement of the Township and/or to agricultural matters within the mandate of the Committee. In each such circumstance, the related Task Force will be formed and operated in a manner consistent with the requirements of relevant Township By-laws and policies.



## **7.0 EXPENSE REIMBURSEMENT**

A Committee member will be reimbursed for incidental and/or out-of-pocket expenses incurred by the member in undertaking work on behalf of the Committee subject to the prior approval of such expenditures by the Committee and Council.

## **8.0 MEETING FREQUENCY/SCHEDULE**

The Committee will typically meet once per month during the year except for July and August when the Committee will recess. The meetings of the Committee will typically be held on the fourth Wednesday of each month in accordance with Council-adopted policy. Quorum for a meeting of the Committee will be more than half of the voting members. If the co-chairs determine that there is insufficient business on any particular monthly agenda to warrant a meeting of the Committee, they may agree to cancel the related meeting of the Committee and defer any related business to the next monthly meeting of the Committee. A round table discussion will be included on the agenda at the end of each meeting which allows all Committee members to suggest matters that they wish to discuss at upcoming meetings or make other comments not covered by the agenda.

## **9.0 STAFF SUPPORT**

The General Manager, Engineering and Community Development or his/her designate will attend each meeting of the Committee. The Office of the City Clerk will provide clerical support in relation to preparing agenda for, circulating agenda materials for and recording the proceedings of each meeting of the Committee and will forward Committee meeting minutes and recommendations to Council for consideration by Council.