

Township of
Langley



Est. 1873

AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, April 26, 2017 at 7:00pm
Salmon River Committee Room
4th Floor, 20338 – 65 Avenue, Langley, BC

MINUTES

Present:

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

C. Clark, M. Gunn, B. Sharp, and O. Stanley

Staff:

B. Andrews, Economic Development Co-ordinator
J. Chu, Manager, Long Range Planning
R. Nelson, Senior Planner
I. Picotte, Film Coordinator
S. Scheepmaker, Senior Manager, Information Technology
K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

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

Moved by C. Clark,
Seconded by B. Sharp,
That the Agricultural Advisory and Economic Enhancement Committee approve
the agenda and receive the agenda items of the April 26, 2017 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory and Economic Enhancement Committee - March 22, 2017

Moved by B. Sharp,
Seconded by C. Clark,
That the Agricultural Advisory and Economic Enhancement Committee adopt the
Minutes of the March 22, 2017 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Filming in the ALR

I. Picotte provided an overview of the film industry sector in the Township, particularly, filming in the Agricultural Land Reserve (ALR). The following information was provided.

Balance between Community and Industry:

- Filming can only successfully occur in any community with the support of residents and businesses.
- Industry is vested in maintaining positive relationships with neighbourhoods and communities.
- On location filming is temporary in nature, with no disruption to land.
- Every film request to the Township is handled individually to evaluate conflicts, risks, etc., to maximize success and to ensure balance for our residents and community.

Pulse on Filming in the Township

- In 2017, 63 productions actively working or scouting in the Township to date.
- Fast moving, fast changing industry – locations, dates, and scripts can change multiple times within a single day.
- Film coordination is facilitated through 1 full-time and 1 part-time Filming Clerk at the Township.

Guideline and Policy

- Filming Guideline provides general direction to entities interested in producing film or video within the Township.
- Filming Policy acknowledges the Township's support for the film industry in the community, recognizing the economic and social benefits generated. The Policy provides for general direction and decision making.

Film Sector – Motivation to Work in Township

- Provincial tax incentives
- Township's "one stop shop" municipal permitting processes
- Ability and willingness to work with fast paced industry
- Competitive municipal fees
- Location confidentiality
- Location identification support
- *New in 2017:* Westerly boundary of provincial tax credit zone moves favourably to 196 Street from previous 200 Street location
- *New in 2017:* Martini Film Studios opened in NW Langley

Contributions to Community

- Extended revenue source to local businesses
- Contribution to heritage sites and support organizations
- Remuneration to residents for property use (location fees)
- Local and regional jobs for local talent
- Youth mentoring through academic programs

C. DELEGATIONS AND PRESENTATIONS

- Environmentally-responsible practices in our community
- Infusion of community pride
- Destination tourism potential

Agricultural Land Commission (ALC) & Filming

- ALC creates Policy L22 “gathering for an event” in 2016 to manage non-farm uses. “Film and theatrical productions” are identified as a ‘gathering’ along with weddings, festivals, etc. Non-farm uses cannot exceed 10, single-day gatherings per year
- Additional occurrences require Council-endorsed application to ALC review. Review process takes 6-9 months.
- At least half of filming in the Township is centric to ALR-zoned private properties. For 2015 and 2016 combined, and for occurrences of greater than 10 days (well beyond single-day), there were 99 occurrences which would have resulted in 99 Reports to Council.
- In February 2017, ALC contacted the Township in writing regarding filming-related contraventions to Policy L22.
- Staff contacted neighbouring municipalities re: their impacts and potential strategies. None have been contacted by the ALC.
- In March 2017, senior staff met to clarify application of policy. ALC identified that any policy variation requires application to ALC.
- Today, conversations at the provincial level, governing agency level, and industry association level are ongoing and are actively engaged in this issue.

Staff and the committee further discussed the filming application for 558 - 248 Street.

MOTION

Moved by B. Sharp,

Seconded by O. Stanley,

That the Agricultural Advisory and Economic Enhancement Committee strike a working group to review filming in the Agricultural Land Reserve.

CARRIED

The following committee members volunteered to be on the working group:

C. Clark, M. Dykeman, M. Gunn, B. Sharp, and O. Stanley.

2. Brookwood-Fernridge Community Plan Update

J. Chu and R. Nelson provided an update on the Brookwood-Fernridge Community Plan planning process. J. Chu provided background information and noted that the original Brookwood-Fernridge Community Plan was adopted in 1987. The plan provides policies for residential development that is oriented towards single family dwellings. The plan also calls for a commercial town centre near the intersection of 200 Street and 32 Avenue. Other commercial nodes are at (1) 200 Street and 41 Avenue, (2) 200 Street and 24 Avenue, and (3) along the west side of 208 Street between 40 Avenue and 42 Avenue. The plan designates existing parks and conservation areas. The plan identifies the

C. DELEGATIONS AND PRESENTATIONS

location of elementary schools and neighbourhood parks, based on buildout projections and school configuration metrics at that time. The plan provides for a buildout population of approximately 32,500. In 2011, Council directed staff to update the Community Plan.

In 2014, a draft plan was prepared based on community input, best practices and technical considerations. The 2014 plan provided for a projected population of approximately 43,000, including an allowance for secondary suites in the single family areas, as permitted in accordance with existing Zoning Bylaw provisions. Council did not give third reading to the bylaw after a three-day Public Hearing.

In 2016, Council directed staff to proceed with an update to the Community Plan, based on a Public Engagement Strategy and all the technical information and public input collected in 2012 to 2014. The focus of the current community plan update is on the Undeveloped Areas in Brookwood-Fernridge.

R. Nelson provided an overview of the planning and engagement process:

Planning and Engagement Process:

- Five phase process: definition, discovery, options, planning, and adoption.
- Four points of input: established policies, community input, technical analysis, and best practices.
- Community Plans are shaped by many people with different interests and must align with policy documents and technical analysis.

Draft Vision:

- Brookwood-Fernridge is a liveable and tranquil community known for its towering conifers and small-town feel. It has celebrated its history and protected its natural environment through carefully balanced growth and change. Highly walkable and interconnected, it is a complete community providing the right mix of housing for all of its residents. It contains civic, commercial, and cultural spaces that support a strong sense of community and a high quality of life.

Three Land Use Concepts were developed and presented to the public in April. A Report to Council on the Preliminary Draft Plan will go to Council on May 8. A Public Open House will take place May 16. Bylaw introduction and public hearing are tentatively scheduled for June.

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

Councillor Richter reported that Dr. Kent Mullinex will be working with the Township on a Sustainable Food System Study sometime this summer.

E. CORRESPONDENCE

1. Langley ESI – Year 1 Report

J. Chu noted that the Langley Ecological Services Initiative 2016 report, prepared by the Langley Sustainable Agriculture Foundation (LSAF), was provided in the agenda package for information. M. Gunn commented that LSAF hopes to promote the ESI at community events in the Township.

F. WORK PROGRAM

1. 2017 Work Program

The Work Program is progressing.

2. Farm Tour Sub-committee

The following committee members volunteered to be on the Farm Tour Sub-Committee to identify a tour theme and find host farms: M. Dykeman, M. Gunn, and O. Stanley.

G. COUNCIL REFERRALS

1. The following item was referred from the March 27, 2017 Regular Afternoon Council Meeting:

***Delegation Regarding Filming Permits on 248 Street
Report 17-27***

File ADM 4520-01

*Moved by Councillor Arnason,
Seconded by Councillor Whitmarsh,
That Council receive the “Delegation Regarding Filming Permits on 248 Street”
report for information.*

AMENDMENT

*Moved by Councillor Richter,
Seconded by Councillor Long,
That the report also be referred to the Agricultural Advisory and Economic
Enhancement Committee for comment.*

CARRIED

Clerk's Note: This matter was dealt with under item C.1

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

N. **NEXT MEETING**

Date: Wednesday, May 24, 2017
Location: Salmon River Committee Room
4th Floor, 20338 – 65 Avenue
Time: 7:00 pm

O. **TERMINATE**

Moved by M. Gunn,
Seconded by C. Clark,
That the meeting terminate at 8:59pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair