



AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

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

MINUTES

Present:

M. Gunn, Community Representative Co-Chair
Councillor D. Davis, Council Representative Co-Chair

C. Clark, D. Horn, D. Kang, N. Killeen, T. Knight, B. Sharp, A. Spencer, and O. Stanley

Staff:

B. Andrews, Economic Development Coordinator
J. Chu, Manager, Long Range Planning
K. Stepto, Recording Secretary
P. Tulumello, Director, Arts, Culture, and Community Initiatives

Guests:

Mayor J. Froese
B. Bortolin, San Group
J. Moonen, John Moonen and Associates

Welcome

Councillor Davis welcomed everyone.

Mayor Froese welcomed everyone and thanked members for volunteering their time.

Election of 2018 Community Co-Chair

O. Stanley nominated M. Gunn to be Co-Chair.
D. Kang seconded the nomination.

M. Gunn was elected Co-Chair, by acclamation, and assumed the position for the rest of the meeting.

Code of Ethics Signing

Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees"*.

Round table introductions took place.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

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

Moved by N. Killeen,
Seconded by C. Clark,
That the Agricultural Advisory and Economic Enhancement Committee approve the agenda and receive the agenda items of the January 24, 2018 meeting, as amended.

CARRIED

Clerk's Note: Items E.2, "Ministry of Agriculture AAC workshop", and D.2, "Fraser Valley Destination Development Report", were added to the agenda.

B. ADOPTION OF MINUTES

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

Moved by D. Kang,
Seconded by A. Spencer,
That the Agricultural Advisory and Economic Enhancement Committee adopt the Minutes of the October 25, 2017 meeting.

CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Proposed Fort Langley Projects

P. Tulumello presented three projects proposed for Fort Langley for the committee's input. He noted that the initiatives are a re-visioning of existing properties owned by the Township along with properties and rights-of way owned by other government agencies.

The three projects presented were:

- Fort to Fort Trail Pedestrian Bridge
- Haldi House Preservation/Housing Initiative and early Fort Langley building relocation
- TOL Community/Indigenous Museums mixed development project

The following information was provided:

Pedestrian Bridge – TransCanada Trail

- TOL has had discussions with Fort Langley National Historic Site and Kwantlen First Nation (KFN) to connect the existing museums on King Street and the Fort to the riverfront by way of a pedestrian/cycling bridge over the CN Rail and River Road.

C. DELEGATIONS AND PRESENTATIONS

- The TransCanada Trail system could be realigned up Mavis Street, past the Museum, and over a new pedestrian overpass.

Haldi House Preservation Project Review (Bedford House)

- TOL is in discussion with the Seyem Qwantlen Business group and another community group to restore and relocate the Jacob Haldi House to the east end of the property and restore it to its original condition. The Haldi House is a heritage home that is presently a part of the Bedford House Property. The project could also include some rowing and paddling infrastructure at grade, an art gallery reception space on the first floor, and arts studios on the upper two floors.
- A mixed use housing/commercial development including artist/livework spaces, an arts themed Aboriginal lodge with underground parking is also being investigated.

Museums – Mixed Development Project

- Designs for a new Cultural Centre for Fort Langley were presented. It was reported that the current museum facility will be 60 years old in 2018 and does not meet present day standards for museum operations.
- A new facility will allow the museum to meet the increasing demand for programs and services, and will ensure the protection of the Township's collection of art, artifacts, photographs, and documents.
- KFN, through the Seyem Qwantlen Business Group, is working with the Township towards the goal of two museums under one roof and the presentation of history from a local First Nations perspective.
- The museum would include a fixed seating presentation theatre, gallery and exhibition space, school program space, library, archive and storage space, rooftop amenity space, and rental space.

Members of AAEEC provided some feedback and raised concerns about parking and the two units on top of the museum. A shuttle service was suggested. The projects were well received.

Next steps for these projects include:

- Consultation with other Advisory Committees for their feedback;
- Online survey – tol.ca/flp;
- Public Open House – February 8, 3:00 – 8:00pm, St. Andrews United Church Hall on Glover Road

2. ALR Exclusion Application at 25895 – 88 Avenue

J. Moonen, John Moonen and Associates, and B. Bortolin, VP Business Development, San Group, provided a presentation on Axon Lumber's application for the property located at 25985 - 88 Avenue to exclude the northern 14 acres from the Agricultural Land Reserve (ALR), subdivide it and rezone the northern portion to M-5, and farm the remaining (south portion) 20 acres.

B. Bortolin commented that Axon Lumber is a division of San Group and is a sorting, grading, and manufacturing facility that produces semi finished and finished lumber products for export markets. The 14 acres requested to be

C. DELEGATIONS AND PRESENTATIONS

excluded from the ALR has not been farmed since at least 1966. Axon Lumber would like to use the 14 acres as storage for lumber, and leave the southern portion in the ALR to lease out for more intensive agriculture, hopefully to a young farm family in Langley. Rezoning the property will also allow Axon to employ a further 40-50 people (currently employ 53).

J. Moonen provided information on the factors the Agricultural Land Commission considers when determining "agricultural suitability":

1. A property's size, ie. is it too small to be economically farmed?
2. Agricultural market factors, ie. is there infrastructure to serve a farming operation and proximity to markets?
3. A property's location and degree of isolation vis-à-vis other ALR properties and non-farm uses. Whether access to a property for farm vehicles and workers is difficult and/or uneconomic.
 - a. The portion of the site proposed for exclusion is surrounded on three sides by a) the CN Rail railroad to the south, b) an industrial property to the west, and c) the Fraser River to the north.
 - b. The river and railroad make access difficult.
 - c. Exclusion of the northern portion and its proposed use as lumber storage/processing would not hinder or impact the continued use of the remaining southern portion for agricultural purposes.
4. Whether rainfall or flooding means that significant drainage and irrigation improvements would be necessary in order to farm the property, and whether those improvements are either technically impossible or economically prohibitive.
 - a. The cost of preventing flooding on the northern portion of the site and construction of drainage is estimated at \$185,000. Would take many years to recover from any potential farm revenues.
5. A property's topography, ie. are there natural or man-made features which make the property difficult to farm?
 - a. East Creek separates the western third of the northern portion from the remainder, rendering this area unsuitable for agriculture without crossing. Streamside Protection Regulation mandates setbacks from the Fraser River which eliminates farming activity within 30 metres of the top of the riverbank.
 - b. The cost to clean up the northern portion to make it suitable for agriculture is estimated at \$1,955,000.

They concluded by stating that the cost to make this 14 acres farmable and the access limitations, make this portion of land highly unsuitable for agriculture.

Discussion ensued, and the following comments/questions were raised by the committee:

- Will this increase truck traffic in the area?
- What will the impact be of this proposed industrial use on surrounding agriculture?
- Should the riverfront be industrialized?
- Streamside setbacks will need to be considered.
- Appears to be good use of non-farmable land.

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- Makes economic sense to employ 50 more people.
- Must consider fire protection.
- This area around the river may not be there forever, so it makes sense to use it while it is still useable.

MOTION

Moved by B. Sharp,

Seconded by T. Knight,

That the AAEEC receive the delegation and request a staff report on the impact of removing a portion of property at 25985 - 88 Avenue from the Agricultural Land Reserve.

CARRIED

C. Clark, D. Kang, and A. Spencer opposed

D. REPORTS

1. AAEEC 2017 Annual Report

Staff presented a draft AAEEC 2017 Annual Report for review.

MOTION

Moved by B. Sharp,

Seconded by T. Knight,

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

CARRIED

2. Fraser Valley Destination Development

T. Knight attended the Fraser Valley Destination Development information meeting following an open invitation to the AAEEC. He then attended a second meeting as a member of the Fraser Valley Destination Working Committee. He reported that the Fraser Valley Destination Strategy is being developed to enhance competitiveness of the Fraser Valley over the next 10 years and beyond. The strategy is being developed as part of Destination BC's Destination Development Program.

He presented an initial report on table for the AAEEC's information and stated a final report will be presented once the working committee concludes.

E. CORRESPONDENCE

1. Social Sustainability Strategy

The committee received a memo from P. Ward, Strategic/Social Planner, regarding information about the Social Sustainability Strategy and how to apply to be on the Task Force. More information can be found at tol.ca/socialstrategy.

2. Ministry of Agriculture AAC Workshop

Staff presented information regarding the AAC Workshop to be held on February 21, 2018 at Newlands Golf and Country Club. The whole committee expressed interest in attending this workshop. Staff will look into registration and report back to the committee.

MEETING EXTENDED

Moved by N. Killeen,
Seconded by C. Clark,
That the meeting be extended to 9:15pm.

CARRIED

F. WORK PROGRAM

1. Review of Terms of Reference

The committee reviewed the current AAEEC Terms of Reference.

MOTION

Moved by B. Sharp,
Seconded by C. Clark
That the Agricultural Advisory and Economic Enhancement Committee approve the Terms of Reference, as presented.

CARRIED

2. Review Strategies

Agricultural Viability Strategy (AVS) – Provided on table.
Economic Development Strategy (EDS) – Can be provided electronically.

3. 2018 Work Program

Staff presented the draft 2018 Work Plan for the committee's review and endorsement.

MOTION

Moved by T. Knight,
Seconded by N. Killeen,
That the Agricultural Advisory and Economic Enhancement Committee endorse the 2018 Work Plan, as presented.

CARRIED

F. WORK PROGRAM

COUNCIL

Moved by B. Sharp,
Seconded by C. Clark,
That the Agricultural Advisory and Economic Enhancement Committee
recommends that Council endorse the 2018 Work Plan, presented as Attachment
A.

CARRIED

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. 2018 Membership List

Provided on table for information.

2. 2018 Meeting Schedule

Provided on table for information.

3. Committee Photo

A photo was taken for the Township website.

N. NEXT MEETING

Date: Wednesday, February 28, 2017
Location: Murray Creek Meeting Room
4th Floor, 20338 – 65 Avenue
Time: 7:00 pm

O. TERMINATE

Moved by B. Sharp,
Seconded by N. Killeen,
That the meeting terminate at 9:10pm.

CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Agricultural Advisory and Economic Enhancement Committee

2018 Work Program

The Agricultural Advisory and Economic Enhancement Committee proposes to undertake the following work in 2018 consistent with the Committee's purpose and mandate. Calendar months show the time and duration of the work.

Project & Associated Tasks	J	F	M	A	M	J	J	A	S	O	N	D
Agricultural Viability Strategy (AVS) Provide advice, support, input and direction in the implementation of AVS.	√	√	√	√	√	√			√	√	√	√
2.1.2 Prepare an Agriculture Profile (based on data from 2016 Census of Agriculture and Ministry of Agriculture Land Use Inventory)	O	O	O	O								
2.4.7 Undertake a pilot project for Ecological Services Initiative (ESI)	L	L	L	L	L	L	L	L	L	L		
Farm Tour (with a focus on ESI) Plan and host a bus tour scheduled for May 23.			√	√	√	√						
Langley Food System Study Kwantlen Polytechnic University is conducting the study, which is expected to conclude by May.	√	√	√	√	√							
Economic Development Strategy (EDS) Provide advice, support, input and direction in the implementation of EDS.	O	O	O	O	O	O	O	O	O	O	O	O
Economic Forum Provide support for the annual forum.	O	O	O	O	O	O	O	O	O	O	O	
Buy Local Provide advice, support, input and direction, as required.	O	O	O	O	O	O	O	O	O	O	O	O
Consider or inquire into matters as requested by Council Respond to on-going requests as they arise.	√	√	√	√	√	√			√	√	√	√

Key:

√ = Committee-led initiative

O = On-going initiative, based on staff work programs and respective strategies such as AVS and EDS

L = Project led by the Langley Sustainable Agriculture Foundation