



AGRICULTURAL ADVISORY AND ECONOMIC ENHANCEMENT COMMITTEE

Wednesday, February 28, 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

D. Horn, D. Kang, N. Killeen, T. Knight, A. Spencer, and O. Stanley

Staff:

B. Andrews, Economic Development Coordinator
J. Chu, Manager, Long Range Planning
K. Stepto, Recording Secretary

Guests:

D. Smith, Young Agrarians Land Matcher

In Attendance:

J. Moonen, John Moonen and Associates

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory and Economic Enhancement Committee - February 28, 2018

Moved by N. Killeen,
Seconded by D. Kang,
That the Agricultural Advisory and Economic Enhancement Committee adopt the
agenda and receive the agenda items of the February 28, 2018 meeting, as
amended.

CARRIED

Clerk's Note: Item H.3 was changed to "Ministry of Agriculture AAC Workshop".

B. ADOPTION OF MINUTES

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

Moved by D. Kang,
Seconded by T. Knight,
That the Agricultural Advisory and Economic Enhancement Committee adopt the
Minutes of the January 24, 2018 meeting.

CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Young Agrarians – Lower Mainland Land Matching Program

D. Smith, Young Agrarians Land Matcher, provided a presentation on the Lower Mainland Land Matching Pilot Program. She commented that this program is growing the next generation of farmers and food lovers in Canada through online engagement, educational events and workshops, land access, and business mentorship. She noted that the cost of land is the number one barrier for new farmers. The value per acre of farm land and buildings in BC is rising every year, and 74% of farmers say they will sell their farm in the next 10 years.

The following information was provided:

Why Land Matching?

- Puts land into production;
- Measures how many new farm businesses begin to demonstrate impact;
- Addresses farmer and land owner lack of knowledge around leasing and more, with the goal of developing secure, long-term agreements
- Tells a positive story on how local governments are supporting the next generation of farmers and agriculture;
- Enables municipalities to direct inquiries to a Land Matcher who then screens and matches.

Pilot Program Impact in 2016-2017:

- 176 Lower Mainland inquiries (283 in BC)
- 21 Lower Mainland UMAP land listings (49 in BC), 25 new farmer listings (38 in BC);
- 45 program participants
- 5 matches made by Land Matcher – 2x Surrey, 1x Maple Ridge, 1x Delta, 1x Langley.
- 2018: 5 more matches in negotiation – 3x Surrey, 1 x Richmond, 1x Chilliwack.

Demand for farm land in Langley 2016-2017

- 69 people inquired about leasing their land or farming on leased land in Langley;
- 7 new Langley land listings were added to the UMAP;
- 56 farmers seeking land in the Lower Mainland and interested in Langley;
- 1 match made in Langley.

Proposed 2018 Land Matcher Activities in Langley

- Outreach to Langley groups and media: 10 hours x 12 months;
- Respond to Langley area inquiries and develop inventory of Langley Land Listings/Farmers Seeking Land: 20 hours x 12 months;
- Facilitate matches in Langley: 20 hours x 12 months;
- Value of Land Matcher's time and Young Agrarians Land Leasing Event exceeds request for funding support from Langley;
- Coordinate funding partnerships to collaboratively leverage resources and support new farmers to start farms.

C. DELEGATIONS AND PRESENTATIONS

COUNCIL

Moved by D. Horn,

Seconded by D. Kang,

That the Agricultural Advisory and Economic Enhancement Committee endorse the Young Agrarians Lower Mainland Land Matching Program in the Township of Langley; and further

That the Agricultural Advisory and Economic Enhancement Committee recommend Council contribute \$10,000 to the Young Agrarians Lower Mainland Land Matching Program, by re-allocating budgeted funds in the Agricultural Viability Strategy (Initiative 2.1.8) earmarked for the preparation and maintenance of an inventory of land available for rent or lease to active farmers.

CARRIED

D. REPORTS

E. CORRESPONDENCE

F. WORK PROGRAM

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. ALR Exclusion Application at 25895 - 88 Avenue

As requested by the committee at the last meeting, staff provided a memo on the impact of removing a portion of property at 25895 - 88 Avenue from the Agricultural Land Reserve. This exclusion is to accommodate an expansion of the current lumber operations, north of the railway line. The larger portion, south of the railway line, would remain in the ALR and be used for farming purposes.

The memo addressed the following issues:

- Agricultural Site Assessment
- Existing policy context
- Industrialization of the riverfront
- Floodplain and potential flooding
- Mobility and access
- "Experience the Fraser" Concept Plan
- Servicing

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

The committee expressed concerns regarding the following:

- Access to the property;
- Increased truck traffic in the area and the impact on local roads;
- Impact of an industrial expansion on surrounding agricultural activity.

MOTION

Moved by D. Kang,

Seconded by D. Horn,

That the Agricultural Advisory and Economic Enhancement Committee endorse the ALC Exclusion Application at 25895 - 88 Avenue, in principle, taking into consideration the following potential conditions for future planning, subject and subsequent to ALC approval:

1. Preserve the area south of the railway tracks (at 25895 - 88 Avenue) in the ALR;
2. Improve the area south of the railway tracks for a viable farm operation;
3. Conduct an Agricultural Impact Assessment;
4. Conduct a Traffic Impact Assessment; and
5. Comply with other applicable bylaws and requirements.

CARRIED

2. Minister of Agriculture's Advisory Committee (MAAC)

The discussion paper for Stakeholder Consultation and Public Engagement regarding revitalizing the Agricultural Land Reserve and the Agricultural Land Commission was included in the agenda package for information. Staff further provided a memo on table with the Township's position on four key topics being explored by the MAAC. The key topics included: a defensible and defended ALR, residential uses in the ALR, farm processing and sales in the ALR, and non-farm uses and resource extraction in the ALR, based on the adopted plans and policies, past Council decisions, and the Memorandum of Understanding between the Township and the ALC.

It was noted that MAAC is seeking public input and recommendations for a strong ALR. Input can be provided at <https://engage.gov.bc.ca/agriculturallandreserve> until April 30, 2018.

3. Regional AAC Workshop – February 21

Several AAEEC members attended the workshop on February 21 hosted by the Ministry of Agriculture. The following topics were discussed at the workshop:

- Sustaining the ALR and creating AAC's in each community
- Issues with unauthorized landfill
- Marijuana on farmland
- Agriculture should have different zonings in the ALR
- Farm/Home Plate
- License fee for processing areas
- ALC needs more power to enforce requirements
- What should be considered non-farm use: weddings, filming etc.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

- Change the process – have the applications go directly to the ALC then to the municipalities for input.
- Removal of temporary housing

N. NEXT MEETING

Date: Wednesday, March 28, 2017
Location: Salmon River Committee Room
4th Floor, 20338 – 65 Avenue
Time: 7:00pm

O. TERMINATE

Moved by D. Kang,
Seconded by D. Horn,
That the meeting terminate at 9:03pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair