



## COUNCIL PRIORITIES COMMITTEE

Monday, December 2, 2019 at 2:00 PM  
Fraser River Presentation Theatre  
4th Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

CHAIR: Councillor M. Kunst

PRESENT:

Mayor J. Froese and Councillors P. Arnason, D. Davis, S. Ferguson,  
M. Kunst, B. Long, K. Richter, B. Whitmarsh, and E. Woodward

M. Bakken, K. Sinclair, and R. Seifi

R. Cesaretti, J. Chu, S. Little, and K. Stepto

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

#### **A.1 Council Priorities Committee Agenda - December 2, 2019**

Moved by Councillor Ferguson,  
Seconded by Councillor Davis,  
That the Council Priorities Committee adopt the agenda and receive the  
agenda items of the Council Priorities Committee meeting held December  
2, 2019.

CARRIED

### **B. ITEMS FOR DISCUSSION**

The following item was referred to the Council Priorities Committee at the April 15, 2019  
Regular Afternoon Council Meeting:

#### **B.1 Bill 52 (Agricultural Land Commission Amendment Act) and Richmond Farm Home Plate Regulations Report 19-59 File CD 6635-04**

That Council receive the Bill 52 (Agricultural Land Commission  
Amendment Act) and Richmond Farm Home Plate Regulations report for  
information.

AMENDMENT

That staff be directed to provide Council with a presentation at a future  
CPC meeting regarding Bill 52 and the Richmond Farm Home Plate  
Regulations.

CARRIED

Mayor Froese and Councillor Whitmarsh opposed

MAIN MOTION, AS AMENDED

The question was called on the Main Motion, as amended, and it was:

CARRIED

J. Chu provided a presentation regarding Bill 52. He noted that Bill 52 came into effect on February 22, 2019 and incorporates the following changes to the Agricultural Land Commission (ALC) Act:

- A single Agricultural Land Reserve (ALR) zone throughout the province;
- A Notice of Intent is required before land owners can place fill on their land; and
- The principle dwelling size is limited to 5,382 square feet.

Bill 15 came into effect on May 30, 2019 and incorporates the following changes:

- Private property owners cannot apply for exclusion, only local governments, First Nation governments, or the Province;
- Exclusion applications will be based on new criteria for the ALC to focus on the protection and enhancement of the ALR.

With the changes to Bill 52, only one dwelling and one secondary suite are permitted on each parcel. ALL additional dwellings must be necessary for farm use. Accommodations above an existing building that had one level may continue to be used as a residence if there is no other residence other than the principle residence, and the size and siting of the residence is not altered after February 22, 2019. One single-wide manufactured home, (up to 9m in width) may continue to be used if:

- It is occupied by a member of the owner's immediate family;
- If there is no other residence, other than the principle residence; and
- The size and siting of the residence is not altered after February 22, 2019.

In 2011, the Ministry of Agriculture developed a Minister's Bylaw Standard (MBS) for residential uses in farming areas, in consultation with Local Governments, farmers, and real estate professional. The MBS is a set of guidelines for local governments to consider when developing bylaws.

Richmond Farm Home Plate Regulations include:

- Floor area limited to 4,305 square feet;
- Farm home plate limited to 0.25 acre (includes septic tanks and fields and accessory residential uses);
- Maximum setback of 50m for residences from road frontage;

- Maximum setback of 75m from road frontage to rear of farm home plate; and
- Limit of one principle dwelling per lot.

On July 28, 1997, under authority of a Provincial Order-in-Council (OIC), the Township of Langley became a regulated municipality. The OIC prohibits Council from exercising its zoning powers in the ALR without approval of the Minister of Agriculture, and prohibits Council from adopting bylaws that restrict the operation of a farm business without the approval of the Minister of Agriculture.

### **C. OTHER BUSINESS**

### **D. TERMINATE**

Moved by Councillor Long,  
Seconded by Councillor Davis,  
That the meeting terminate at 2:45pm.  
CARRIED

CERTIFIED CORRECT:

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Mayor

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Township Clerk