

Township of
Langley



Est. 1873

Agricultural Viability Strategy



Endorsed by
Council on July 15, 2013

AGRICULTURAL VIABILITY STRATEGY IN CONTEXT

The Agricultural Viability Strategy identifies ways the Township of Langley can proactively support agricultural development leading to more local food production, more full-time employment, and more sustainable development as envisioned in the Township's *Sustainability Charter*.

The Township has a land mass of 316 square kilometers (122 square miles), approximately 75% within the Agricultural Land Reserve. One-half of all the farms in Metro Vancouver are in the Township and more land is available for farming (not being currently farmed) than anywhere else in the Fraser Valley.

Seventy-three percent of Township parcels in the ALR are smaller than 4 hectares (10 acres) with only 14% more than 8 hectares. The number of smaller parcels is an opportunity to encourage intensive operations not requiring a large land base as well as direct farm market operations able to capitalize on proximity to the Metro Vancouver market. From 2005 to 2010, agricultural output grew by 21%, making the Township of Langley one of the fastest growing jurisdictions in the Fraser Valley. The BC Ministry of Agriculture has projected strong future demand for BC's agricultural products.¹ Expecting increasing demand from emerging economies in China, India and the Pacific Rim, the Ministry predicted a \$3.5 billion increase over the next five years. The Township is well positioned to gain from this expansion.

Agriculture is supported by the community. In an extensive survey (reaching more than 1,400 Langley residents) conducted for the Agricultural Viability Strategy, farming was identified as either "Very" or "Somewhat" important by 95% of all urban respondents and 96% of rural respondents. Fully 100% of urban respondents felt that local food production should be encouraged.

The Township of Langley is now ranked third based on annual farm gate receipts. It has the potential to be first in agricultural production in British Columbia by encouraging and facilitating greater utilization of its extensive farm land. Increased agricultural production will create economic development that improves the local economy and provides jobs and opportunities for local citizens.

The Agricultural Viability Strategy was designed to assist the Township in achieving its agricultural potential. To encourage agricultural development the Township should focus on four main areas:

1. Providing a welcoming business environment for farming
2. Providing the required services and infrastructure
3. Providing a secure agricultural land base
4. Supporting farmer use of best farm management practices.

¹ BC Ministry of Agriculture, *BC Agri-Foods: A Strategy for Growth*, March, 2012.

ACKNOWLEDGEMENTS

The completion of this Strategy was facilitated by input from Township staff and the Agricultural Viability Strategy Task Force. The AVS Task Force included the following:

- Dave Melnychuk (chair)
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- Vic MacDonald
- Mark Robbins
- Karen Taylor
- Steve Trummler

Don Cameron Associates would like to thank the Township's Agricultural Advisory Committee for its helpful suggestions and support for the process.

Thanks are also extended to Township Council under the leadership of Mayor Jack Froese, for providing the financial support for the AVS. Thanks are also owed to the Investment Agriculture Foundation of BC for financial contributions through programs it delivers on behalf of Agriculture and Agri-FoodCanada and the BC Ministry of Agriculture.

Without the contributions of the Township's agricultural community, particularly during Phases 1 and 2, this strategy could not have been completed. Their help was appreciated.

Don Cameron Associates
June, 2013



Agriculture and Agri-Food Canada, the BC Ministry of Agriculture and the Investment Agriculture Foundation of BC, are pleased to participate in the delivery of this project. We are committed to working with our partners to address issues of importance to the agriculture and agri-food industry in British Columbia. Opinions expressed in this report are those of the Township of Langley and not necessarily those of Agriculture and Agri-Food Canada, the BC Ministry of Agriculture and the Investment Agriculture Foundation.

Funding provided by:



TABLE OF CONTENTS

AGRICULTURAL VIABILITY STRATEGY IN CONTEXT	1
ACKNOWLEDGEMENTS.....	3
EXECUTIVE SUMMARY	6
1 INTRODUCTION.....	14
1.1 MAIN AREAS OF EMPHASIS.....	15
1.2 SUPPORT FOR AGRICULTURE IN THE TOWNSHIP.....	16
1.3 GUIDING PRINCIPLES AND VISION	17
1.4 THE PLANNING AREA	18
1.5 OVERVIEW OF THE PLANNING PROCESS	18
2 AGRICULTURAL VIABILITY STRATEGY.....	20
2.1 PROVIDING A WELCOMING BUSINESS ENVIRONMENT	21
2.1.1 <i>Township of Langley Council</i>	21
2.1.2 <i>Agricultural Advisory Committee</i>	23
2.1.3 <i>Partnerships</i>	25
2.1.4 <i>Promotion of Agriculture</i>	27
2.1.5 <i>Plans for Crises and Disasters</i>	31
2.1.6 <i>Role of Intensive Agriculture</i>	32
2.1.7 <i>Labour Availability and Labour Housing Options</i>	34
2.1.8 <i>Farms on ALR Land</i>	35
2.1.9 <i>Awareness of Normal Farm Practices</i>	38
2.1.10 <i>Good Neighbour Policy</i>	40
2.1.11 <i>Agri and Culinary Tourism</i>	42
2.1.12 <i>Education and Training</i>	44
2.1.13 <i>Mentoring and Succession Planning</i>	46
2.1.14 <i>Amenity Bonuses</i>	48
2.2 PROVIDING REQUIRED SERVICES AND INFRASTRUCTURE.....	49
2.2.1 <i>Water Use and Monitoring</i>	50
2.2.2 <i>Undyked Farm Land</i>	53
2.2.3 <i>Drainage and Ditch Maintenance</i>	55
2.2.4 <i>Road Access and Traffic Issues</i>	57
2.2.5 <i>Processing and Value Added</i>	60
2.2.6 <i>Farmers' Markets</i>	63
2.2.7 <i>Recreation, Walking and Cycling Trails</i>	64
2.3 PROVIDING A SECURE AGRICULTURAL LAND BASE.....	66
2.3.1 <i>Protection of Agricultural Land</i>	66
2.3.2 <i>The Salmon River Watershed</i>	70
2.3.3 <i>Agricultural Zoning</i>	72
2.3.4 <i>The Agricultural Edge</i>	73
2.3.5 <i>Buildings on Agricultural Land</i>	75
2.4 SUPPORTING FARMER USE OF BEST FARM MANAGEMENT PRACTICES	77
2.4.1 <i>Open Air Burning</i>	77
2.4.2 <i>Chemical Use in Agriculture</i>	79

2.4.3	<i>Wildlife Habitat</i>	80
2.4.4	<i>Farming Near Watercourses</i>	81
2.4.5	<i>Nutrient Management</i>	83
2.4.6	<i>Environmental Farm Planning</i>	85
2.4.7	<i>Land Stewardship and Ecological Services</i>	86
2.4.8	<i>An Attractive Farm Community</i>	88
3	THE AVS MOVING FORWARD	89
3.1	ROLE OF THE AGRICULTURAL VIABILITY STRATEGY.....	89
3.2	ACTION PRIORITIES AND COST ESTIMATES FOR IMPLEMENTATION	89
3.3	TOWNSHIP ORGANIZATIONS FOR IMPLEMENTATION	94
3.4	ADDRESSING ISSUES FROM AGRICULTURAL EXPANSION	96
3.5	MONITORING AND REVIEW PROCESS.....	96
3.6	COMMUNICATING ABOUT THE STRATEGY	97
4	APPENDICES	102
4.1	AGRICULTURAL PRODUCTION IN THE TOWNSHIP.....	102
4.2	POTENTIAL PARTNERS FOR THE STRATEGY	102
4.3	THE CONSULTANT TEAM	104



EXECUTIVE SUMMARY

The Agricultural Viability Strategy was designed to enhance the viability and sustainability of agriculture and position agriculture in the Township for growth and further economic development. It was developed in the context of a vision for the future:

The Township of Langley supports agriculture while fostering and encouraging sustainable and viable production. Farmers are respected and appreciated for their contributions to the community and its citizens.

In order to facilitate the vision, the Township of Langley should focus its energy for agricultural development on four main strategy areas:

1. Providing a welcoming business environment for farming
2. Providing the required services and infrastructure
3. Providing a secure agricultural land base
4. Supporting farmer use of best farm management practices.

Within these four strategy areas, the Agricultural Viability Strategy identifies 34 initiatives that result in 85 policy statements and 58 suggestions for action. The Agricultural Viability Strategy is designed to be fully implemented over a period of approximately 20 years with actions identified for the short term (the first 5 years), medium term (6 to 10 years), and long term (11 to 20 years). Many of the actions require few resources and can be implemented quickly. Early adoption of selected policies and actions can help build a positive attitude for increased agricultural development that will create momentum and further public support for some actions that may require more resources and time. The implementation component was designed to build momentum for implementation of the entire strategy.

Adoption of the Agricultural Viability Strategy will position the Township of Langley to continue as one of the fastest growing agricultural jurisdictions in BC by attracting agricultural businesses that can use the Township's available land for agriculture. The Township's Agricultural Advisory Committee will be expected to play a key role in implementation of the strategy by providing coordination and leadership to the process.

The total funding for implementing the Agricultural Viability Strategy is \$2.7 million over 20 years, or about \$135,000 per year. It represents a relatively small investment for an industry that currently produces more than \$277 million annually (total investment of \$2.7 million over 20 years is less than 1% of the current one-year value of the industry). The funding would ensure that the recommended actions are implemented, mostly by Township staff from several departments (such as Economic Development, Long Range Planning, Water Resources Engineering) and some

consulting assistance. Other potential funding sources may include rural area special assessments and contributions from industry partners.

The following table identifies the initiatives, policies and actions, by strategy area, and outlines the expected benefits to be derived.

Table 1: Policies and Actions for the Agricultural Viability Strategy

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
PROVIDING A WELCOMING BUSINESS ENVIRONMENT	2.1.1 Township Council	<ul style="list-style-type: none"> ▪ Support strengthening the agricultural economy consistent with Sustainability Charter ▪ Support consistency in regulations and bylaws ▪ Encourage agricultural policies that are sensitive to the needs of farm producers and processors. ▪ Support meetings and discussions where agriculture can be encouraged ▪ Support positive staff contact with industry ▪ Support increasing staff knowledge about agriculture 	<ul style="list-style-type: none"> ▪ Assess current expectations of various services to agriculture and determine resources necessary to assist the industry with economic development and support 	<ul style="list-style-type: none"> ▪ Provides welcoming environment at decision-making level ▪ Increases agricultural development and expansion ▪ Increases economic contribution of agricultural industry
	2.1.2 AAC	<ul style="list-style-type: none"> ▪ Support having an active and effective Agricultural Advisory Committee ▪ Support ongoing monitoring of selected indicators affecting agriculture in the Township 	<ul style="list-style-type: none"> ▪ Request work plan and ensure budget provided ▪ Provide reports on agricultural activities and update the Agricultural Profile as appropriate 	<ul style="list-style-type: none"> ▪ Supports important role of the AAC ▪ Strengthens farming in the Township ▪ Confirms commitment to agriculture
	2.1.3 Partnerships	<ul style="list-style-type: none"> ▪ Support partnerships with other organizations and agencies and working together to enhance agricultural production in the Township and the region 	<ul style="list-style-type: none"> ▪ Request the AAC review the merits of a local farm organization 	<ul style="list-style-type: none"> ▪ Involves other groups and agencies in agricultural development ▪ Increases support for farming ▪ Increases knowledge about agriculture ▪ Facilitates local farmer input to decision-making
	2.1.4 Promotion of Agriculture	<ul style="list-style-type: none"> ▪ Support agriculture as an important economic contributor ▪ Encourage citizens to learn about the role and importance of agriculture ▪ Support the annual farm tour ▪ Support Recreation, Culture and Parks and other departments for the sustainability of rural fairs and other cultural and heritage events ▪ Support increasing tourism and jobs that may be related to rural fairs and other cultural and heritage events ▪ Encourage additional cultural and heritage events related to food and 	<ul style="list-style-type: none"> ▪ Prepare a brochure outlining the role and importance of agriculture ▪ Evaluate encouraging farmers to erect appropriate signs indicating crops grown or other agricultural activities ▪ Undertake a study on the economic impact of agriculture ▪ Request the EDAC, AAC, HAC jointly identify tourism routes 	<ul style="list-style-type: none"> ▪ Provides welcoming environment by promoting agriculture ▪ Involves other Township groups in promotion of agriculture ▪ Increases jobs in the Township ▪ Fosters agricultural sustainability and food security

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
PROVIDING A WELCOMING BUSINESS ENVIRONMENT		<p>culinary products and agricultural background of the community</p> <ul style="list-style-type: none"> ▪ Encourage heritage and cultural organizations to research, document, and publicly exhibit all materials that support rural fairs and other cultural and heritage events ▪ Support protection of significant agricultural heritage buildings, roads, museums, and other cultural facilities ▪ Support collaboration among those involved with agricultural heritage buildings, roads, museums, and other cultural facilities with those involved in tourism and other economic development initiatives ▪ Support educators to make use of agricultural heritage buildings, roads, museums, and other cultural facilities ▪ Support First Nations agricultural development on First Nations land within the Township 		
	<p>2.1.5 Plans for Crises and Disasters</p>	<ul style="list-style-type: none"> ▪ Support working with all agencies and groups to address agricultural crises and disasters ▪ Support emergency planning at the Township and Provincial levels to address flooding issues and concerns 		<ul style="list-style-type: none"> ▪ Provides welcoming environment by protecting farming from crises and disasters ▪ Ensures rapid recovery and business continuity after crises and disasters
	<p>2.1.6 Role of Intensive Agriculture</p>	<ul style="list-style-type: none"> ▪ Support the intensification of agriculture consistent with Township plans, bylaws and regulations 	<ul style="list-style-type: none"> ▪ Develop knowledge of concentration of agricultural businesses and develop information to assist potential farmers ▪ Assess the current mix of land parcels in the ALR 	<ul style="list-style-type: none"> ▪ Provides welcoming environment to attract new farmers ▪ Strengthens farming in the Township
	<p>2.1.7 Labour and Labour Housing Options</p>	<ul style="list-style-type: none"> ▪ Encourage the students of School District #35, Kwantlen Polytechnic University and Trinity Western University to consider seasonal or temporary agricultural employment ▪ Encourage educational institutions to promote work experiences on local farms to their students ▪ Encourage non-permanent housing for seasonal or temporary workers 		<ul style="list-style-type: none"> ▪ Provides welcoming environment by supporting farmers labour and labour housing needs ▪ Supports local labour efforts ▪ Encourages connections between farmers and educators
	<p>2.1.8 Farms on ALR Land</p>	<ul style="list-style-type: none"> ▪ Support the promotion of farming options to owners of smaller parcel land in the ALR that is not being farmed ▪ Support agricultural production on ALR land where residential use may be the primary use ▪ Support agricultural production on Township land or land owned by other governments where practical and possible 	<ul style="list-style-type: none"> ▪ Provide seminars or workshops to encourage farming options ▪ Prepare and maintain an inventory of land available for rent or lease to active farmers ▪ Approach the Federal Department of National Defence to facilitate leasing 	<ul style="list-style-type: none"> ▪ Shows support for farming as the principal use on agricultural land ▪ Encourages additional farming on smaller parcels and promotes food security ▪ Provides a welcoming environment for farming by encouraging farming on all available agricultural land

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
PROVIDING A WELCOMING BUSINESS ENVIRONMENT			<p>of land for new farmers</p> <ul style="list-style-type: none"> Seek consensus among other BC Municipalities for reform of the farm tax system 	
	2.1.9 Awareness of Normal Farm Practices	<ul style="list-style-type: none"> Support efforts of the BCMA and the agricultural industry to inform the public about normal farm practices Support the use of a Restrictive Covenant, using Section 219 of the Land Title Act, on new residential and commercial parcels adjacent to agricultural properties Encourage area realtors to ensure purchasers of properties are aware of normal farm practices Support the BC Agriculture in the Classroom Foundation's "Agriculture in the Classroom" program to help educate young people about farming 	<ul style="list-style-type: none"> Continue work with the Propane Cannon Task Force Inform, through use of the website the presence of normal farm practices Use the "Current News and Initiatives" section of the website to educate residents about normal farm practices 	<ul style="list-style-type: none"> Provides welcoming business environment by informing citizens about normal farm practices occurring on area farms
	2.1.10 Good Neighbour Policy	<ul style="list-style-type: none"> Encourage positive relationships among all citizens 	<ul style="list-style-type: none"> Prepare and promote a "good neighbour" policy 	<ul style="list-style-type: none"> Provides a welcoming environment for farming Promotes positive relationships among farmers and other citizens
	2.1.11 Agri-tourism	<ul style="list-style-type: none"> Encourage agri-tourism and culinary tourism Support organizations striving to increase agri-tourism and culinary tourism in the Township 	<ul style="list-style-type: none"> Amend bylaws and regulations to encourage agri-tourism and culinary tourism Include agri-tourism opportunities in conferences, seminars and workshops 	<ul style="list-style-type: none"> Strengthens farming in the Township Provides additional opportunities for farmers
	2.1.12 Education and Training	<ul style="list-style-type: none"> Recognize the importance of education and training for the growth and development of the agricultural sector Support additional education and training for local farmers and others interested in agriculture. 	<ul style="list-style-type: none"> Prepare, promote, and update a list of agricultural education opportunities offered by local educators Initiate meetings with local educational institutions to consider ways to support liaison between farm community and educators and researchers 	<ul style="list-style-type: none"> Provides welcoming environment by increasing relationships among educators, researchers and farmers Fosters agricultural sustainability
	2.1.13 Mentoring and Succession Planning	<ul style="list-style-type: none"> Support efforts to encourage people to enter farming 	<ul style="list-style-type: none"> Work with partner organizations willing to introduce an appropriate mentorship program Initiate seminars and workshops on topics for productive farm businesses on smaller land parcels and where topics such as succession planning may be presented 	<ul style="list-style-type: none"> Provides welcoming environment by supporting farmers with succession issues Provides additional knowledge about agriculture Encourages sustainability of the industry through adding new farmers

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
	2.1.14 Amenity Bonuses	<ul style="list-style-type: none"> Consider amenity bonuses for agriculture whenever reasonable and possible 	<ul style="list-style-type: none"> Develop a community amenity contribution policy 	<ul style="list-style-type: none"> Provides welcoming environment by gaining amenities for agriculture Supports farming in the Township
PROVIDING REQUIRED SERVICES AND INFRASTRUCTURE	2.2.1 Water Use and Monitoring	<ul style="list-style-type: none"> Support water conservation efforts by all citizens Support provision of adequate water for agriculture for all farms practicing efficient water use Support appropriate ways to measure water use in the Township 	<ul style="list-style-type: none"> Require water percolation for upland development Undertake a voluntary pilot project to develop water monitoring options Prepare and distribute material identifying water uses and conservation Investigate incentives for decommissioning unused free flowing wells Encourage Metro Vancouver to reduce water costs for local food producing farms Initiate research into other appropriate water sources 	<ul style="list-style-type: none"> Recognizes importance of infrastructure for provision of water to agriculture Extends use of water for all citizens Encourages water conservation practices Helps farmers reduce costs of water Recognizes importance of water for agriculture Provides preliminary data on water use in agriculture
	2.2.2 Undyked Farm Land	<ul style="list-style-type: none"> Encourage farmers to be aware of the dangers from flooding Support maintenance and upgrading of the dykes Encourage senior governments to protect Township farm land 	<ul style="list-style-type: none"> Request support for protection from agricultural land erosion in areas unprotected by the dyke system 	<ul style="list-style-type: none"> Increases infrastructure available to farming Retains valuable agricultural land and fosters food security Provides safe conditions for farming Provides for public safety
	2.2.3 Drainage and Ditch Maintenance	<ul style="list-style-type: none"> Work with the farm community to ensure ditch drainage and maintenance address farmer needs Support existing ditch drainage and maintenance in an environmentally sustainable manner Encourage farmers to reduce the levels of vegetative growth occurring in ditches 	<ul style="list-style-type: none"> Develop Drainage and Dyking Committee to obtain farm community input into concerns with ditch drainage and maintenance Review relationship with DFO to ensure protection of fish habitat does not overwhelm efforts to perform ditch maintenance Review budget for ditch maintenance with intention to increase the amount provided 	<ul style="list-style-type: none"> Supports cleaner ditches and better drainage infrastructure Continues to protect fish habitat Supports activities of senior governments Encourages farmers to protect environment Fosters agricultural sustainability
	2.2.4 Road Access and Traffic Issues	<ul style="list-style-type: none"> Consider the needs of the agricultural community in the planning of the road network and future road improvements Encourage farmers moving farm equipment follow recommendations of the BCMT and ICBC Require AIA for road improvements or new roads within the ALR Review road standards to ensure that road development meets the growing road demand 	<ul style="list-style-type: none"> Ensure signage is placed in farming areas Introduce a pilot project to determine value of selected technological innovations Review Master Transportation Plan to address traffic issues faced by agriculture 	<ul style="list-style-type: none"> Ensures farmer input into infrastructure needs Supports rural road network for agriculture Ensures safe movement of farm equipment

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
PROVIDING REQUIRED SERVICES AND INFRASTRUCTURE		<ul style="list-style-type: none"> Support appropriate agricultural signage Recognize equestrian, cycling and other non-traditional road uses 		
	2.2.5 Processing and Value-Added	<ul style="list-style-type: none"> Support food processing on area farms Support efforts to attract food processors by supporting infrastructure needs Support the use of food hubs or clustering as a strategy for increasing agricultural production 	<ul style="list-style-type: none"> Ensure the development of the agricultural industry is considered by EDAC and other relevant bodies Develop initiatives to encourage processing as supported by the ALC Consult stakeholder groups for the development of a food hub 	<ul style="list-style-type: none"> Supports infrastructure development for agriculture Provides additional opportunities for farming Enhances economic development Fosters food security
	2.2.6 Farmers' Markets	<ul style="list-style-type: none"> Support farmers making their products available for local purchase Encourage farmers' markets in the Township 		<ul style="list-style-type: none"> Supports infrastructure for agriculture and supports community building Increases agricultural development and expansion and fosters food security Supports citizens buying locally produced agricultural products and services
	2.2.7 Recreation, Walking and Cycling Trails	<ul style="list-style-type: none"> Support multi-use trails in, or adjacent to, agricultural land when concerns of the agricultural community and minimizing conflict are considered 	<ul style="list-style-type: none"> Place signage to inform and educate users about farming where agricultural land may be part of a multi-use trail Reinforce public rights-of-way routes that cross agricultural areas using gateways, trailheads or fencing 	<ul style="list-style-type: none"> Supports infrastructure related to agriculture Encourages support for agriculture in the Township
PROVIDING A SECURE AGRICULTURAL LAND BASE	2.3.1 Protection of Agricultural Land	<ul style="list-style-type: none"> Support the protection of agricultural land for agricultural purposes Support seeking advice from AAC for applications for removal, boundary adjustment, sub-division or non-farm use Support input to the ALC on applications for exclusion or adjustment to ALR 	<ul style="list-style-type: none"> Review bylaws and regulations to be consistent with provincial standards for farming Implement an agricultural impact assessment process Review options to be used in situations where agricultural land may be removed from the ALR Develop a process to link farmers who may wish to obtain top soil with developers and others who may be removing it 	<ul style="list-style-type: none"> Protects valuable agricultural land and provides a more secure land base for agriculture Protects agricultural land for agricultural purposes Fosters agricultural sustainability and future food security
	2.3.2 Salmon River Watershed	<ul style="list-style-type: none"> Support recommendations of the Township Water Management Plan Support resources to mitigate impact of development in the Salmon River Uplands on flooding in the Lowlands 	<ul style="list-style-type: none"> Develop and implement flood control plan with Fort Langley farmers Undertake specialized planning for Uplands for appropriate water supply for agriculture 	<ul style="list-style-type: none"> Recognizes impact of development on agriculture Reduces flooding to increase production and extend range of crops Provides water for future agriculture

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
PROVIDING A SECURE AGRICULTURAL LAND BASE	2.3.3 Agricultural Zoning	<ul style="list-style-type: none"> Encourage agricultural use for land zoned for agriculture 	<ul style="list-style-type: none"> Review rural zones within Zoning Bylaw No. 2500 Update the Rural Plan 	<ul style="list-style-type: none"> Maximizes agricultural uses on agricultural land Minimizes number of zones and reduces confusion Confirms commitment to agriculture
	2.3.4 Agricultural Edge	<ul style="list-style-type: none"> Support new urban growth within the six existing established urban centres in the Township Support edge planning where the ALR abuts non-ALR land Encourage citizens in the ALR, who are not farming, to consider buffering or residential site planning where land abuts active farming operations 	<ul style="list-style-type: none"> Initiate a pilot project designed to evaluate the impact of managing the agricultural edge using BC Ministry of Agriculture guidelines for edge planning 	<ul style="list-style-type: none"> Provides for more secure land base for agriculture Reduces rural/urban conflict Encourages agricultural development and fosters food security Minimizes impact of farming operations and impact of other land uses on farms
	2.3.5 Buildings on Agricultural Land	<ul style="list-style-type: none"> Support building setbacks (with site specific considerations recognized) and residential building size guidelines on agricultural land 	<ul style="list-style-type: none"> Review provincial guidelines for residential use in the ALR and adopt appropriate bylaw 	<ul style="list-style-type: none"> Reduces the impact of buildings on agricultural land Protects agricultural land for agricultural purposes
SUPPORTING FARMER USE OF BEST FARM MANAGEMENT PRACTICES	2.4.1 Open Air Burning	<ul style="list-style-type: none"> Encourage farmers to reduce, or eliminate, open air burning Support the use of air curtain incinerators and other technological innovations Support the burning of regular agricultural waste when it cannot be recycled 	<ul style="list-style-type: none"> Investigate improved technology related to open air burning 	<ul style="list-style-type: none"> Encourages farmer best management practices Minimizes impact of open air burning on air quality Reduces citizen respiratory issues
	2.4.2 Chemical Use	<ul style="list-style-type: none"> Support farmer use of chemicals used in a responsible manner and applied according to label directions Encourage farmers to have the required training for use of chemicals on their farms 		<ul style="list-style-type: none"> Supports accepted and normal farm practices
	2.4.3 Wildlife Habitat	<ul style="list-style-type: none"> Support farming practices that enhance wildlife and wildlife habitat 		<ul style="list-style-type: none"> Supports wildlife habitat Encourages farming yet demonstrates consideration for effects of farming on wildlife
	2.4.4 Farming Near Watercourses	<ul style="list-style-type: none"> Work closely with the farm community regarding farming near watercourses Support farmers using best management practices for activities that may impact the quality of surface and groundwater 		<ul style="list-style-type: none"> Supports farmer use of best management practices Minimizes impact of farming operations on others
	2.4.5 Nutrient Management	<ul style="list-style-type: none"> Support the Agricultural Waste Control Regulation Support livestock farmers and other farmers that use manure on their properties having a nutrient management plan Support guidelines for managing manure on area farms 	<ul style="list-style-type: none"> Explore options for manure treatment, and share this information with the farm community 	<ul style="list-style-type: none"> Supports farmer best management practices Minimizes farming impacts on the environment

Area	Initiative	Policy	Action	Benefit to Township/Agriculture
SUPPORTING FARMER USE OF BEST FARM MANAGEMENT PRACTICES	2.4.6 Environmental Farm Planning	<ul style="list-style-type: none"> Support Environmental Farm Plan Program 	<ul style="list-style-type: none"> Seek consensus among other municipalities for “enhanced farm tax status” for farmers completing, and updating, Environmental Farm Plans 	<ul style="list-style-type: none"> Supports farmer best management practices Minimizes farming impacts on the environment
	2.4.7 Land Stewardship	<ul style="list-style-type: none"> Support principle that farmers should be compensated for protection of the environment that results in benefits to citizens at large provided funding sources are available and investments exceed existing requirements of law and regulation 	<ul style="list-style-type: none"> Undertake a pilot project to support the principles of the Ecological Services Initiative 	<ul style="list-style-type: none"> Supports protection of the environment Supports farmer best management practices
	2.4.8 An Attractive Farm Community	<ul style="list-style-type: none"> Encourage farmers to maintain high standards for cleanliness and attractiveness of area farms 	<ul style="list-style-type: none"> Encourage BCMA to prepare Best Management Guidelines for visual appearance of a farming area 	<ul style="list-style-type: none"> Encourages pride among citizens for agricultural presence Supports agricultural development in the Township



1 INTRODUCTION

The Township of Langley was incorporated in 1873. The population of the Township is approximately 109,000 with a projected increase to more than 211,000 by 2041.² The Township is located in the southwest corner of British Columbia, 45 kilometers (28 miles) east of the City of Vancouver and in the agriculture-rich Fraser Valley. The northern boundary is the Fraser River and the southern boundary is the United States border. West of the Township are the cities of Surrey and Langley and to the east is the City of Abbotsford. The western boundary is 196 Street (except where bordered by the City of Langley) and the eastern boundary is 276 Street.

The Township has a land mass of 316 square kilometers (122 square miles)³, 75% of which is within the Agricultural Land Reserve and the Township contains one-half of all the farms in Metro Vancouver. Being adjacent to the large population growth areas in Metro Vancouver presents the opportunity to help feed this large population base. This is a positive factor that may contribute to economic development of agriculture in the Township.

Approximately 73% of the parcels in the ALR are smaller than 4 hectares (10 acres) with only 14% more than 8 hectares (20 acres). The average parcel size is 5.5 hectares. Agriculture is diverse. There are strong, intensive agricultural businesses marketing products beyond the Township mixed with smaller, less intensive but viable, businesses that produce products and services for local markets. The Township, with farm gate sales of more than \$277 million annually, realizes an important economic contribution from the industry. With many parcels in the Township currently under-utilized for farming, there is considerable opportunity for growth. Between 2005 and 2010, additional agricultural development was attracted to the Township and it is expected the adoption of the Agricultural Viability Strategy can increase this development.

The BC Ministry of Agriculture recently projected strong future demand for BC's agricultural products.⁴ Expecting increasing demand from emerging economies such as China, India and the Pacific Rim, the Ministry predicted a \$3.5 billion increase in the value of BC's agricultural output over the next five years. The challenge of increased production to meet this demand, coupled with that of a vibrant local food market, is expected to lead to the use of increasingly sophisticated technology and larger farms in the Township.

The purpose of the Agricultural Viability Strategy is to enhance the viability and sustainability of agriculture and position agriculture in the Township for growth and further economic development.

² Metro Vancouver, *Regional Growth Strategy*, July 2011.

³ Township of Langley, *Water Management Plan*, November 2009, p. 14.

⁴ BC Ministry of Agriculture, *BC Agri-Foods: A Strategy for Growth*, March, 2012.

1.1 MAIN AREAS OF EMPHASIS

The first two phases in the development of the Agricultural Viability Strategy identified a number of challenges to agriculture in the Township, such as:

- high land prices
- regulatory and policy constraints
- restrictive fisheries regulations
- access to sufficient water for irrigation
- sustainability of water supply, rising water consumption and protection of groundwater
- difficulties with regional and other drainage systems
- obtaining building permits and approvals efficiently
- inadequate signage
- parcelization and small lot farming.

Opportunities were also identified. These included:

- increasing organic production
- more niche marketing
- more agri-tourism
- more farmers' markets
- more direct marketing operations
- increasing use of anaerobic digesters and energy production
- additional marketing and sales to consumers in Metro Vancouver.

How can the Township of Langley most effectively encourage agricultural development and expansion and address the challenges and opportunities being faced? The Strategy recognizes four key, interconnected strategy areas that, when implemented, are most likely to produce the desired results. The strategy areas are linked to each other and each plays a critical role in the Agricultural Viability Strategy. They are described below and illustrated in Figure 1.

1. Providing A Welcoming Business Environment

A welcoming attitude for agricultural expansion among staff and Council will contribute to agricultural development.

2. Providing Required Services and Infrastructure

Provision of the required services and infrastructure is critical for the attraction of additional agricultural businesses.

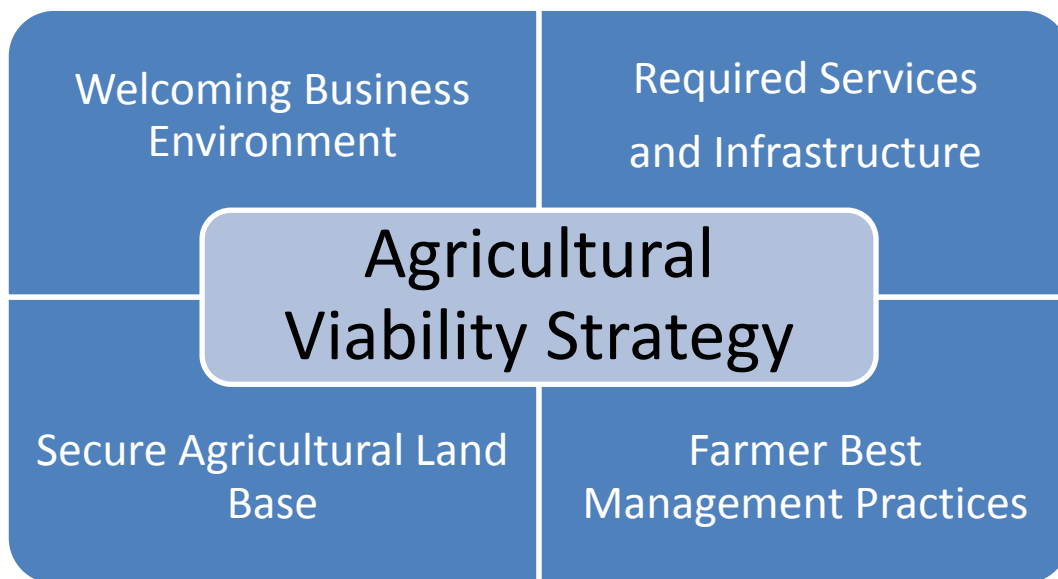
3. Providing A Secure Agricultural Land Base

The Township enjoys the benefits of having three-quarters of its total land base within the Agricultural Land Reserve. Protection of this land for agriculture will encourage farmers to increase agricultural development in the Township.

4. Supporting Farmer Use of Best Farm Management Practices

Although there is strong support for agriculture in the Township, farmers must continue to farm in a manner that is sensitive to the needs of other citizens. By doing so, support for additional agricultural development will continue.

Figure 1: Strategy Areas of the Agricultural Viability Strategy



1.2 SUPPORT FOR AGRICULTURE IN THE TOWNSHIP

As part of the second phase in development of the Agricultural Viability Strategy, a statistically valid community survey and four focus groups were conducted in 2011. They were designed to gain input from farmers, farm associations and members of the non-farming public. Over 1,400 telephone surveys were completed and over 70 people attended the four focus groups.

Agriculture was strongly supported by the community. Farming was identified as either "Very" or "Somewhat" important by 95% of all urban survey respondents and 96% of rural respondents. Fully 100% of urban respondents felt that local food production should be encouraged.

The survey found that full-time farmers are a minority in the community representing only 9% of farmers. Most farmers are farming on a part-time basis and 45% indicated that less than 10% of their income is from farming. The survey data suggests there is considerable room for farm expansion and room to encourage more full-time, intensive farming.

A review of the survey responses to four open-ended questions revealed positive community support for preservation of land in the Agricultural Land Reserve, which was considered to be the most important way to strengthen farming in the Township. There was also community support for Council and staff playing a larger role in strengthening farming in the Township.

The community support for farming was also evident when the Township adopted its *Sustainability Charter* in 2008 to provide higher-level policy direction to Township planning documents, bylaws, and regulations. One of the economic objectives was to strengthen the agricultural economy. The vision in one of the goals is to respect the rural character and heritage of the Township.

1.3 GUIDING PRINCIPLES AND VISION

The Agricultural Viability Strategy was developed in the context of six guiding principles and a vision that arose through public and farmer consultation.

Guiding Principles

The following guiding principles, identified in consultation with the Agricultural Viability Strategy Task Force, provide the context for the Agricultural Viability Strategy. The Strategy will:

- address farm viability issues such as:
 - ✓ potential for local food production
 - ✓ diversification opportunities, food processing and value-added
 - ✓ economic challenges
 - ✓ conflicts with urbanization and higher traffic volumes
 - ✓ environmental issues such as open air burning and land stewardship
 - ✓ water availability for agriculture
 - ✓ competition for agricultural land from other uses
- focus on the development of broad policy directions for the future of farming in the Township
- encourage and enhance farming in a balanced manner
- provide an implementation strategy that focuses on solutions to agricultural issues
- provide a communications plan as part of the implementation strategy to improve agricultural awareness and understanding
- ensure a partnership initiative to maximize partnerships and community cooperation.

Vision

The vision for agriculture in the Township is the following:

The Township of Langley supports agriculture while fostering and encouraging sustainable and viable production. Farmers are respected and appreciated for their contributions to the community and its citizens.

1.4 THE PLANNING AREA

The planning area for this Strategy is the land within the Agricultural Land Reserve and adjacent lands zoned for agricultural use. The Township has a land mass of 316 square kilometers (122 square miles)⁵ and approximately 75% of its land base lies within the ALR, as seen in Figure 2. The Township contains one-half of all the farms in Metro Vancouver (formerly the Greater Vancouver Regional District⁶).

1.5 OVERVIEW OF THE PLANNING PROCESS

The following three phases were completed in the planning process:

Phase 1 – development of an Agricultural Profile summarizing existing agricultural activity in the Township

Phase 2 – a public and stakeholder consultation

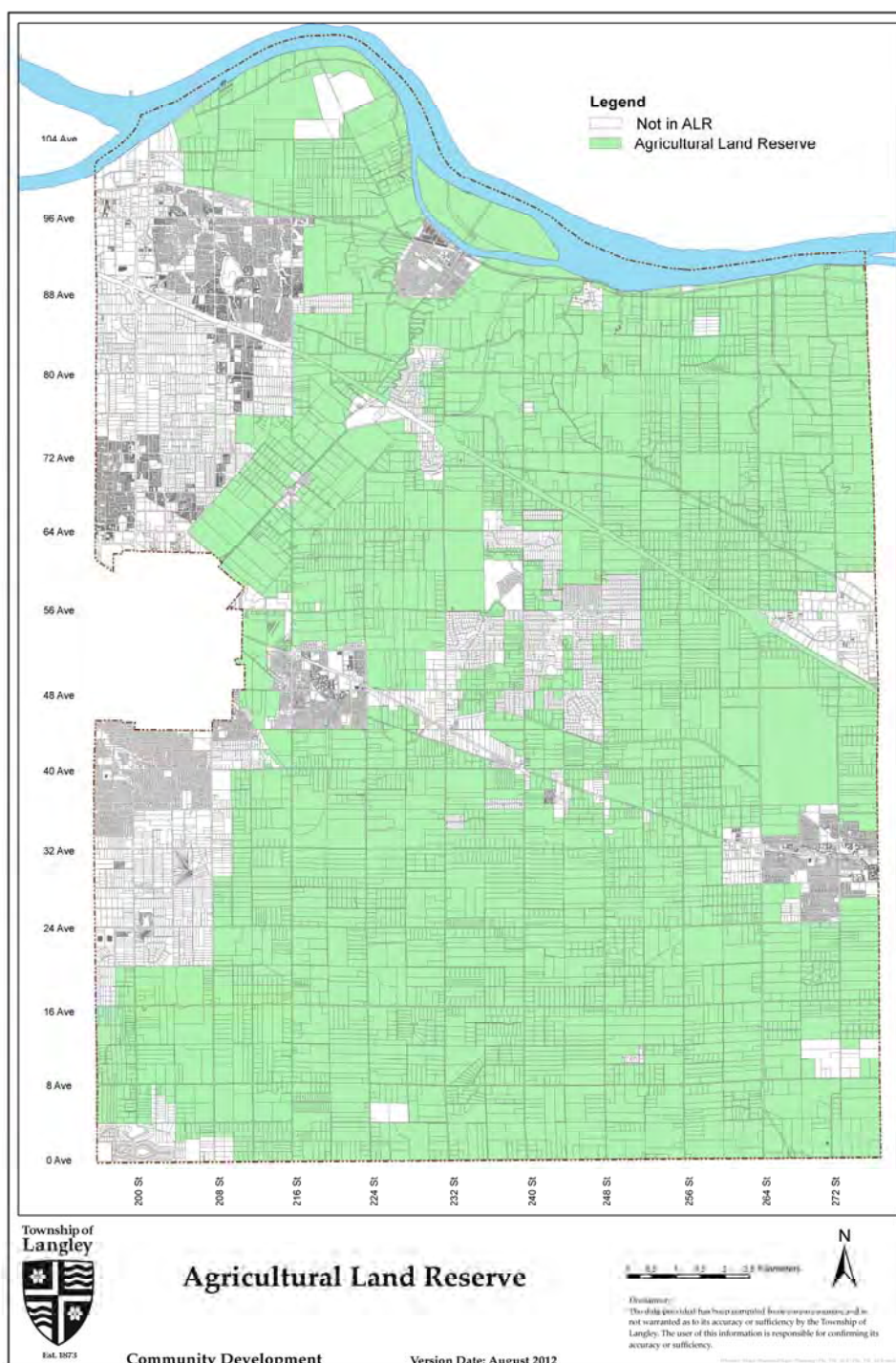
Phase 3 – development of the Agricultural Viability Strategy. Steps taken in Phase 3 included:

- ✓ a review of materials assembled in Phases 1 and 2
- ✓ regular meetings with the Agricultural Viability Strategy Task Force
- ✓ preparation of a Draft Strategy
- ✓ council review of the Draft Strategy
- ✓ public review of the Draft Strategy
- ✓ finalization of the Agricultural Viability Strategy.

⁵ Metro Vancouver, *Regional Growth Strategy*.

⁶ Composed of 22 member municipalities and one electoral area and including the Township of Langley.

Figure 2: ALR Land in the Township of Langley





2 AGRICULTURAL VIABILITY STRATEGY

The Agricultural Viability Strategy comprises four strategy areas:

- 2.1 Providing a welcoming business environment
- 2.2 Providing required services and infrastructure
- 2.3 Providing a secure agricultural land base
- 2.4 Supporting farmer use of best farm management practices.

Numbered initiatives are identified for each strategy area. For each initiative, a discussion explores the issue and it is followed by an objective and, as appropriate, policies to be adopted and actions to be accomplished. Implementation of policies and actions is outlined, including suggested timelines, resources required, and potential partners. Timelines are short term (the first 5 years), medium term (6 to 10 years), and long term (11 to 20 years). By accepting the Agricultural Viability Strategy, the Township of Langley indicates its commitment to adopting the policies and supporting the identified actions, often in partnership with other agencies and groups. A list of acronyms identifying potential partners is available in Appendix 4.2.

2.1 PROVIDING A WELCOMING BUSINESS ENVIRONMENT

The Township of Langley can contribute to agricultural viability by building support among staff and Council for agricultural development. The purpose of this strategy area is to create the conditions that welcome agricultural development in the Township.

2.1.1 Township of Langley Council

Supporting agriculture at the Township's political level sends a message to farmers that their interests will be considered in the Township.

Discussion:

The benefits of creating a culture where farming is expected and where development is encouraged may be enhanced by positive handling of requests by Township staff and understanding of farming challenges by Township Council. Township staff is often the first point of contact for farmers wishing to expand their businesses.

In Canada, agriculture is managed and regulated by the federal, provincial and municipal levels of government and, in some cases, the regional level. The federal government may regulate farmers through Agriculture and Agri-Food Canada or through other departments and agencies such as Fisheries and Oceans Canada. The provincial government regulates farming through provincial legislation developed by the BC Ministry of Agriculture or other Ministries such as the Ministry of the Environment. The *Local Government Act* and *Community Charter*, managed by the provincial government, identify the role of municipalities in zoning and land use planning, for example. Regionally, Metro Vancouver has been active with agricultural issues where they impact air quality and the environment and in the preparation of its regional food strategy. Farmers will find it more difficult to create viable farm businesses if there are inconsistencies in policy among the different levels of government.

The Township of Langley is governed by a Mayor and eight councillors, elected for three-year terms. Township bylaws and regulations that have an impact on farming must be consistent with the *Agricultural Land Commission Act* and other relevant provincial legislation.

The Township of Langley created an Agricultural Advisory Committee, as a Committee of Council. The AAC has a mandate to provide advice to Council on issues affecting agriculture. While Council is responsible for policy making, municipal staff translate policy into action and deliver municipal services such as public works, engineering and recreation, culture, and parks that affect farming.

The Township also developed a *Sustainability Charter* in 2008 to provide a high-level policy to guide future planning efforts, work plans, and budgets. The *Sustainability Charter* supports strengthening of the Township's agricultural economy within the context of a community that is "socially, culturally, economically and environmentally balanced."

Provision of adequate resources to support agriculture at the local level may require Council support and additional funding for actions and activities once provided by senior governments but now expected from local governments.

Objective:

To assure farmers that agriculture is important in the Township and to support agriculture at the Township level.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support strengthening the Township’s agricultural economy consistent with the goals and principles of the *Sustainability Charter* (AAC, EDD,EDAC)
- ✓ Support regulations and bylaws related to agriculture that are consistent with those of the Federal and Provincial levels of government (AAC)
- ✓ Encourage regional, provincial, and federal governments to establish agricultural policies and protocols that are sensitive to the needs of farm producers and processors (AAC, EDD, commodity groups)
- ✓ Support participating in regional and provincial discussions where agriculture is encouraged (AAC)
- ✓ Support positive staff contact with individuals and all industry groups, including agriculture, wishing to expand or establish their businesses (AAC, EDAC)
- ✓ Support increasing staff knowledge about agriculture by supporting staff training and attendance at relevant agricultural workshops and seminars (AAC)

Implementation:

- Investigate options
- Determine priority items consistent with the *Sustainability Charter*
- Appoint Council member to “spearhead” efforts to enhance the agricultural industry

- Analyze regulations and bylaws to determine areas of inconsistency
- Provide adjustments as required

- Work with stakeholders to develop appropriate policy initiatives
- Encourage appropriate agencies to support the needs of farm producers and processors

- Ensure municipal representation on regional and provincial agricultural committees and organizations

- Encourage staff training related to positive public relations

- Encourage staff training related to agriculture and agricultural processing

Action (Partners):

The Township of Langley, *in the **short term and ongoing***,

- ✓ Assess current expectations of various services to agriculture and determine resources that may be necessary to assist the industry with appropriate economic development and support (AAC, EDD)

Implementation:

- Assess value of current services to the agricultural community
- Meet with AAC and stakeholders to determine expectations
- Develop and prioritize needed services and support

Resources:

Implementation will require staff and committee time and training costs to be included in future budgets. Additional services and support will be identified in future line department budgets.

2.1.2 Agricultural Advisory Committee

It is anticipated that the Agricultural Advisory Committee will coordinate and provide leadership to the implementation of the Agricultural Viability Strategy. An effective Agricultural Advisory Committee can provide Council with advice and solutions to assist with occasionally contentious issues such as the impact of bird control methods or odours from manure storage and handling and others. To maintain agricultural development and assess progress against objectives, the Township will ensure the collection and reporting of data relevant to agriculture.

Discussion:

The Agricultural Advisory Committee was established as an advisory committee to Township Council according to the terms of the *Advisory Committee Establishment Bylaw 2008 No. 4700*, as amended. An annual work plan is required by the bylaw.

The purpose of the Agricultural Advisory Committee is to provide advice on public policies and priorities to advance the Township's *Sustainability Charter*. The Charter has these objectives:

- to strengthen the agricultural economy
- to recognize the rural character as an essential community feature
- to protect views, characteristic landscapes, and rural roads
- to preserve the agricultural land base for food production.

The mandate of the Agricultural Advisory Committee, as it was designed, is broad enough to ensure the committee is active and effective in assisting the Township to encourage agricultural development. Its mandate is to:

- establish, facilitate and maintain communication between the rural/agricultural community and council, regarding rural issues
- advise council on rural/agricultural related issues
- advocate for the rural/agricultural perspective
- make recommendations on all aspects of the rural community, including land use, municipal services/infrastructure, environmental issues and socio-economic matters
- assist in developing and implementing a strategy to sustain the agricultural community, improve agricultural viability, encourage the advancement of agriculture while respecting rural lifestyles, and enhance “good neighbour” communications
- review and comment on the issues, plans and specific development applications referred by council or staff
- promote awareness and education of rural issues in Langley
- promote tourism and economic development initiatives with a rural or agricultural theme, including promotion of farm products
- review the objectives of the committee at the end of each calendar year and prepare an annual work program for council approval
- submit an annual report to council, regarding the projects and progress of the committee
- liaise with other advisory committees, as necessary.

Within the context of its annual report, it is expected that the Agricultural Advisory Committee will report to Council on the status of agricultural development in the Township based on information from selected indicators.

Objective:

To provide for an active and effective Agricultural Advisory Committee.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support having an active and effective Agricultural Advisory Committee (AAC)
- ✓ Support ongoing monitoring by the Agricultural Advisory Committee of selected indicators affecting agriculture in the Township (AAC, staff)

Implementation:

- Refer agricultural issues to the AAC
- Provide sufficient staff support
- Determine appropriate agricultural indicators
- Report regularly on selected indicators

Actions (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Request an annual work plan from the Agricultural Advisory Committee and ensure an appropriate budget for completion of the work plan

The Township of Langley, *in the medium to long term,*

- ✓ Provide reports on agricultural activities and update the Agricultural Profile as appropriate (AAC, IAF)

Implementation:

- Ensure that an annual work plan is identified
- Recognize an appropriate annual budget within relevant line department

- Ensure that reporting is undertaken as required by bylaw
- Request the Profile be updated every 5 years, as new Census of Agriculture data becomes available

Resources:

Implementation of these policies will require staff and committee time to be included in future budgets. The cost of implementing the first action item will be identified in future line department budgets. It is estimated that each profile update (scheduled for 2016 and 2022) will cost \$10,000.

2.1.3 Partnerships

Building partnerships within the Township, and beyond its boundaries, is an appropriate way to support agricultural production and viability.

Discussion:

Studies have demonstrated the merits of developing partnerships to achieve greater benefits for everyone. A study commissioned by the Agricultural Institute of Canada identified “relationship building” as one of the important characteristics of leading farmers.⁷

Identification of appropriate partners, and building working relationships with them, is important for encouraging agricultural development. Partners helpful in the past are organizations like the Langley Environmental Partners Society, Circle Farm Tours, and the Fraser Valley Farm Direct Marketing Association. Other partners that may be helpful in the future are the recently established Langley Sustainable Agriculture Foundation and the Langley Economic Development

⁷ Saskatchewan Agrivision Corporation Inc., *Re-Defining Agriculture*, prepared for the Agricultural Institute of Canada, February 2007.

Commission. Helpful and useful partners also include Langley’s excellent post-secondary education institutions and School District #35.

The survey of the community conducted during Phase 2 of the Agricultural Viability Strategy identified that farmers need a stronger voice. As the community continues to urbanize and farmer numbers decline relative to the non-farm community, it will continue to be difficult for farm-related issues to receive attention. Some communities, such as the City of Richmond and the Corporation of Delta, have successfully supported a Farmers’ Institute to represent farmers at the local level, regardless of the commodity they produce.

Effective partnerships with adjacent municipalities such as the cities of Langley, Surrey, and Abbotsford, as well as Metro Vancouver, may be useful for advancing agricultural viability. The Township of Langley contains one-half of the farms in Metro Vancouver and the adjacent City of Abbotsford is the highest-producing agricultural jurisdiction in BC.

Forming partnerships to facilitate expansion of specific agricultural industries such as the Langley horse industry or greenhouse industry may be appropriate for reaching short, medium, and longer term goals.

Objective:

To encourage partnerships to expand agricultural production.

Policy (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Support partnerships with other organizations and agencies and working together to enhance agricultural production in the Township and the region (AAC, farm community, commodity groups, other agencies)

Implementation:

- Develop a list of potential partners
- Encourage partnerships between organizations with common goals

Action (Partners):

The Township of Langley, *in the **medium** term,*

- ✓ Request the Agricultural Advisory Committee to review the merits of having a local farm organization such as a Farmers’ Institute to better represent the views of the entire Township’s farm community and to promote the development of a local organization if considered important by the farm community (AAC, IAF, farm community)

Implementation:

- Review effectiveness of farm organizations in other B.C. municipalities
- Review possible models for farm organizations
- Report results of review

Resources:

Implementation will require staff and committee time to be included in future line department budgets. The cost of reviewing the merits of a local farm organization is estimated to be \$8,000.

2.1.4 Promotion of Agriculture

The agricultural industry provides considerable activity in the Township and citizens may be unaware of the economic, cultural, and heritage benefits from agriculture. Promotion of agriculture enhances the welcoming business environment for the industry.

Discussion:

A large portion of the Township land base is reserved for agriculture. Generally speaking, Township residents support the use of agricultural land for agricultural purposes. Although the telephone survey conducted in Phase 2 of the Agricultural Viability Strategy found that 100% of urban respondents felt that local food production should be encouraged, and 96% of farmers and 98% of rural non-farmers agreed, it is important to promote the economic value of an agricultural industry given that other uses for agricultural land may be more attractive to some residents.

Studies of the economic impact of agriculture have been completed in other municipalities in BC and have shown that, when the economic contribution of agriculture to the total community was better understood, citizens and municipal leaders showed more positive acceptance of agriculture as an important economic contributor.

A brochure may be useful to explain the role of agriculture in the Township, including normal farm practices resulting from a productive industry. Information already prepared for the Agricultural Viability Strategy could be incorporated into the brochure and could also be used on the Township website.

Numerous municipalities in BC have helped citizens better understand agriculture by providing farm tours. The press, local politicians, and other interested people are invited to participate. A meal may be served during or after the tour, featuring local farm products. The farm tour encourages agricultural awareness by providing agricultural information to non-farmers through the local farm press and other information sources. The Township and the Langley Environmental Partners Society have been conducting annual farm tours since 2002.

Some municipalities such as the Corporation of Delta, have had success labelling crops in farm fields to help citizens to identify local crops and also provide support to the annual farm tour.

The importance of food festivals is noted in other research related to small farms in Canada.⁸ Food festivals generate public interest in local agricultural products and services. Celebrations and festivals were identified during the Phase 2 focus groups as an important way to educate people about local food production and farm practices. Some of the Township's most popular events and festivals include: Arbour Day, Municipal Awareness Day, May Day, Canada Day, Aldergrove Festival Days, BC Day, Langley's International Festival, Cranberry Festival, Brigade Days, Douglas Day, and Christmas in Williams Park.

A recent survey of citizens indicated that the "rural character of the community" was the most important reason for choosing to live in the Township of Langley.⁹ The Township's early communities and rural lands are the source of stories, traditions, and events that provide a rich historical and cultural benefit to residents.

Culture and heritage tourism has been estimated to generate 130 full time equivalent jobs in the Township.¹⁰ A culture and heritage tourism inventory¹¹ listed more than 40 agri-tourism assets, ranging from specific farms to vineyards and wineries, nurseries, greenhouses, apiaries and gardens. Heritage buildings contribute to the historical and agricultural background of the Township. There are more than 200 heritage resources documented on the Township's Heritage Inventory including historic buildings, farmsteads, landscape features, historic cemeteries and transportation links.

Examples of rural designated sites include the Annand/Rowlatt Farmstead in Campbell Valley Regional Park, the Houston House and Karr and Karr/Mercer Barn located in Derby Reach Regional Park, the Dixon Residence and Barn in Milner, and a number of other rural residences, pioneer churches, early schools and community halls spread throughout the Township. The Telegraph Trail between 72nd and 80th Avenues is a historically-designated country road. A number of additional buildings and sites have been legally protected through other forms of legislation.

The Township is currently home to a number of museums, including the British Columbia Farm and Agricultural Museum which houses BC's largest pioneer collection of farm machinery. The Fort Langley National Historic Site, the BC Telephone Museum and Archives, the Canadian Museum of Flight and the Langley Centennial Museum opened in 1958 are other museums in the Township.

The Kwantlen First Nation and Matsqui First Nation are subgroups of the Stó:lō people in the Fraser Valley. The Kwantlen First Nation is located primarily near Fort Langley. The Katzie First Nation has a presence in the Township and is also located in Pitt Meadows, Barnston Island, Coquitlam and Maple Ridge. First Nations are reviving traditions and practices. There is public interest in First Nations' cultural traditions and history. Much of this cultural tradition and history relates to rural and agricultural activities such as gaining summer food from roots and berries and the

⁸ Treena Hein, "In praise of food festivals" in *Small Farm Canada*, Nov/Dec 2011.

⁹ *Langley Today* Survey

¹⁰ Grant Thornton, Township of Langley, *Tourism and Heritage Inventory*, 2003.

¹¹ Grant Thornton, Township of Langley, *Tourism and Heritage Inventory*, 2003.

development of tools from bone, wood and stone. The slightly more than 500 acres operated by First Nations is not subject to the terms and conditions of the *Agricultural Land Commission Act*, although it may be farmed by First Nations should they choose to do so.

Objective:

To promote the role of agriculture to citizens and others

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support the agricultural industry as an important economic contributor to the Township economy (AAC, EDD, EDAC, commodity groups)
- ✓ Encourage all citizens to learn about the role and importance of agriculture in the Township (AAC, farm community)
- ✓ Support the annual farm tour organized and conducted by the Agricultural Advisory Committee and the Langley Environmental Partners Society (AAC)
- ✓ Support Recreation, Culture and Parks and other departments for the sustainability of rural fairs and other cultural and heritage events
- ✓ Support increasing tourism and jobs that may be related to rural fairs and other cultural and heritage events
- ✓ Encourage additional cultural and heritage events related to food and culinary products and agricultural background of the community
- ✓ Encourage heritage and cultural organizations to research, document, and publicly exhibit all materials that support rural fairs and other cultural and heritage events

Implementation:

- Monitor agricultural production in the Township
- Regularly determine initiatives which support the economic contribution made by agriculture
- Promote agricultural fairs and other agricultural events
- Feature agriculture on Township website
- Ensure Council participation in the tour
- Encourage media coverage of the tour
- Ensure resources for sustainability of rural fairs and other events
- Encourage liaison between the AAC and Tourism Langley
- Support additional events
- Encourage liaison between AAC and Culture and Heritage organizations
- Continue to support Culture and Heritage organizations

- ✓ Support protection of significant agricultural heritage buildings, roads, museums, and other cultural facilities.
- ✓ Support collaboration among those involved with agricultural heritage buildings, roads, museums, and other cultural facilities with those involved in tourism and other economic development initiatives
- ✓ Support educators to make use of agricultural heritage buildings, roads, museums, and other cultural facilities
- ✓ Support First Nations agricultural development on First Nations land within the Township

- Continue to support Culture and Heritage organizations
- Encourage liaison between AAC and Culture and Heritage organizations
- Continue to support Culture and Heritage organizations
- Continue liaison with First Nations

Actions (Partners):

The Township of Langley, *in the **medium** term,*

- ✓ Prepare a brochure, suitable for distribution to Township citizens and new arrivals to the Township, outlining the role and importance of agriculture in the Township, including information about normal farm practices resulting from a productive industry (AAC, BCMA, IAF, farm community)
- ✓ Evaluate encouraging farmers to erect appropriate signs in well-travelled areas of the Township indicating crops grown or other agricultural activities present (AAC, farm community)

The Township of Langley, *in the **long** term,*

- ✓ The Township undertake a study on the economic impact of agriculture in the Township based on the model used for the recently completed study in the City of Abbotsford (BCMA, IAF, AAC, EDD, EDAC)

Implementation:

- Review requirements
- Work with BCMA for information regarding normal farm practices
- See sample, “Embracing a Farm Community” available in Chilliwack
- Prepare brochure using Township examples and graphics
- Distribute brochure
- Review with farm community
- Establish Committee as required
- Design a common format for the signs
- Appoint appropriate Committee
- Develop Terms of Reference for an agricultural economic impact study

- ✓ The Township request the Economic Development Advisory Committee, the Agricultural Advisory Committee and the Heritage Advisory Committee to jointly identify rural cultural tourism routes that might encourage partnering among cultural and heritage organizations with agri-tourism and other farm-related events and activities (AAC, EDAC, HAC)
 - Investigate options
 - Identify costs of signage and promotion and determine business case for the routes
 - Implement new routes within budget guidelines

Resources:

The cost of implementing the action items will include staff time to be identified in future line department budgets. Based on similar work done in Delta, crop identification signs are estimated at \$150 per sign, excluding installation, and more detailed costs would be projected should the evaluation of the crop identification option be supported. Costs for the Township share of a brochure on the role and importance of agriculture are estimated at \$7,000; costs for an economic impact study are estimated at \$12,000.

2.1.5 Plans for Crises and Disasters

Crises and disasters such as earthquakes or flooding are generally addressed at the provincial or federal government level. Disasters affecting the municipality, such as localized flooding, water contamination, or other local calamities, are handled by the Township. Most municipalities have emergency or crisis plans in place. For example, the Township has completed a farm animal mass carcass disposal emergency plan. The capacity to address crises and disasters supports the provision of a welcoming business environment for agriculture.

Discussion:

The *Provincial Emergency Program* is a division of the Ministry of Public Safety and the Solicitor General, Emergency Management BC. It works with local governments to provide training and support before, during, and after emergencies. There are six regional offices in the province with one in Surrey to work with the Township of Langley. Emergencies affecting agriculture may also be addressed by the BC Ministry of Agriculture (with a regional office in Abbotsford) or the BC Ministry of the Environment (with a regional office in Surrey). Section 2(1) of the *BC Local Authority Emergency Management Regulation –1995* requires local authorities to prepare emergency plans.

Local coordination of emergency plans in the Township of Langley is provided by the Emergency Program Coordinator. The *Langley Emergency Program* is an inter-municipal agency responsible for the provision of emergency planning, preparedness, mitigation, and response expertise to the City of Langley and the Township. The *Emergency Program’s* mission is to enhance public safety and reduce property and economic loss from actual or imminent emergencies or disasters.

Agricultural crises may also be addressed by agricultural commodity associations and agencies.

Objective:

To address agricultural crises and disasters in the Township.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support working with all relevant government agencies and agricultural groups and associations to address crises and disasters affecting the agricultural and rural community (BCMA, PEP, farm community)
- ✓ Support emergency planning at the Township and Provincial levels to address flooding issues and concerns (BCMA, PEP, farm community, Drainage and Dyking Committee)

Implementation:

- Participate in emergency planning for agriculture
- Participate in emergency planning for agriculture

Resources:

Implementation will require staff and committee time to be included in future budgets.

2.1.6 Role of Intensive Agriculture

More intensive agriculture will generally require higher inputs of capital, labour, mechanization, and technology to increase farm production. The Township will continue to encourage the agricultural industry to be as productive as possible.

Discussion:

As identified earlier, farming is seen as a positive activity in the Township. The *Sustainability Charter, Official Community Plan, and Rural Plan* have policies that support agriculture.

About 73% of ALR parcels in the Township are less than 4 hectares in area and only 14% are greater than 8 hectares. Larger land parcels may provide more options for the type of agriculture practiced and thus more productive agricultural development. While small farm holdings can also be very productive, and there are many active farm operations in the Township operating on smaller parcels, smaller parcels may limit the range of uses of the land by excluding some important sectors such as dairy and limiting expansion of poultry operations.¹²

¹² Preliminary analysis of the impact of subdivision on agriculture in the Township of Langley has been done by the BC Ministry of Agriculture, *Agricultural Activity on Small Agriculture Lots in the Fraser Valley Created by Subdivision and Long Term Planning Initiatives – Four Examples in the Township of Langley*, 2009.

More intensive agriculture may support higher levels of agricultural production and economic returns to farmers. Farmers are often faced with the choice among intensifying their farm operation, moving to a location that has lower input costs, or stopping farming. In the Township of Langley, examples of intensive farming operations currently in place include greenhouses, nurseries, berry operations, equestrian farms, wineries, poultry farms and vegetable farms.

There may be merit in having selected farm businesses, particularly those that may require higher inputs of Township services such as water for irrigation, located in areas where the Township services are most readily available.

Objective:

To support the intensification of agriculture within the Agricultural Land Reserve consistent with Township plans, bylaws and provincial regulations.

Policy (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Support the intensification of agriculture that is consistent with Township plans, bylaws and regulations (AAC, farm community)

Implementation:

- Investigate options for accommodating more intensive agriculture
- Encourage staff knowledge about areas for intensive agriculture

Actions (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Develop knowledge of areas of highest concentration of selected agricultural businesses most likely to be attracted to the Township such as chicken production and other livestock , greenhouse production and berry production and develop information that can assist potential farmers locating their businesses most appropriately (AAC, EDD, EDAC)

The Township of Langley, *in the **medium** term,*

- ✓ Further assess the current mix of land parcels in the Agricultural Land Reserve to determine the impact of smaller parcel sizes on the capacity of the agricultural industry to expand and intensify (BCMA, AAC)

Implementation:

- Investigate existing concentration
- Identify existing infrastructure and market potential
- Prepare appropriate maps to assist potential farmers
- Encourage BCMA to study the impact of smaller parcels and the capacity for agricultural industry expansion
- Work with BCMA to determine mitigation measures of possible impacts of intensive agricultural operations

Resources:

Implementation will require staff and committee time to be included in future budgets. It is expected the medium term study will be primarily funded by the BCMA in partnership with the Investment Agriculture Foundation. The Township contribution has been estimated at \$3,000.

2.1.7 Labour Availability and Labour Housing Options

Sufficient farm labour and accommodation are important requirements for a viable farm operation. Supporting farmers with these requirements creates a welcoming environment for farming.

Discussion:

The farm industry employs 66,861 weeks of year-round labour and 22,666 weeks of seasonal or temporary labour.¹³ Wages paid to farm labour are relatively low, averaging \$532 per week.

The peak demand for seasonal or temporary agricultural workers occurs during the spring, summer, or fall. The *Seasonal Agriculture Workers Program* and the *Low Skill Pilot Program* provide migrant farm workers to farmers based on a temporary work permit. For many farm operators, these programs are helpful because they provide temporary trained farm employees when they are needed. The programs may be costly when transportation, housing, and health care for the farm worker are considered.

Finding sufficient housing for migrant agricultural workers is a challenge for farmers, particularly those relying on a large number of seasonal workers. Providing housing on area farms for seasonal workers reduces the amount of land available for production and may lead to more permanent housing on agricultural land, should seasonal housing be no longer needed by farmers. On-farm housing is regulated by the *Agricultural Land Commission Act*. The Ministry of Agriculture has developed *Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in B.C.*

Attracting local, more expensive farm labour is an alternative to migrant labour, especially if the rate of pay compares favourably to the total costs of migrant farm workers. Stay-at-home parents and students may be interested in seasonal work if appropriate work hours can be arranged.

Local educational institutions may assist with seasonal or temporary worker needs if appropriate education programs with on-farm training components are in place. More involvement of local educators with agricultural leaders could help address the issue of seasonal labour shortages.

Automated picking machines, robotic milking machines, and other forms of technology offer an alternative to farm labour. Such technology has high capital costs, but may reduce labour costs. It is anticipated that many seasonal or temporary labour needs will eventually be reduced, or eliminated, as farmers continue to seek other options.

¹³ Township of Langley, *Agricultural Profile* p. 62.

The Township of Langley is currently in the process of amending its Zoning Bylaw and other bylaws as necessary, to permit migrant agricultural worker accommodation. The amendments will limit the number of workers depending upon the floor area of the principal farm building and will require restrictive covenants and bonding to ensure removal of the accommodations when they are no longer needed to house farm workers.

Objective:

To assist the local farm community with labour options and to address housing issues for seasonal or temporary labour in the Township.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Encourage the students of School District #35, Kwantlen Polytechnic University, and Trinity Western University to consider seasonal or temporary agricultural employment in conjunction with their studies (AAC, School District #35, KPU, TWU, farm community)
- ✓ Encourage local educational institutions to promote work experiences on local farms to their students (AAC, farm community, educators)
- ✓ Encourage non-permanent housing for seasonal or temporary workers that conforms to the Ministry of Agriculture’s *Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC* and that conforms to amendments to the Township’s Zoning Bylaw (AAC)

Implementation:

- Prepare list of potential jobs and general salary ranges
- Promote opportunities to area students

- Meet with educators to review work experiences available on farms

- Require bonding (as part of a Restrictive Covenant) to ensure the removal of the non-permanent housing as a condition of the building permit application
- Review zoning bylaw and propose appropriate amendments

Resources:

Implementation will require staff and committee time to be included in future budgets.

2.1.8 Farms on ALR Land

When agricultural land is being fully used for farming the message that farming is important is supported. A widespread non-farm use in the Agricultural Land Reserve is residential properties

where the owner has chosen not to farm the land. The Township of Langley also contains considerable land within the Agricultural Land Reserve either owned by the Township or owned and operated by other government bodies that is not being farmed.

Discussion:

Agriculture competes for farmland with other non-farm uses such as residences in pastoral settings and spaces to carry on non-farming activities.



Farmland is attractive to many for rural residential purposes and for parking trucks and recreational vehicles. Such uses subvert the intention of the ALR and reduce the amount of land available for farming. The use of agricultural land for rural residential purposes where people have little or no intention to farm may destabilize farm communities, drive up land prices, increase land use conflict, and result in weed infestations on unproductive fields. Residential uses also create storm water runoff and may, inadvertently, affect agricultural land downstream. Smaller parcels are more likely to be used for rural estates or other non-farm purposes and larger parcels targeted for residential development will also reduce agricultural viability. The negative effects of rural residential estates can be somewhat diminished if the land owner rents or leases the unused agricultural land.

The AVS Phase 2 consultation process identified the most likely reasons for not farming the land:

- property not large enough to support a viable farm
- retired, widowed, or too old to farm
- lack of knowledge or skill to farm
- competition for non-farm uses
- other more acceptable employment available.

The Langley Environmental Partners Society has developed an inventory of land in the Township available for rent or lease by active farmers.

About 8% of the land in the Agricultural Land Reserve is owned and operated by the Township or other government bodies including more than 1,200 acres held by the Department of National Defence and more than 2,400 acres operated by Metro Vancouver for Regional Parks. Land being used for regional parks, for the most part, is not prime agricultural land. The land owned by the Department of National Defence is on prime soils and not being used for agriculture although it has been available to lease in the past. Land owned by the Township may be leased for farming to a community Society for possible community garden use and to encourage other agricultural uses.

Precedent for such leases has been established in other municipalities in BC such as the Haliburton Community Organic Farm in Saanich and Gellatly Heritage Nut Farm in the Okanagan.

Objective:

To maximize the potential for agriculture on farms used mainly for residential purposes and agricultural land owned by governments.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support the promotion of farming options to owners of smaller parcel land in the ALR that is not being farmed (AAC, IAF)

The Township of Langley, *in the medium term and ongoing,*

- ✓ Support agricultural production on ALR land where residential use may be the primary use (AAC, land owners)

The Township of Langley, *in the long term,*

- ✓ Support agricultural production on Township land or land owned by other governments where practical and possible (AAC)

- Identify farming options
- Promote agricultural use on Township website and other municipal venues

- Identify land in the ALR not being farmed
- Develop options that would encourage private land-owners to use their land for agricultural purposes or rent/lease part of the land to other farmers

- Inventory agricultural land owned by the Township and other governments
- Develop incentives for agricultural use of land owned by governments.
- Consider renting/leasing Township- owned land for agricultural use

Actions (Partners):

The Township of Langley *in the short term,*

- ✓ Provide seminars or workshops to encourage farming options

The Township of Langley, *in the medium term and ongoing,*

- ✓ Prepare and maintain an inventory of land in the Township available for rent or lease

Implementation:

- Organize appropriate conference or workshop in cooperation with a local education institution

- Determine agencies interested in the inventory

by active farmers, possibly with help from the Langley Environmental Partners Society (AAC, LEPS)

The Township of Langley, *in the long term*,

- ✓ Approach the Federal Department of National Defence to facilitate leasing of land for new farmers who may wish to gain experience with farming without heavy land investment (DND)
- ✓ Seek consensus among other BC municipalities for reform of the farm tax system by the BC Assessment Authority to provide tax benefits for farming land in the Agricultural Land Reserve and require non-farmers in the ALR to pay appropriate property taxes (UBCM)

- Develop and maintain inventory of available land
- Build consensus with DND about the importance of using agricultural land for agriculture
- Develop leasing options for DND land
- Research tax reform implications
- Refer to Metro Vancouver for consideration
- Develop support within the UBCM and other municipalities for farm tax reform
- Develop resolution to be considered by UBCM
- Approach the provincial government for farm tax reform

Resources:

Implementation will require staff and committee time to be included in future budgets. Additional costs for the land inventory are estimated at \$10,000 with maintenance included within line department budgets. Additional costs for workshops to promote farming options are estimated to be \$5,000 over a two-year period within the short term time frame.

2.1.9 Awareness of Normal Farm Practices

The Township of Langley is a growing municipality with 75% of the land base within the Agricultural Land Reserve. New citizens may be unaware of normal farm practices. When citizens are aware of normal farm practices, and more readily support them, farmers may feel more welcome.

Discussion:

The *Farm Practices Protection Act* protects farmers using "normal farm practices"¹⁴ from nuisance lawsuits and bylaws of local governments. Purchasers of land adjacent to active farm operations should be aware that normal farm practices may cause noise, dust or odours or other discomforts.

¹⁴ A "normal" farm practice is defined in the *Farm Practices Protection Act* as an activity "that is conducted by a farm business in a manner consistent with proper and accepted customs and standards as established and followed by similar farm businesses under similar circumstances and includes a practice that makes use of innovative technology in a manner consistent with proper advanced farm management practices."

A Restrictive Covenant placed on new development and subdivisions within the ALR, in some instances, may be an appropriate way to inform land purchasers of the presence of active farm operations using normal farm practices. The use of the Restrictive Covenant to help inform land owners about farm practices was supported in the focus groups conducted during Phase 2 of the Agricultural Viability Strategy. Currently, the Township does use a Restrictive Covenant, particularly for land severances that may occur within the Agricultural Land Reserve. In these instances, a home-site severance may have occurred and the covenant protects the remainder of the land for farm purposes, should a change in ownership occur on the severed homesite. The use of the Restrictive Covenant for purchasers of property adjacent to active farm operations (but outside of the ALR) has not been widespread in the Township.

Homeowners may also gain information about normal farm practices by using the Township’s website and accessing current news or information. The public may also be made aware of agricultural practices through media coverage of programs such as the *Circle Farm Tours* or the *Slow Food* bicycle tours, and others.

Objective:

To increase awareness and knowledge of Township citizens about normal farm practices.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support efforts of the BC Ministry of Agriculture and the agricultural industry to inform the public about normal farm practices occurring on area farms (AAC, BCMA, farm community)
- ✓ Support the use of a Restrictive Covenant, using Section 219 of the *Land Title Act*, on all new residential and commercial parcels adjacent to agricultural properties notifying purchasers that the use of their property may be impacted by normal farm practices (AAC)
- ✓ Encourage area realtors to ensure purchasers of properties adjacent to, or in close proximity to, active farm operations are aware of normal farm practices protected from bylaw enforcement or private nuisance suits by the *Farm Practices Protection Act* (AAC, FVREB)

Implementation:

- Develop local efforts to publicize normal farm practices
- Identify efforts being made by BCMA and others
- Restrictive Covenant already in use in the Township, particularly for ALR land severances
- Amend development procedures to routinely require a Restrictive Covenant on lands adjacent to agricultural properties
- Provide brochure (see 2.1.4) to realtors and copies for prospective land purchasers
- Inform stakeholders regarding Restrictive Covenants (see above)

- ✓ Support the BC Agriculture in the Classroom Foundation’s “Agriculture in the Classroom” program to educate young people about farming (School District #35, farm community)

- Ensure schools in the Township are aware of the BC AITC program

Actions (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Continue work with the Propane Cannon Task Force
- ✓ Inform, through appropriate use of the Township website under the section, “Land Use and Development”, the presence of normal farm practices that may result in noise, dust or odours occurring from time to time in the Township (AAC)
- ✓ Use the “Current News and Initiatives” section of the website to educate residents about normal farm practices occurring at specific times e.g. bird control activities on fruit farms, and other practices that may create issues for citizens due to lack of awareness and understanding of agricultural practices (AAC)

Implementation:

- Continue work with the Propane Cannon Task Force
- Develop wording for normal farm practices posted on the Township website, using Langley experiences
- Develop wording for normal farm practices posted on the Township website using Langley experiences to increase resident awareness and understanding of agriculture.

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future budgets.

2.1.10 Good Neighbour Policy

Occasionally there will be conflict between farmers and neighbours concerned about normal farm practices on area farms. A good neighbour policy will support positive relationships among farmers and their neighbours.

Discussion:

Although protected by the *Farm Practices Protection Act*, farmers do not want to be in conflict with their neighbours. Many farmers maintain good relationships with their neighbours by sharing information about their farm practices, adopting practices to minimize odours, and avoiding spraying when neighbours are using their outside areas extensively. Some farmers create positive relations by helping their neighbours with snow removal or other tasks using their farm equipment.

The Township is interested in fostering community good will and encouraging positive relationships among all citizens in the context of creating a welcoming business environment for economic development.

Objective:

To reduce incidents of conflict between farmers and other citizens.

Policy (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Encourage positive relationships among all citizens (AAC, citizens)

Action (Partners):

The Township of Langley, *in the **medium** term,*

- ✓ Prepare and utilize a “good neighbour” policy to deal with issues of conflict in the spirit of being good neighbours (AAC, citizens)

Under this policy, farmers will be encouraged to:

- get to know their neighbours and share information about their farm practices
- support practices that enhance quality of life
- protect the area environment with sensitive farm practices
- reduce dust, noise, and odour where reasonable
- consider visual screening or hedging where practical and affordable
- allow other traffic to pass, where possible, when travelling busy roads with large farm equipment and tractors
- when moving farm equipment take routes that avoid busy roads where overtaking and passing may be problematic
- make efforts to limit mud and other debris on roadways
- maintain clean and tidy farm sites.

Implementation:

- Promote the “good neighbour” policy developed below

Implementation:

- Develop a good neighbour policy with responsibility for actions by both the farm operator and the non-farm neighbour
- Incorporate “good neighbour” policy into the brochure (see 2.1.4) and add to Township website
- Determine appropriate other venues for information about the policy and distribution of the brochure

Neighbours will be encouraged to:

- understand “normal farm practices” and other best management practices on farms
- support farmers’ need to operate their farms in an economically sustainable manner
- appreciate the contributions of area farms to local food supplies and food security
- eliminate unauthorized trespass on area farms
- keep dogs on leash when near farming areas
- report all incidences of dumping of yard waste and garbage on area farms
- report observed incidences of vandalism and theft from farms and farm outlets
- yield to farm equipment and other vehicles accessing area farms.

Resources:

Implementation of policy and action items will require staff and committee time to be included in future budgets. It is anticipated the preparation and promotion of the good neighbour policy will be included in the appropriate line department budget.

2.1.11 Agri and Culinary Tourism

Agri-tourism and culinary tourism can assist the agricultural sector with further diversity and expansion. By supporting agri-tourism and culinary tourism, the Township can foster a positive reception for further agricultural development.

Discussion:

Agri-tourism is the practice of attracting visitors to a working farm or a farming area for commercial purposes. Successful examples include farm tours for families and school children or on-farm bed and breakfast facilities. Culinary tourism is the pursuit of unique culinary experiences. Examples include having restaurant facilities at local wineries and introducing products such as specialty cheeses. Local processed foods are of interest to many tourists. Such products may be marketed for sale from the farm or from farmers’ markets. Culinary tourism can be a year-round business opportunity catering to local residents as well as visitors.

Generally, the agricultural component of the farm operation should be developed and operational prior to adding the tourism component, although both may be developed simultaneously. Also, the

Agricultural Land Commission requires that agri-tourism activities be accessory to the principle use of the farm.

The Agricultural Land Commission supports agri-tourism as a way to increase farm income and contribute to greater rural stability. The ALC supports agri-tourism activities that promote or market farm products produced on the farm.

Other jurisdictions are finding ways to increase interest in local agricultural products with festivals such as “Everything Apples” in Washington State.¹⁵ In Ontario¹⁶ farmers are working to create a renaissance in agriculture through products such as heritage livestock like Highland Cattle, heritage poultry, herbs and other specialty products such as certain varieties of garlic and mushrooms.

Objective:

To support the expansion of the agricultural industry in agri-tourism and culinary tourism.

Policies (Partners):

The Township of Langley, *in the **medium** term and ongoing,*

- ✓ Encourage agri-tourism and culinary tourism (AAC, Tourism Langley, EDAC)
- ✓ Support organizations working to increase agri-tourism and culinary tourism in the Township such as Circle Farm Tours and the Fraser Valley Farm Direct Marketing Association (EDAC, AAC, Tourism Langley)

Implementation:

- Consider agriculture, agri-tourism, and culinary tourism as a driver in the Township’s *Economic Development Strategy*
- Partner with Tourism Langley to expand culinary tourism
- Determine appropriate level of support
- Build partnerships with key stakeholders

Actions (Partners):

The Township of Langley, *in the **short** term,*

- ✓ Amend its bylaws and regulations, where necessary, to encourage agri-tourism and culinary tourism, consistent with the regulations of the Agricultural Land Commission (AAC, stakeholders)

Implementation:

- Review bylaws and regulations
- Amend as required

¹⁵ *Everything Apples*, Northwest Travel, July/August, 2010.

¹⁶ Donald, Betsey. *From Kraft to Craft: Innovation and Creativity in Ontario’s Food Economy*. Martin Prosperity Institute, February 2009.

The Township of Langley, *in the medium term*,

- ✓ Include agri-tourism opportunities in conjunction with conferences, seminars and workshops that may be offered to encourage agricultural production in the Township (AAC, IAF, commodity groups)
- Assess opportunities
 - Organize appropriate conference or workshop in cooperation with a local education institution (see 2.1.12 below)

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future budgets. The implementation of the agri-tourism conference in cooperation with a local educational institution is estimated at \$7,000.

2.1.12 Education and Training

A welcoming business environment for agriculture is supported by the provision of education and training for potential and existing farmers. A sustainable food system is enhanced by education for the farm community, public figures, and consumers of agricultural products.

Discussion:

The Township of Langley is well-served by high-quality educational institutions, including a campus of Kwantlen Polytechnic University that specializes in greenhouse agriculture and horticulture. Kwantlen introduced a new Bachelor of Applied Science in Sustainable Agriculture in Fall of 2012 that will provide graduates with a broad scope of study related to sustainable food production.

Opportunities may emerge for a “centre of excellence” or a specific research specialty available in the Township, such as “Sustainable Agriculture”, similar to the Pacific Berry Research Centre recently under consideration by the University of the Fraser Valley.

Agriculture will benefit from courses, seminars, and workshops where challenges facing agriculture are considered. Examples of short courses geared to topics of interest to the farm community are:

- innovative cropping strategies
- farming successfully on smaller parcels
- agri-tourism and culinary tourism opportunities
- mitigation of climate warming or climate change
- integrated pest management
- marketing, and others.

Working closely with local educational institutions could lead to effective agricultural training and mentoring programs for beginning farmers. Agricultural awareness training for municipal personnel could support additional agricultural development on smaller area parcels. Fostering stronger linkages between practicing farmers and educational institutions may support and enhance agricultural viability in the Township.

Agricultural professionals are interested in working with farmers to help support the agricultural industry. Agricultural professionals benefit in their work from close contact with practicing farmers.

Objective:

To encourage more education and training for agricultural development.

Policy (Partners):

The Township of Langley, *in the **medium** term and ongoing,*

- ✓ Recognize the importance of education and training for the growth and development of the agricultural sector in the Township (School District #35, KPU, TWU, AAC)

The Township of Langley, *in the **long** term,*

- ✓ Support additional education and training for local farmers and others interested in agriculture (AAC, educators)

Implementation:

- Encourage education facilities to consider agricultural programs, including new crops and technologies, on both full-time and part-time basis
- Encourage municipal staff to upgrade their skills related to agriculture
- Research grants for further agricultural education

Actions (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Prepare, promote, and update periodically, a list of agricultural education opportunities offered by local educators (AAC, educators)

The Township of Langley, *in the long term,*

- ✓ Initiate meetings with relevant local educational institutions to consider ways to support additional liaison between the farm community and educators and researchers (AAC, educators)

Implementation:

- Identify opportunities available
- Work with commodity groups, and stakeholders to determine educational opportunities not presently being offered
- Update on a five-year basis

- Establish appropriate committees where necessary or work with existing committees such as the Kwantlen Horticulture Advisory Committee
- Encourage increased dialogue among educators and farm community

Resources:

Implementation of these policy items will require staff and committee time to be included in future budgets. Initial development of the education opportunities is estimated at \$5,000 with updates completed within future line department budgets.

2.1.13 Mentoring and Succession Planning

The agricultural industry is concerned about its capacity to attract replacement farmers. Efforts of the Township to address this issue are part of the strategy of creating a welcoming business environment for farming.

Discussion:

Farmers are ageing. The average age of farmers in the Township of Langley is 56.4 years¹⁷, slightly higher than the provincial average of 55.7 years. Succession is an issue for the industry in terms of ensuring its future economic contribution.

Programs and activities related to succession planning and mentoring were identified in the focus groups conducted in Phase 2 as important considerations for the Agricultural Viability Strategy. Mentoring programs are common within industry and the Canadian Farm Business Management Council recently introduced a program called *Step Up* which provides mentees with an on farm learning placement.

¹⁷ Statistics Canada, *Census of Agriculture 2011*.

The agricultural industry offers farmers financial returns commensurate with those of skilled entrepreneurs in other progressive sectors of the economy. There are signs of interest in agriculture among younger people. A recent issue of *Country Guide* was dedicated entirely to young people starting farming or getting involved with the agricultural industry in some capacity.¹⁸ Some young people may wish to enter farming but are unsure about how to do so and are unfamiliar with the challenges of that career choice. Some established farmers who are considering retiring from the industry in the next decade are willing to share their knowledge and skills with others. Options may include:

- promotion of area farms where established farmers may be willing to mentor young people to gain the skills to enter the industry
- promotion of area farms where established farmers may be willing to provide economic support to young people as they evolve into eventual ownership of the farm business
- provision of available Township land for the establishment of community gardens or land to start farming businesses.

Objective:

To support efforts of the industry to attract new entrants to agriculture.

Policy (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support efforts to encourage people to enter farming, through the work of educational institutions and the farm community (AAC, educators, commodity groups)

Actions (Partners):

The Township of Langley, *in the medium term,*

- ✓ Work with partner organizations willing to introduce an appropriate mentorship program where experienced farmers may assist others wishing to start farms in the Township (AAC, IAF, commodity groups)
- ✓ In cooperation with the Agricultural Advisory Committee and the BC Ministry of Agriculture, initiate appropriate seminars and workshops where options

Implementation:

- Continue to promote the benefits of working in agriculture

Implementation:

- Research successful mentoring programs in other jurisdictions
- Develop outline for a mentorship program for young farmers
- Seek partner to provide program
- Partner with Stakeholder groups such as LSAF

¹⁸ *Country Guide*, November 2011.

for productive farm businesses on smaller land parcels and topics such as succession planning may be presented and addressed (AAC, BCMA, LSAF, LMHIA, commodity groups)

- Determine needed seminars and workshops

Resources:

Implementation of the policy will require staff and committee time to be included in future line department budgets. Implementing the action item on mentoring will require some additional study at an estimated cost of \$8,000. Workshops on options for productive agriculture are estimated at \$5,000 for two years, with one workshop being held annually.

2.1.14 Amenity Bonuses

Providing selected amenity bonuses for agriculture may help the Township to further its positive business environment for agriculture. The Township is seeking ways to encourage local agricultural production consistent with the *Economic Development Strategy*.

Discussion:

Section 904 of the *Local Government Act* allows municipalities to develop strategies that will allow a higher residential density than would otherwise be permitted in return for an amenity provided by the developer. General provisions for selected amenities are included in the *Official Community Plan* but there is no Community Amenity Contribution policy that deals specifically with agriculture.

Amenities are generally urban in nature but examples on Saltspring Island have provided for an agricultural amenity involving community-owned farmland or land for community agricultural processing or storage facilities.

Agricultural amenities such as land for a farmers' market may be considered as part of the density bonuses provisions provided that the amenity is rational and proportional to the particular development. Consideration of any amenity bonus should have positive impact on surrounding agriculture and simply transferring funds towards agriculture may not mitigate agricultural impacts from urban development.

Objective:

To implement agricultural amenities from proposed development outside of the ALR where there may be benefits to agriculture.

Policy (Partners):

The Township of Langley, *in the medium term*,

- ✓ Consider amenity bonuses for the agricultural industry where reasonable and possible (AAC, other municipal committees)

Implementation:

- Determine the impact of agricultural amenity bonuses on development

Action (Partners):

The Township of Langley, *in the medium term*,

- ✓ Develop a Community Amenity Contribution policy and consider all options available for amenity bonuses for agriculture and prepare a priority list of possible amenities of benefit to agriculture (AAC, stakeholders)

Implementation:

- Develop amenity contribution policy
- Prepare OCP amendment as required
- Prepare a list of possible agricultural amenities

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future line department budgets.



2.2 PROVIDING REQUIRED SERVICES AND INFRASTRUCTURE

Providing sufficient water for irrigation, and maintaining drainage ditches to facilitate the movement of water from farms are examples of services and infrastructure that contribute to agricultural production. Road access for moving farm vehicles safely is also important for agriculture. Farming viability may be enhanced by an increased level of processing and value-added activity in the Township.

The purpose of this strategy area is to ensure that relevant Township services and infrastructure are developed and maintained to encourage local agriculture.

2.2.1 Water Use and Monitoring

The Township's *Water Resources Management Strategy* and *Water Management Plan* were designed to ensure sufficient and sustainable water for long-term use. The *BC Water Plan* supports adequate supplies of water for agriculture. Providing safe, quality water for citizens is a significant activity that requires considerable infrastructure.

Discussion:

B.C. residents use more water than the Canadian average – 490 litres per person per day in B.C. compared to about 330 litres per person per day in Canada.¹⁹

The BC government is currently revising the *BC Water Plan*. Because agriculture contributes to the social and economic well-being of British Columbia, having adequate water supplies for agriculture is a provincial priority. Efficient water use, including the use of efficient irrigation systems, is expected to be a requirement for any assurances of future water availability. It is anticipated that the provincial government will require all large water users to measure and report their water use.

Irrigation is practiced by about 9% of farms in the Township but increased levels of irrigation would permit growing of higher value crops and increased yields from those crops.

During the AVS Phase 2 focus groups, participants suggested Metro Vancouver reduce water costs for food-producing farms as part of its *Regional Food System Strategy*. Strategy 2.5 of the *Regional Food System Strategy* identified the need for government jurisdictions to “engage in a systematic review of policies and programs to ensure they are consistent with this vision of this Strategy.”²⁰ The review was expected to lead to water cost reductions for food producing local farms but, at this point, a June, 2012 decision of the Metro Vancouver Board rejected preferential rates for farmers.

¹⁹ *Living Water Smart Brochure*, British Columbia Water Plan.

²⁰ *Metro Vancouver Regional Food System Strategy*, February, 2011, Page 30.

In the Township of Langley, groundwater is the primary source of water for residential, agricultural, industrial, and commercial purposes with approximately 80% of the Township water supply provided from municipal and private wells.²¹ The number of private wells and the volume of groundwater extracted is not known. Groundwater is presently unregulated in BC.

Some selected monitoring indicates declining water levels in the Hopington and Aldergrove aquifers, likely due to over-extraction. Local well drillers have reported groundwater table drops in the Hopington area with residents drilling deeper wells as older ones dried up. Elevated nitrate levels have been detected in certain aquifers, indicating the susceptibility to contamination from septic systems and possible ineffective land management practices.²² Some fish-bearing streams may have lost as much as 30% of their base flows and wetland areas have been impacted as a result of declining groundwater levels.²³

The Township of Langley *Water Management Plan* was completed in 2009. Its primary goal is to “ensure safe and sustainable groundwater for the community for generations to come” with a target of a 30% reduction in groundwater use by 2020.²⁴ This target is based on full implementation of the *Water Management Plan*. Support for water conservation has also been provided by the Langley Environmental Partners Society through programs such as *Water Wise*. The Township currently does not meter private groundwater use in the Agricultural Land Reserve. In the past, citizens have not supported efforts to meter groundwater extraction.

Objective:

To ensure high-quality and sustainable water is preserved and available for future agricultural production.

²¹ Township of Langley, *Water Management Plan*, p. 1.

²² Township of Langley, *Water Management Plan*, p. 15.

²³ Township of Langley, *Water Management Plan*, p. 2.

²⁴ Township of Langley, *Water Management Plan*, p. 5.

Policies (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Support water conservation by all citizens

The Township of Langley, *in the **medium** term,*

- ✓ Support the provision of sufficient water for agriculture for all farms practicing efficient water use (AAC)
- ✓ Support appropriate ways to measure water use (Property owners, AAC)

Actions (Partners):

The Township of Langley, *in the **short** term,*

- ✓ Require innovative water percolation techniques for all upland developments (Municipal development committees)

The Township of Langley, *in the **medium** term,*

- ✓ Undertake a pilot project with the participation of willing farmers and residents in a specific part of the Township (possibly Hopington Aquifer area), to develop water monitoring options. (AAC, IAF, stakeholders)
- ✓ Prepare and distribute to all Township residents educational material identifying main water uses with suggestions for reducing water use, where possible (AAC, stakeholders)

Implementation:

- Develop educational materials regarding the benefits of water conservation for all residents and landowners
- Require water-wise development and redevelopment standards
- Research efficient agricultural water use
- Develop incentives and initiatives that encourage efficient agricultural water use.
- Provide information about efficient agricultural water use to farm operators
- Develop water monitoring options
- Promote the necessity for measuring water use as a conservation method

Implementation:

- Promote innovative water percolation techniques
- Amend appropriate bylaws to require water percolation
- Develop Terms of Reference and work program for a pilot project
- Seek appropriate funding
- Work with AAC, Stakeholders, commodity groups, neighbourhood representatives to identify methods to reduce water use.
- Prepare and distribute educational materials

- ✓ Investigate the options for establishing incentives to landowners who willingly decommission unused free flowing wells (AAC)
- ✓ Encourage Metro Vancouver to reduce water costs, where possible, for local food producing farms (AAC, commodity groups, stakeholders)

The Township of Langley, *in the long term*,

- ✓ Initiate research into other appropriate water sources for the Township (AAC, IAF)

- Research incentives for decommissioning unused wells
- Implement incentives
- Inform Metro Vancouver of the township's position regarding water costs for agriculture
- Seek consensus among other municipalities in Metro Vancouver that regional water costs for food producing farms should be reduced.
- Continue to seek consensus within Metro Vancouver to reduce regional water costs for food producing farms
- Prepare work program for research into appropriate water sources
- Seek funding for water source study

Resources:

Implementation will require staff and committee time to be included in line department future budgets. Budget for the pilot project study is estimated at \$25,000. The cost of educational materials identifying water use and conservation is estimated to be \$7,000. The possible costs to research other appropriate water sources were not estimated.

2.2.2 Undyked Farm Land

Some prime agricultural land is unprotected by the dyke system. Dyke infrastructure is essential to protect this valuable farm land.

Discussion:

Township farm land is some of the most productive in Canada.

Significant agricultural areas in the Township of Langley are located in the floodplain and not all are protected from flooding. For example, Derby Reach and Glen Valley do not have dyke flood protection. Unprotected land may be at considerable risk from flooding and could be lost for agricultural purposes. Those farming unprotected lands may, inadvertently, be exposed to unsafe conditions and may create additional workload pressures for Township protection services.

In 2008, the Township retained consulting engineers to conduct an assessment of dykes along the Fraser River. The report recommended that the dykes be raised between 1 and 1.1 metres and other associated works undertaken. Recent concerns about future flooding that may occur as a result of climate changes may impact the extent of the dyke enhancement undertaken.

Objective:

To encourage protection of all farm land and minimize the risks from farming unprotected agricultural land.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Encourage farmers unprotected by the dyke system to be aware of the dangers from flooding and to take the steps necessary to minimize risk to their families and farm operations (AAC, BCMA)
- ✓ Support the maintenance and upgrading of the dykes and other related infrastructure (AAC)

The Township of Langley, *in the long term,*

- ✓ Encourage senior governments to protect all farm land from flooding using appropriate dykes and other methods (AAC, BCMoE, BCMA)

Action (Partners):

The Township of Langley, *in the long term,*

- ✓ Request support from the BC Ministry of Agriculture, the Agricultural Land Commission, and the BC Ministry of the Environment for protection of agricultural land in areas unprotected by the dyke system (Dyking and Drainage Committee)

Implementation:

- Assist in distributing BCMA Emergency Preparedness material
- Encourage the farm community to prepare farm-based emergency plans
- Include the evacuation of animals in case of flooding of farmland
- Prepare emergency evacuation routes
- Review yearly ongoing dyke and related infrastructure maintenance program
- Engage the Dyking and Drainage Committee (see 2.2.3)
- Work with BCMoE to determine costs and benefits for dyke protection of currently unprotected lands
- Determine federal, provincial, municipal cost sharing for additional dyking protection

Implementation:

- Based on research and cost determination, request additional dyking funding for agricultural land

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future budgets.

2.2.3 Drainage and Ditch Maintenance

The Township has a system and regular schedule for ditch maintenance. Ditch maintenance is an important service for the farm community.

Discussion:

Drainage systems in rural Langley consist of ditches, subsurface drains, pumps, and land grading.

Drainage ditches were originally established to support the agricultural industry and are usually located adjacent to roads and on farm properties. Ditches remove excess water from farm land and enhance the viability of farms as poorly drained soils may exhibit less bacteriological activity and nutrient recycling. Ditch systems must be maintained on a regular basis for the established infrastructure to work properly and all citizens pay a drainage levy for this purpose. Limited ditch maintenance may lead to longer periods of water accumulation on farm land and miring of farm equipment. The Township currently provides ditch maintenance at an annual cost to the Township of about \$300,000. This work is required because of upland development that increases water runoff, flourishing vegetation, slow moving water, and nutrient input, including application of fertilizers and pesticides, from adjacent agricultural land.

Drainage maintenance may be impacted by regulations enforced by Fisheries and Oceans Canada. Concerns about excessive regulation (generally related to fish habitat protection) by Fisheries and Oceans Canada have continually been expressed among members of the farm community in the Township and farmers often note inconsistencies in enforcement of fisheries regulations among municipalities. The level of enforcement may result in direct and indirect costs for farmers. Two recent developments may affect the relationship between local Fisheries officers and local government staff dealing with ditch drainage and maintenance:

- The amendment of the habitat protection section of the *Fisheries Act*
- The *Streamside Protection Act* and accompanying *Riparian Areas Regulation* do not apply to farming areas as long as set-back provisions for farm buildings are in place.

Approvals are obtained for environmentally sensitive ditches (yellow or red-coded classifications) prior to conducting maintenance work.

The BC Ministry of Agriculture and Ministry of the Environment, with involvement of Fisheries and Oceans Canada, have developed guidelines for ditch maintenance.²⁵

²⁵ BC Ministry of Agriculture, *Agricultural Watercourse Maintenance Guide*

Objective:

To maximize ditch drainage and maintenance within budget guidelines.

Policies (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Work closely with the farm community to ensure ditch drainage and maintenance address farmer needs (AAC, DDC)
- ✓ Support ditch drainage and maintenance activities that are environmentally sustainable (DDC)

The Township of Langley, *in the **medium** term,*

- ✓ Encourage farmers who practice management strategies on their farms to reduce the levels of vegetative growth occurring in ditches (AAC)

Actions (Partners):

The Township of Langley, *in the **short** term,*

- ✓ Develop an appropriate Drainage and Dyking Committee (similar to the one operating in Abbotsford) to obtain farm community input into pressing concerns with ditch drainage and maintenance (AAC, farm community)
- ✓ With the adoption of farm building setbacks, review its working relationship with Fisheries and Oceans Canada to determine ways to ensure protection of fish habitat does not overwhelm efforts to effectively perform ditch maintenance (AAC, DFO)

Implementation:

- Report annually on use of drainage levy
- Meet with farm community as required
- Introduce maintenance changes if needed

- Work with environmental groups and farm operators for fish salvage

- Develop incentives for farm operators who undertake farm management that reduces vegetative growth in ditches
- Seek support for incentives

Implementation:

- Develop Terms of Reference for a volunteer based committee
- Obtain Council’s approval for the establishment of a Drainage and Dyking Committee
- Advertise for members for the committee
- Review role after 5 years

- Once bylaw amendments are adopted, discuss with DFO staff
- Develop protocols with DFO to address concerns regarding ditch maintenance and fish habitat protection
- Based on adopted bylaw amendments, and DFO protocols, review ditch maintenance work program to

The Township of Langley, in the *medium term and ongoing*,

- ✓ Review its budget guidelines for ditch maintenance with the intention of increasing the amount provided (DDC, farm community)

determine most effective use of funding and level of funding.

- Work with DDC to coordinate ditch maintenance, the needs of the farm community, and environmental sustainability
- Develop a priority list of needed ditch maintenance projects

Resources:

Implementation will require staff and committee time to be included in future budgets. The cost of having a Drainage and Dyking Committee is estimated at \$3,000 annually for 5 years. No estimate was attempted for additional budget for increased ditch maintenance, as this budget is expected to be recommended by the Drainage and Dyking Committee.

2.2.4 Road Access and Traffic Issues

Difficult road access due to high traffic volume in some areas of the Township is a barrier to agricultural viability. Roads are an important infrastructure component in the Township.

Discussion:

The Township of Langley classifies roads according to their design specifications and traffic volumes. Generally, roads are classified as Highways, Major or Minor Arterial, Major or Minor Collector. The Township has also identified “Country Roads” which have a value due to the character of the road. Country roads account for 22% of the road network within the ALR.²⁶ These roads are often narrower roads with grass shoulders. For farmers, roads are needed to:

- move between areas of their farm operation as many farm parcels are not contiguous
- bring necessary inputs such as seed and fertilizer to the farm
- move products to market
- bring customers to on-farm markets.

The growth in urban and non-farm rural population places more demands on the road system. The movement of large farm equipment, referred to as implements of husbandry in the *Motor Vehicle Act*, may occasionally aggravate other users of Township roads. Farmers are allowed to move this equipment to other farms and it is their responsibility to move it safely from farm to farm. Large farm equipment may not be licensed but must be appropriately insured and must have appropriate lighting, braking, and steering to meet safety standards.

²⁶ Township of Langley, *Agricultural Profile*, Page 42.

Unless posted otherwise, farm equipment can exceed width limitations for trucks and other licensed vehicles. When a vehicle does exceed width limitations, it must have a prescribed “wide load” sign and appropriate flagging to identify the total width of the vehicle. It is not practical to widen the roadways to accommodate farm equipment and other slower moving vehicles. Improved road access may increase pressure for further non-agricultural development in the ALR.

Some areas of the Township, e.g. the Milner area, parts of the Fraser Highway, and 16th Avenue, are more problematic for farmers due to high volumes of traffic travelling at high speeds. Township planning may reduce road use by cars and trucks where pedestrian or bicycle trips are encouraged.

Objective:

To develop and adjust the Township road system to meet the needs of both the farm and non-farm communities.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Consider the needs of the agricultural community in the planning of the road network in rural Langley and future road improvements (AAC, farm community)

- ✓ Encourage farmers moving farm equipment to do so using the recommendations of the BC Ministry of Transportation and ICBC (AAC, farm community)

- ✓ Require Agricultural Impact Assessments (see 2.3.1) be completed for new roads within the Agricultural Land Reserve

Implementation:

- Include AAC representation on Road and Transportation committees
- Request AAC comment in the planning of new roads or future road improvements on existing roads in the rural area or the overall road network
- Post information about moving farm equipment on Township website
- Provide ICBC brochure to farm community

- Review assessment format to ensure road improvement issues are addressed

The Township of Langley, *in the medium term*,

- ✓ Review rural road standards for arterial and collector roads to ensure that road development meets the growing road demand and has proper lighting and traffic control (AAC)

The Township of Langley, *in the long term*,

- ✓ Support appropriate agricultural signage in the Township (AAC)
- ✓ Recognize equestrian, cycling, and other non-traditional road uses when undertaking rural road planning (AAC, Parks and Recreation, Engineering)

Actions (Partners):

The Township of Langley, *in the medium term*,

- ✓ Ensure appropriate signage is placed in farming areas to inform drivers about slower moving farm equipment, to indicate that drivers should yield to farm vehicles, and to ensure motorists are aware of roads where accommodating local traffic only may be appropriate ((AAC, Engineering)

The Township of Langley, *in the long term*,

- ✓ Introduce a pilot project to determine the value of selected technological innovations such as activated lights and other options to alleviate traffic issues for farming in heavy traffic areas of the Township (AAC, IAF, Engineering)
- ✓ Review the *Master Transportation Plan* with the intent of addressing traffic issues faced by farmers (AAC, farm community)

- Contained within the update to the Rural Plan (see 2.3.3)

- Support additional design for agricultural road signage as required
- Ensure appropriate signage related to non-traditional uses of roads

Implementation:

- Post signage in appropriate locations
- Determine appropriate pilot project
- Seek appropriate funding
- Develop terms of reference for review
- Request AAC involvement
- Determine traffic issues faced by the farm community
- As part of the *Master Transportation Plan* develop options to address issues

Resources:

Implementation will require staff and committee time to be included in future budgets. Some additional budget may be required to support policy implementation in the area of road signage but the amount was not estimated. The pilot project regarding technological innovations was estimated to be \$25,000 for the Township share.

2.2.5 Processing and Value Added

Having more processing and value-added products available from Township farms is consistent with a focus on farmers' markets and direct farm marketing, and encouraging culinary tourism. Increases in agricultural economic activity may be stimulated by clustering of some processing and other agricultural businesses and working to ensure appropriate infrastructure is available.

Discussion:

Food processing facilities may expand markets for area farmers thus increasing agricultural economic activity. Processing already occurs on local farms in the Township (e.g. local wineries) and there are food processing facilities

such as Freybe in Gloucester or Britco on the Fraser Highway. The Township of Langley is a desirable location for food processors due to its proximity to major transportation and distribution points and large urban populations that create potential markets. On-farm food processing, where 50% of the processed product is grown on the farm, is supported by the Agricultural Land Commission. As the farm processing business



evolves to accommodate production from other farms, additional review by the ALC may be required. Larger processing facilities may be more appropriately located in an urban area zoned for industrial or a food hub with appropriate road, water, and sewer services and where future expansion of the processing business can be accommodated.

Food hubs are businesses or organizations that connect farmers and buyers by offering a suite of production, distribution, and marketing services. They may play an important role in developing stronger supply chains for local food. They may also address the infrastructure challenges that many small and midsize producers face when trying to break into local markets. Food hubs can aggregate products from smaller local and regional producers and can support food access, regional economic development, and job creation. Consideration of a food hub was identified by the focus

groups in Phase 2 of the Agricultural Viability Strategy. Appropriate land in the Agricultural Land Reserve in the Aldergrove area may be available for such a hub. The Township also has industrial space available that could be considered for the location of a food hub.

The Township’s *Economic Development Strategy* addresses the expansion of the municipal economy in harmony with its rural and urban communities. The Strategy recommends the Township's Economic Development Department promote agricultural uses on agricultural land.²⁷

Objective:

To increase economic development of the agricultural industry by encouraging food processing and value-added activities.

Policies (Partners):

The Township of Langley, *in the medium term,*

- ✓ Support food processing on area farms when consistent with the *Agricultural Land Commission Act* and Regulations (AAC, ALC)

The Township of Langley, *in the medium term and ongoing,*

- ✓ Support efforts to attract food processors to the Township and work with interested processors to provide the infrastructure needs of larger-scale food processing industries within existing and future industrial parks (EDD, AAC, EDAC)

The Township of Langley, *in the long term,*

- ✓ Support the use of food hubs or clustering, where relevant, as a strategy for increasing agricultural production in the Township (AAC, EDD, BCMA, LSAF)

Implementation:

- Review zoning bylaw and regulations to ensure consistency with ALC regulations
- Amend regulations if required
- Review development process to ensure efficiency

- Recognize importance of food processing to overall agricultural expansion

- Document emerging food hubs that may be occurring in other jurisdictions

²⁷ The Township of Langley, *Economic Development Strategy Draft – Strategic Plan*, Lions Gate Consulting, Peak Solutions Consulting Inc. G.P. Rollo & Associates Ltd., April 2012.

Actions (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Ensure that the development of the agricultural industry is considered by the Economic Development Advisory Committee and any other bodies that may contribute to economic development in the Township

The Township of Langley, *in the long term,*

- ✓ Develop initiatives to encourage processing and other value-added opportunities as supported by the Agricultural Land Commission (EDD, EDAC, AAC, commodity groups, stakeholders)
- ✓ Consult stakeholder groups to review opportunities and financing options for the development of a food hub (EDD, BCMA, LSAF, AAC, EDAC, IAF, farm community)

Implementation:

- Arrange to present the AVS to EDAC and other bodies as appropriate
- Consider meetings and liaison between AAC and EDAC and/or other groups or agencies where possible
- Document infrastructure needs of larger-scale food processing industries
- Review existing infrastructure against the needs of larger-scale food processing industries
- Develop work program and budget to upgrade infrastructure as needed
- Encourage food processors who express interest in locating in the Township
- Encourage on-farm processing and value added processing
- Review development process and remove any unnecessary steps
- Consider development of a food hub within *Economic Development Strategy*
- Review functions and financial models for a food hub
- Undertake planning process aimed at providing resources, land and infrastructure needed for food hubs

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future budgets. Additional budget may be required to support processing initiatives but the possible infrastructure costs could not be estimated.

2.2.6 Farmers' Markets

In addition to markets established by the industry, there may be infrastructure initiatives undertaken by the Township to assist with local market development and to capitalize on a growing interest among area consumers for locally-produced agricultural products and services.

Discussion:

Growing local products for sale at farmers' markets, or from farm gate outlets, is one way to encourage agricultural development where smaller land parcels may be utilized. Promoting locally-produced products from local farms is consistent with the intent of expanding and developing the agricultural industry in the Township.

Sales from local farms are increasing. There are reasons to believe that the interest in local sales of locally-produced agricultural products is not temporary. World-wide local food movements are being fuelled by successful books such as *The 100 Mile Diet*, written by BC authors²⁸ and internationally-known author Barbara Kingsolver's *Small Wonder*²⁹. Kingsolver has since released a second book documenting the story of her family living for one year with food produced on their own farm or on the farms of neighbours.³⁰

According to the BC Ministry of Agriculture, smaller agricultural lots (10 acres or less and with sales of less than \$50,000) represent an ideal size "to respond to the growth in demand for locally-grown direct marketed product."³¹ Township farms on ALR land are largely small-lot: 73% are 10 acres (4 hectares) or less and there are examples of successful farms operating on land parcels of less than five acres.

The Fraser Valley Farm Direct Marketing Association promotes agricultural product sales directly to the consumer from the farm gate or at farmers' markets. There are more than 100 farmers' markets in BC and the BC Association of Farmers' Markets actively promotes them, including the Langley Farmers' Market currently located at Kwantlen Polytechnic University campus. Tourism Langley continues to support local farmers through programs such as the Circle Farm Tours.

Objective:

To support the efforts of Township farmers to market their products and services locally.

²⁸ Smith, A. and J.B. MacKinnon, *The 100 Mile Diet: A Year of Local Eating*, Toronto, Random House Canada, 2007.

²⁹ Kingsolver, Barbara, *Small Wonder*, Thorndike Press, 2002.

³⁰ Kingsolver, Barbara, *Animal, Vegetable, Miracle: A Year of Food Life*, Harper Collins, 2007.

³¹ BC Ministry of Agriculture and Lands, *Small Lot Agriculture: The Role of Small Lot Agriculture in the South Coastal Region*, p. 11.

Policies (Partners):

The Township of Langley, *in the **medium** term,*

- ✓ Support the efforts of local farmers in making their products available for local purchase from the farm gate, through farmers' markets, or in cooperation with other local retailers(AAC, farm community)

The Township of Langley, *in the **long** term,*

- ✓ Encourage the establishment of appropriate farmers' markets in the Township (AAC, EDD)

Implementation:

- Support Associations and programs that encourage local farm sales
- Continue to support the annual tour of farms where promotion of local product is featured (see 2.1.4)
- Review municipal regulations and amend if required
- Investigate dates and locations for a farmers' market, including municipally owned lands (parks, roads etc)
- Investigate financial models for farmers' markets

Resources:

Implementation will require staff and committee time to be included in future budgets.

2.2.7 Recreation, Walking and Cycling Trails

Multi-use trails for walking and cycling are important infrastructure for the lifestyle sought by citizens and may contribute to greater levels of public acceptance and understanding of farming. There are parks currently on agricultural land that contain such trails.

Discussion:

A number of residents and visitors are using the Township's roads and trails for recreational activities such as walking, biking, or equestrian activities. Community routes (mostly on road shoulders) are identified in Aldergrove, Brookwood Fernridge, Fort Langley, Murrayville, Walnut Grove, and Willoughby Community Plans. The Agricultural Land Commission must give permission for any recreational use of land in the Agricultural Land Reserve.

Recreational uses may conflict with farming activities if they lead to land damage, littering, crop vandalism or theft, and their use may create liability issues for the farmer-owner. Some Lower Mainland municipalities use private land for recreational purposes and avoid conflict with farmers.

The presence of active farm businesses may add further appeal for urban users. Appropriate signage in agricultural areas may contribute to recreation users' agricultural education and awareness. Concerns about vandalism and theft may be mitigated with appropriate gating to

prevent motorized vehicles and fencing to limit access to farm land. Concerns about litter and crop damage may be avoided with appropriate garbage receptacles and maintenance schedules.

Objective:

To enhance the recreation opportunities for citizens where such enhancement is supported by farmers and there is no loss to farming.

Policy (Partners):

The Township of Langley, *in the long term*,

- ✓ Support multi-use trails in or adjacent to agricultural land when implementation takes into consideration concerns of the agricultural community and minimizing conflict (AAC, Parks and Recreation, BCMA, ALC)

Actions (Partners):

The Township of Langley, *in the medium term*,

- ✓ Place signage to inform and educate users about farming and its importance to the community in appropriate places where agricultural land may be part of a walking or cycling trail (Parks and Recreation, farm community)

The Township of Langley, *in the long term*,

- ✓ Reinforce public rights-of-way routes that cross agricultural areas using gateways, trailheads or fencing that are typically associated with rural landscape patterns and agricultural activities of the area (AAC, Parks and Recreation, BCMA, ALC)

Implementation:

- Develop a network of multi-use trails with the landowners and other stakeholders
- Develop multi-use trail design standards in conjunction with adjacent landowners
- Submit network for approval of the ALC
- Develop maintenance and non-conflict protocols

Implementation:

- Develop appropriate signage and place at identified locations

- Assess trailhead signage or gateway requirements
- Prepare and install gateways, trailheads or fencing as required

Resources:

Implementation will require staff and committee time to be included in future budgets. Some additional budget may be required for signage and trailheads but no estimate of cost was attempted.

2.3 PROVIDING A SECURE AGRICULTURAL LAND BASE

Providing a secure agricultural land base is consistent with the Township’s efforts to attract agricultural development that can lead to increasing levels of agricultural production in the Township.

The purpose of this strategy area is to secure the existing agricultural land base. Securing the land base will encourage potential farmers to assume the risks associated with expansion. Ensuring that agricultural land is reserved for agriculture may help to keep land prices at levels reasonable enough to encourage agricultural production.

2.3.1 Protection of Agricultural Land

Land zoned specifically for agriculture is generally contained within the Provincial Agricultural Land Reserve. Land within the Agricultural Land Reserve is regulated and protected by the *Agricultural Land Commission Act*. Valuable top soil in the Township may become available for farming through



housing and other industrial developments that remove top soil.

Discussion:

In 1997, the BC Ministry of Agriculture enacted a *Ministerial Order in Council* on the Township that requires amendments to the zoning bylaws related to agriculture be reviewed and approved by the Minister prior to adoption.

The Order in Council provides the Township with an opportunity to influence farming in a manner consistent with the needs of the farming community and the BC Ministry of Agriculture guidelines.

The Township is currently preparing bylaws and amendments to comply with Ministry standards for farming. Ministry and Township staff has completed a package to update the rural area bylaws for consistency with the Minister’s standards. Since the present package was developed, the Minister

has also approved bylaw standards for temporary farm worker housing, rural residential use and farm building setbacks from streams in the Agricultural Land Reserve. These standards are expected to be incorporated into the Township package. The intent is to complete these bylaws and amendments to the satisfaction of both parties as quickly as possible.

Regulations of the *Agricultural Land Commission Act* protecting ALR land are enforced by officers of the Provincial Agricultural Land Commission. Some strengthening of Provincial enforcement was recently recommended following completion of an operational review of the Agricultural Land Commission.³² Protection of agricultural land supports farming by maintaining the land base for agriculture and helping to reduce land speculation. Land speculation, often resulting in an eventual rise in land prices, may increase if agricultural land is perceived to be available for other uses. Agricultural land is attractive for non-agricultural uses as it may be more accessible than other parcels and less expensive to develop.

Sub-division of agricultural land was identified as a problem for agriculture during the AVS Phase 2 focus groups. It was recognized that once land has been sub-divided, it is almost impossible to consolidate it back into a more agriculturally-viable parcel. Applications may be made under the *Agricultural Land Commission Act* to exclude land from the ALR, use land for non-farm purposes or subdivide land in the ALR. Many municipalities with Agricultural Advisory Committees, as a matter of course, refer all applications of this type to the AAC to obtain their advice about the implications for agriculture. The Agricultural Land Commission requires that all applications for exclusion be received first by the municipal government, which is not required to forward them to the ALC if the municipal government does not support the application. Municipal comments, and a Council resolution regarding the application, provide valuable information for the consideration of the Agricultural Land Commission.

On occasion, concerned farmers, land-owners and citizens are taking the responsibility themselves for farmland preservation and protection. Some individuals are using covenants to prohibit future development and subdivision of their land. A covenant is a voluntary binding legal agreement between at least two parties (often farmer/landowners, a prospective land purchaser or developer) to restrict future land uses. Registering the covenant on the title of the land ensures that the covenant applies to all future owners. Covenants may contain provisions including:

- the use of land or buildings that may be built
- prohibition of subdivision or subdivision conditions
- the transfer of specific parcels
- that land, or a feature of the land, is protected, or restored, or as provided for in the covenant.

Covenants may also be used by municipalities and regional districts. Decisions of the Agricultural Land Commission often include a requirement for the registration of a covenant that protects

³² Bullock, Richard, Chair, Provincial Agricultural Land Commission, *Moving Forward: A Strategic Vision of the Agricultural Land Commission for Future Generations*, November 26, 2010.

future use of the land. Any restrictive covenants that restrict or prohibit the use of ALR lands for farm purposes must be approved by the Agricultural Land Commission.

Another tool used in the preservation of agricultural land is donation of part, or the entirety, of the land to trusts. BC's *The Land Conservancy*, the Ontario *Farmland Trust*, and Saskatchewan's *Genesis Land Conservancy* are examples of organizations that are conserving farmland.

Objective:

To protect agricultural land for agricultural purposes in the Township of Langley.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support the protection of agricultural land for agricultural purposes (AAC, BCMA, ALC)
- ✓ Support seeking advice from its Agricultural Advisory Committee for all applications for removal, boundary adjustment, sub-division or non-farm use on land within the Agricultural Land Reserve (AAC)
- ✓ Support providing input to the Agricultural Land Commission on applications for exclusion, boundary adjustment, non-farm use and subdivision in the Agricultural Land Reserve as to their benefits to agriculture (AAC)

Implementation:

- Ensure policies in official documents support protection of agricultural land for agricultural purposes
- Develop protocols for application referral to the AAC
- Refer indicated ALR applications to the AAC, with planning department staff to present available information
- Refer appropriate applications to AAC for comment
- Ensure applications to the ALC include AAC comments and Council recommendation.

Actions (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Review its bylaws and regulations and amend where required to be consistent with provincial standards for farming as identified in the current *Guide for Bylaw Development in Farming Areas* (AAC)

Implementation:

- Ensure that all zoning bylaw amendments are consistent with the *Guide for Bylaw Development in the ALR*
- Review other bylaws and regulations to ensure consistency with the *Guide for Bylaw Development in the ALR*

- ✓ Implement an agricultural impact assessment process, completed at the expense of the applicant and conducted by a qualified agrologist or equivalent, to address ways that an application for exclusion, non-farm use or subdivision is of benefit to agriculture. The assessment process shall address the following:
 - type of application whether for removal or boundary adjustment or non-farm use or subdivision identified on agricultural land
 - size of the parcel in question
 - location of the parcel
 - impact on the ALR boundary and adjacent agricultural parcels
 - how the proposal will support agriculture in the Township
 - topographical or natural features of the land
 - agricultural capability of the parcel including soil and water (soil testing may be required)
 - present land use
 - adjacent land use
 - other off-site areas where the proposed use could be located
 - compatibility with agricultural and other adjacent uses
 - assessment of whether the application will result in additional pressure for further applications or increase the expectation for further applications
 - water runoff affecting drainage patterns and other aquifer considerations
 - air quality, odour and noise implications
 - traffic volume and safety considerations
 - buffers, or other physical barriers, from agricultural operations
 - potential impact on wildlife and wildlife habitat from pressures on ALR land
 - overall impact on agriculture
 - compensation and mitigation considerations where relevant
- Amend municipal development procedures to require an Agricultural Impact Assessment for ALR applications
- Develop the specific criteria to be considered for an AIA
- Ensure applicant bears cost of conducting an AIA
- Require the AAC to review the AIA as part of their development review of a specific project
- Refer the results of the completed AIA to council when considering a development application in the ALR

The Township of Langley, *in the **medium** term,*

- ✓ Review appropriate options to consider for policy relating to any removal of land from the ALR such as the merits of compensation to agriculture or various formulae such as the “two for one” policy where two acres must go in to the ALR for every one acre that is removed (AAC, BCMA, ALC)

The Township of Langley, *in the **long** term,*

- ✓ Develop a process to link farmers who may wish to obtain top soil with developers and others who may be removing it and who may wish to provide the top soil to the farm community (AAC, IAF)

- Review other jurisdictions that may have appropriate policies

- Review and prepare requirements for registry
- Develop a “top soil” registry for both farm operators and land developers and ensure understanding of need for Agricultural Land Commission approval for topsoil deposit.

Resources:

Implementation will require staff and committee time to be included in future budgets.

2.3.2 The Salmon River Watershed

The Salmon River watershed encompasses much of the Township’s valuable agricultural land and the watershed has been under pressure on two fronts creating impacts on the viability of agriculture. The two fronts are:

- the impact of development, parcelization, or population increases in the Uplands on flooding of agricultural land in the Lowlands
- the impact of development, parcelization, or population increases in the Uplands on quantity and quality of future water for agriculture from the Hopington Aquifer.

Discussion:

The Salmon River Uplands is an area where urban development and active farming have occurred together. Development of agriculture and housing in the Salmon River Uplands has an impact on agricultural production in the floodplain. Historically, agricultural land below the Uplands (an area of prime agricultural soils and potential for production of high-valued crops) has been periodically or seasonally flooded. Flooding results in erosion of valuable top soil and crop losses. There may also be substantial damage to fish habitat. Development above may also decrease the surface land available to supplement groundwater supplies.

Efforts to drain the farm land in the Lowlands have had only marginal success to date, often overcome by regulatory challenges and fisheries interests. The threat of flooding in the fertile floodplain has contributed to less interest among farmers for increasing production or taking the additional risks from growing higher value crops. Council is expected to consider an engineering review of flood control options for the Lowlands.

Many Uplands farms as well as residents rely on sustainable water from the Hopington aquifer and there are concerns among residents about the impact of farm practices on water quality. Also, aquifer levels have been dropping in both Hopington and Aldergrove. Increasing development in the Uplands that raises population levels or demands on water will affect the longer term availability of water from the aquifers.

Objective:

To support agricultural viability and land protection in the Salmon River Watershed.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support agricultural use of water in the Salmon River Uplands consistent with the requirements and recommendations of the Township *Water Management Plan* (Farm community)

The Township of Langley, *in the long term,*

- ✓ Support the provision of resources to mitigate the impact of any development approved in the Salmon River Uplands on flooding in the Lowlands (AAC, land development groups)

Actions (Partners):

The Township of Langley, *in the medium term,*

- ✓ Develop and implement a long range flood control management plan for the Salmon River Lowlands in cooperation with Fort Langley farmers (AAC, DDC, IAF)

Implementation:

- Review the agricultural water recommendations of the *Water Management Plan* for the Salmon River Uplands
- Develop incentives for farm operators in the Salmon River uplands to use water according to the recommendations in the *Water Management Plan*
- Publicize recommendations and incentives using appropriate venues

- Continue to require that new land development in the Uplands prevents flooding on the Lowlands
- Undertake mitigation measures, where possible, on identified flooding sources

Implementation:

- Develop work plan for long range flood control management for the Salmon River Lowlands
- Seek federal and provincial funding for plan
- Seek federal and provincial funding for mitigation projects identified in the plan

The Township of Langley, *in the long term*,

- | | |
|---|---|
| <ul style="list-style-type: none">✓ Undertake specialized planning for the Uplands in order to more fully examine the longer term future for this area and its agricultural role in the Township and the provision of an appropriate water supply for agriculture (AAC, ALC, BCMA, IAF) | <ul style="list-style-type: none">• Develop Terms of Reference for an appropriate plan• Develop Steering Committee to oversee the project• Seek appropriate funding |
|---|---|

Resources:

Implementation will require staff and committee time to be included in future budgets. Provision of specialized planning for the Uplands is estimated at \$50,000 for the Township share.

2.3.3 Agricultural Zoning

The principal intended use for land zoned for agriculture, and contained within the Agricultural Land Reserve, is agriculture.

Discussion:

In most instances, a single agricultural zone for agriculture should meet the intended use for land within the Agricultural Land Reserve. Currently, under provisions of the Township of Langley *Zoning Bylaw No. 2500*, there are 14 zones for Rural Use. Within the various zones, uses other than agriculture are identified.

The Township of Langley *Official Community Plan* and *Rural Plan*, source documents for rural zones in the Township, were adopted by Council in 1979 and 1993 respectively. Most of the land addressed in the *Rural Plan* is within the Agricultural Land Reserve.

Objective:

To ensure zoning in the Township supports agriculture.

Policy (Partners):

The Township of Langley, *in the short term and ongoing*,

- | | |
|---|--|
| <ul style="list-style-type: none">✓ Encourage agricultural use for all land zoned for agriculture and within the Agricultural Land Reserve (AAC, BCMA, ALC) | <p>Implementation:</p> <ul style="list-style-type: none">• Review current land uses on all agriculturally zoned land in the ALR• Encourage agricultural use where possible |
|---|--|

Actions (Partners):

The Township of Langley, *in the **short** term,*

- ✓ Continue to review rural zones within *Zoning Bylaw No. 2500* to reduce the number of zones and provide consistency with the BC Ministry of Agriculture's *Guide for Bylaw Development in Farming Areas (BCMA, ALC)*

The Township of Langley, *in the **medium** term,*

- ✓ Update the *Rural Plan* with regard to agriculture and the Agricultural Land Reserve with the intent of supporting agricultural uses within the ALR (BCMA, AAC, farm community)

Implementation:

- Continue to review the zoning bylaw
- Confirm amendments are consistent with BCMA guidelines

- Develop work program and Terms of Reference
- Undertake necessary amendments to support agricultural uses

Resources:

Implementation will require staff and committee time to be included in future budgets.

2.3.4 The Agricultural Edge

The Township of Langley has a complex ALR boundary which is more than 200 kilometres in length.

Discussion:

The Township of Langley has considerable land abutting the Agricultural Land Reserve that is dedicated to urban and industrial uses, including six urban centres within the Township. As well, within the ALR, there are parcels that are not currently being used for farming. As a result, citizens may reside within the ALR, adjacent to active and productive farming operations.

At the interface, where farm use may be directly adjacent to non-farm uses, conflict may occur. Sometimes conflict results in complaints about noise, dust, or odour from farms. Complaints may also come from farmers concerned about the impact of urban development on their farm operations, such as flooding, or unreasonable complaints about their normal farm practices. Farmers may also experience trespass, vandalism, crop damage, livestock harassment, and littering.

Objective:

To define areas of the Township subject to appropriate edge planning.

Policies (Partners):

The Township of Langley, *in the **short** term and ongoing*

- ✓ Support the concentration of new urban growth within the six existing established urban centres in the Township

The Township of Langley, *in the **medium** term and ongoing,*

- ✓ Support strategies for edge planning in areas of the Township where the Agricultural Land Reserve abuts non-ALR land (AAC, BCMA, ALC)
- ✓ Encourage citizens residing in the ALR, but not farming, to consider appropriate buffering or residential site planning on their land where it may abut active and productive farming operations (AAC, BCMA, ALC)

Action (Partners):

The Township of Langley, *in the **long** term,*

- ✓ Initiate a pilot project designed to evaluate the impact of managing the agricultural edge using BC Ministry of Agriculture guidelines for edge planning (AAC, BCMA, IAF)

Resources:

Implementation will require staff and committee time to be included in future budgets. Costs for the edge planning pilot project are estimated at \$20,000 for the Township share.

Implementation:

- Council reinforce OCP and Rural and Neighbourhood plans by passing a resolution to concentrate urban growth in the established urban centers
- Identify areas at the interface of urban/rural uses where conflict may occur.
- Prepare information about appropriate edge planning techniques and standards
- Provide information to affected land owners
- Provide advice to non-farming citizens regarding buffering or residential site planning
- Encourage non-farming citizens to undertake appropriate buffering or residential site planning

Implementation:

- Develop work program for edge planning pilot project
- Determine appropriate site for edge planning pilot project with land-owners' support
- Implement any required bylaw amendments according to the edge planning process
- Seek appropriate funding for the project

2.3.5 Buildings on Agricultural Land

The placement of buildings on agricultural land may have an impact on the use of the land for agricultural purposes.

Discussion:

The location of buildings and other structures on a lot may affect the efficiency or viability of agricultural production on the property itself or on adjacent properties. The Farm Industry Review Board recognizes having reasonable consideration for neighbours as a “normal farm practice” when establishing or expanding a farm operation because the placement of farm buildings may affect neighbouring farm operations or others.

To provide some provincial consistency relative to residential buildings in the ALR, the BC Ministry of Agriculture prepared guidelines for the placement of residential buildings on farm land.³³ These guidelines suggest maximum setbacks from an adjacent road but allow municipalities to determine maximum sizes for residences consistent with community standards. As a guideline, residence size in the ALR should not exceed residence size in more urban areas. House location may be affected by the land features, contours and topography and may not easily conform to standard guidelines. Site specific considerations should be recognized.

Some municipalities have prepared bylaws to address residential uses. These bylaws may establish maximum footprints for residences. The residences may be restricted to a reasonable distance (60 metres) from the front lot line, thus potentially avoiding placement of a large house in the middle of a land parcel.

Coverage of a farm by buildings and other structures is also addressed by the Ministry of Agriculture. The percentage of a lot that may be covered by farm-related structures varies by commodity.³⁴ The Ministry of Agriculture also prepared agricultural building setbacks as a standard to guide local government bylaw development in farming areas.³⁵ Building setbacks apply to the construction of agricultural buildings and related uses such as roads, retention ponds, machinery storage, parking, farm composting, storage facilities, and confined livestock areas. The standards apply to new buildings only and all existing agricultural structures are exempt.

Objective:

To address the placement and size of residential buildings on agricultural land.

³³ BC Ministry of Agriculture, *Bylaw Standard for Residential Use in the Agricultural Land Reserve*, September, 2011.

³⁴ BC Ministry of Agriculture, *Guide for Bylaw Development in Farming Areas*, p. C-23.

³⁵ BC Ministry of Agriculture, *Guide for Bylaw Development in Farming Areas*, p. C-24.

Policy (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support appropriate and regulated building setbacks (with site specific considerations recognized) and residential building size guidelines on agricultural land (AAC, BCMA)

Implementation:

- Review regulations included in the zoning bylaw amendments
- Adopt amendments as required

Action (Partners):

The Township of Langley, *in the medium term,*

- ✓ Review provincial guidelines for residential use in the Agricultural Land Reserve, initiate a review of policies and bylaws in other jurisdictions, which consider siting, setbacks and size, and adopt an appropriate bylaw for the Township of Langley

Implementation:

- Review residential regulations on agricultural land
- Review bylaw regulations being developed in other jurisdictions
- Adopt appropriate bylaw

Resources:

Implementation will require staff and committee time to be included in future budgets.



2.4 SUPPORTING FARMER USE OF BEST FARM MANAGEMENT PRACTICES

Although there is strong support for agriculture in the Township, farmers must continue to farm in a manner that is sensitive to the needs of other citizens. By doing so, support for additional agricultural development should continue.

Farmers operate under government regulations that are designed to ensure farm practices do not jeopardize the environment. Farmers are also guided by their provincial commodity associations and their issues are represented provincially by the British Columbia Agricultural Council.

The purpose of this strategy area is to identify farming practices that may have an impact upon non-farming citizens and to provide guidelines for ensuring these farming practices do not erode the positive support for agriculture in the Township.

2.4.1 Open Air Burning

Open air burning is a normal farm practice in some situations. Under the protection of the *Farm Practices Protection Act*, farmers may use open burning “to control crop residues, as a management tool in grass seed production and to control weeds, residue and brush on pasture, range and non-crop areas such as right-of-ways, ditches and dyke banks. They may also burn to dispose of orchard and vineyard prunings and tree stumps, to dispose of brush piles from land which has been cleared, to dispose of spoiled hay and straw and to dispose of diseased crop material”.³⁶

However, open air burning is a source of air pollution. There are public concerns about burning as it relates to air quality and the potential danger of wild fires. Where recycling is practical, and farm materials will not impact other farms, it may be preferable to open air burning.

Discussion:

In situations involving diseased crops, open air burning may be required to prevent spreading of the disease. Most farmers conduct open air burning only when it is considered to be the best option and with consideration given to the possible concerns of neighbours. Air curtain incinerators, a technological innovation designed to reduce the particulate matter released during incineration of wood waste, may be appropriate for farmers committed to open air burning on their farms, but use of these incinerators is not economically viable except for large amounts of burning.

Open air burning in British Columbia is regulated by the *Environmental Management Act* and the *Open Burning Smoke Control Regulation*. The Ministry of the Environment is currently updating this regulation. Metro Vancouver, with powers to administer the *Open Burning Smoke Control*

³⁶ Right to Farm Factsheet, *Burning*, January 2004.

Regulation, developed its own regulation, *Air Quality Management Bylaw No. 1082*.³⁷ The Township of Langley regulates open air burning through *Fire Prevention Bylaw No. 2005- 4410*. This bylaw attempts to balance the following public interests:

- public safety associated with wildfire
- public health associated with exposure to fine particulate matter in smoke
- the agricultural sector's need for an economical and efficient method to dispose of land clearing debris, disposal of prunings, and eradicating grass, weeds, damaged or diseased crops, and pests.

The bylaw allows burning under permit during April and from September 15 to October 15. There are provisions to allow burning on farms at other times under special permit to “eradicate grass, weeds, and damaged or diseased crops.” A site inspection is required for special permits.

Objective:

To ensure open air burning is conducted by area farmers in situations where that is the most effective and necessary procedure.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Encourage farmers to reduce, or eliminate, open air burning when diseased crops are not present and where recycling programs for the material exist (AAC)
- ✓ Support the use of air curtain incinerators (mainly suitable for large burns) and other technological options by farmers who are committed to open air burning for diseased crops (AAC, BCMA)
- ✓ Support the burning of regular agricultural waste when it cannot be recycled and when all bylaw considerations are being followed (AAC)

Implementation:

- Review recycling options
- Provide education materials for farmers regarding alternatives to open air burning.
- Distribute to farmers appropriately
- Develop incentives to use alternatives to open air burning
- Develop incentives to use alternatives to open air burning
- Encourage burning be consistent with existing bylaw

³⁷ The provincial government is expected to revise the *Open Burning Smoke Control Regulation* which will lead to updating of the Metro Vancouver Bylaw and the Township *Fire Prevention Bylaw No. 2005-4410*.

Action (Partners):

The Township of Langley, *in the long term*,

- ✓ Investigate improved technology related to open air burning and ensure farmers are aware of all options for reducing open air burning on area farms (AAC)

Implementation:

- Research technological options
- Provide information to farm community to reduce open air burning

Resources:

Implementation will require staff and committee time to be included in future budgets. Researching technological options in the long term is estimated at \$10,000 for the Township share.

2.4.2 Chemical Use in Agriculture

Chemical use by farmers is strictly regulated and farmers are required to undergo training before they purchase and apply chemical products to their crops.

Discussion:

For environmental reasons, local governments are under pressure to ban the use of lawn and garden pesticides and work is underway to commit BC to a province-wide ban on the use of lawn and garden pesticides. Farmers are generally knowledgeable about the use of pesticides and herbicides and normally do not require additional training beyond current regulations in the safe use and application of chemicals to their crops.

Pesticides are regulated by the Federal and Provincial governments. Only pesticides approved for use in Canada are allowed. Farmer use of approved pesticides and herbicides is considered to be a normal farm practice.³⁸ Used responsibly, and with appropriate training in their application, chemical products applied by farmers have contributed to production increases and prevented crop losses. Farmers are reluctant to have their capacity to use chemicals in a responsible manner affected by the possible banning of chemicals used by urban residents who may be untrained and unfamiliar with the use of such products.

Objective:

To ensure farmers can continue to apply approved chemicals on their crops, as required, in a responsible manner.

³⁸ BC Ministry of Agriculture, *Farm Practices Reference Guide*, Farm Practices – Pesticides, January 2004.

Policies (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Support farmer use of chemicals such as pesticides as long as the applications are done according to accepted Provincial or Federal regulations and the chemicals used are applied according to label directions (AAC, BCMA)
- ✓ Encourage all farmers to ensure those applying chemicals on their farms have the required training for the application and use of chemicals (AAC, BCMA)

Implementation:

- Ensure farm operators are aware of all Provincial and Federal regulations
- Encourage farmers to be in compliance with label directions
- Inform farmers that appropriate training is required for farm workers applying chemicals

Resources:

Implementation of these policies will require staff and committee time to be included in future budgets.

2.4.3 Wildlife Habitat

Farming practices may affect wildlife habitat, including fish habitat.

Discussion:

Farmers are continually seeking ways to ensure their farm practices do not unreasonably impact the general public or wildlife. Where farms border on waterways or vacant crown lands or other unfarmed areas, some conflict with wildlife is to be expected. Bears, deer, migratory and other birds, and other wildlife may generate crop losses for farmers. The BC Ministry of Agriculture may support farmers who have experienced crop loss due to wildlife through various crop insurance programs. Under some circumstances, farmers may use wildlife management practices. For example, fences (electric and non-electric) are effective for deer and netting, noise, and visual devices may assist in the prevention of bird damage.

The Township has an interest in conserving wildlife habitats to support regional biodiversity. The Langley Environmental Partners Society has undertaken innovative habitat and stream mapping projects and consulted the community on wildlife habitat issues such as:

- fragmentation of upland habitats
- loss of biodiversity and problem wildlife in urban areas
- loss of wetlands

- wildlife mortality on roads
- removal of important habitat
- lack of knowledge of wildlife issues in the general public.

Some municipalities have encouraged partnerships between farm and wildlife groups for programs that benefit both. The Delta *Farmland and Wildlife Trust* offers a number of programs that assist overwintering wildfowl and provides partial compensation for wildlife damage. In 2008, the Township of Langley, in partnership with the Langley Environmental Partners Society, developed the *Wildlife Habitat Conservation Strategy* for the Township to support plans and bylaws for development of new urban neighbourhoods.

Objective:

To support and protect wildlife habitat.

Policy (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support working with farmers and other rural landowners, agricultural and wildlife organizations, and agencies to identify farming practices that enhance wildlife and wildlife habitat (AAC, LEPS, BCMA, BCMoE, farm community)

Implementation:

- Provide farmers with appropriate information
- Encourage farmers to prepare and implement Environmental Farm Plans (See 2.4.6)

Resources:

Implementation of this policy will require staff and committee time to be included in future budgets.

2.4.4 Farming Near Watercourses

Farms in the Township of Langley are often crossed by watercourses that contribute to the water resource used by all citizens and may have high fisheries and wildlife values.

Discussion:

The Ministry of Agriculture's *Guide for Bylaw Development in Farming Areas* has been updated to include agricultural building setbacks from watercourses.³⁹ When related to watercourses, the setback distances vary depending on the type of agricultural facilities and the watercourse classification. Setbacks will generally range from five metres to 30 metres.

The Township of Langley has adopted a *Water Management Plan* with a goal to, “ensure safe and sustainable groundwater for the community for generations to come.”⁴⁰ The Township also amended its *Official Community Plan* in 2006 through the *Streamside Protection and Enhancement Bylaw 2006 No. 4400* to provide greater protection from development and use of watercourses and adjacent riparian areas. This bylaw does not apply to watercourses and riparian areas within the Agricultural Land Reserve, except for residential dwellings.

Large scale *Sensitive Habitat Inventory Mapping* has been undertaken on over 700 km of streams in the Township by the Langley Environmental Partners Society and other partners to support decision-making and approvals. Nearly 2000 km of channelized watercourses and roadside ditches have been mapped and surveyed for fish presence and 50% have documented fish presence. LEPS has also delivered streamside fencing and planting programs in partnership with farmers and with Fisheries and Oceans Canada guidance and financial support.

Objective:

To facilitate farming while continuing to protect watercourses and fish and wildlife habitat.

Policies (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Work closely with the farm community regarding farming near watercourses to balance farming requirements with the requirements for safe water (AAC, BCMA)

The Township of Langley, *in the long term,*

- ✓ Support farmers using best management practices for activities

Implementation:

- Review BCMA *Guide for Bylaw Development in Farming Areas* for guidelines for farming near watercourses
- Inform farm community of guidelines
- Encourage farmers to prepare and implement Environmental Farm Plans (See 2.4.6)
- Review BCMA *Guide for Bylaw Development in Farming Areas* for manure and wood waste, fuel

³⁹ BC Ministry of Agriculture, *Agricultural Building Setbacks from Watercourses in Agricultural Areas*, Riparian Factsheet 23.400-1, February, 2011.

⁴⁰ Township of Langley, *Water Management Plan*, November, 2009, p. 4.

that may impact the quality of surface and groundwater such as proper storage of manure and wood waste, fuel storage, compost sites, building locations and livestock access to surface water courses (AAC, BCMA, IAF)

- storage, compost sites, building locations and livestock access to surface water.
- Review practices needed for the township's unique situations affecting water and seek appropriate funding
- Develop incentives to encourage use of BCMA Guidelines and practices needed for Township's unique situations

Resources:

Implementation of these policies will require staff and committee time to be included in future budgets.

2.4.5 Nutrient Management

Livestock are present on 29% of farms and the farms are located in all areas of the Township. Improper manure management may lead to citizen complaints about odour.

Discussion:

Horses are the most common livestock in the Township followed by beef and dairy cattle. Intensive chicken and egg production is also present. There is some interest in attracting more poultry production as it is considered to be economically suitable for many of the Township's smaller agricultural parcels. The storage and use of animal wastes may be a source of contamination if farm management practices are inefficient or the available land base is not sufficient to accommodate wastes generated by the livestock and poultry populations. The management and handling of agricultural wastes is regulated by the provincial *Agricultural Waste Control Regulation*.

Concentrations of livestock on area farms concern citizens because of odours from manure spreading and possible run off into area water sources. Farmers are aware of these issues and have worked to reduce the volume of manure spread on fields. Recent industry initiatives using anaerobic digesters allow for the production of energy from the process of breaking down organic material. The BC Ministry of Agriculture has released a discussion paper to assist local governments to establish land-use policies for anaerobic digestion in the Agricultural Land Reserve.⁴¹

Objective:

To minimize the impact of manure spreading and storage on area farms.

⁴¹ BC Ministry of Agriculture, *Regulating Anaerobic Digestion in the ALR: Discussion Paper and Minister's Bylaw Standards*, December 15, 2011.

Policies (Partners):

The Township of Langley, *in the **short** term and ongoing,*

- ✓ Support the *Agricultural Waste Control Regulation* to reduce odours and the risk of groundwater contamination from agricultural operations
- ✓ Support livestock farmers, and other farmers that use manure on their properties, having a nutrient management plan in place to identify farm wastes and how they are to be treated.
- ✓ Support existing industry initiatives and guidelines for managing manure on area farms and encourage farmers to undertake these initiatives

Action (Partners):

The Township of Langley, *in the **long** term,*

- ✓ Explore, in cooperation with the BC Ministry of Agriculture, other options for manure utilization or treatment and including anaerobic digestion, and share this information with the farm community (AAC, IAF, BCMA)

Resources:

Implementation will require staff and committee time to be included in future budgets. Researching manure treatment options is estimated to cost \$15,000 for the Township share.

Implementation:

- Encourage famers to prepare and implement Environmental Farm Plans(See 2.4.6)
- Encourage farmers to prepare and implement Environmental Farm Plans(See 2.4.6)
- Document industry initiatives for manure management and inform farmers
- Ensure farmers are aware of industry initiatives such as LEPS ManureLink program
- Review partnerships for larger scale manure management projects

Implementation:

- Research manure utilization or disposal techniques and technology
- Explore a community based anaerobic digestion unit or other technology available for treatment of manure, including financial considerations
- Share information with farm community

2.4.6 Environmental Farm Planning

Environmental farm planning is an appropriate way to encourage farmers to be environmentally responsible in the operation of their farms.

Discussion:

Environmental Farm Plans are recommended as a way for farmers to demonstrate due diligence in their farm practices if those practices impact the environment. Environmental Farm Plans are supported by the *Growing Forward* Agreement between the province and Agriculture and Agri-Food Canada. The *Environmental Farm Plan Program*



addresses a wide range of environmental concerns that may arise for farmers, including livestock and crop issues such as handling manure and pesticides, pest management, maintenance and management of soils, air and water, and other areas related to effective farm stewardship.

Some farmer commodity associations such as the BC Chicken Producers have endorsed environmental farm plans for all farmers within their commodity group. Environmental farm planning was supported by the focus group participants during the public consultation process in AVS Phase 2. Under the Environmental Farm Plan Program, the Township may provide financial incentives for the adoption of Beneficial Management Practices by Township farmers.

Objective:

To maximize the number of farmers completing environmental farm plans.

Policy (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Support the *Environmental Farm Plan Program* and encourage all area farmers to participate in the program (AAC, BCMA, AAFC)

Implementation:

- Publicize the *Environmental Farm Plan Program*
- Encourage farmers to prepare or update an *Environmental Farm Plan*

Action (Partners):

The Township of Langley, *in the medium term*,

- ✓ Support, by seeking consensus among other municipalities, the introduction of “enhanced farm tax status” for farmers completing, and updating as required, Environmental Farm Plans (AAC, BCMA, Metro Vancouver)

Implementation:

- Review options for an enhanced farm tax status
- Involve Metro Vancouver’s regional AAC
- Meet with other AAC’s to discuss enhanced farm tax status
- Discuss with BCMA
- Refer to UBCM

Resources:

Implementation will require staff and committee time to be included in future budgets.

2.4.7 Land Stewardship and Ecological Services

Farmers are generally good land stewards who understand the importance of maintaining the health and productivity of their land.

Discussion:

There are benefits to society when farmland is managed in environmentally-sound ways. Financial support for farmers may be appropriate when environmental management exceeds the requirements of reasonable regulation and when costs of this management contribute to an unreasonable burden for farmers or create a competitive disadvantage for farmers. The Canadian Senate’s *Standing Committee on Agriculture and Forestry* has endorsed the concept that paying farmers to care for the environment is an appropriate action and there should be “incentives for producers as providers of social benefits beyond food production, such as environmental benefits.”⁴²

In Prince Edward Island, the provincial government has become the first in Canada to offer every farmer the opportunity to earn money for action on environmental initiatives such as grassing waterways or preserving wildlife habitat. In BC, a research consortium of farmers, academics, and conservationists is field testing a plan on 13 BC farms to pay BC farmers and ranchers to produce cleaner air and water and improve wildlife habitat. The Ecological Services Initiative⁴³ addresses selected farm enhancements (that do require investment and commitment from farmers) that, if undertaken, could result in ecological benefits for everyone.

⁴² Standing Senate Committee on Agriculture and Forestry, *Agriculture and Agri-Food Policy in Canada: Putting Farmers First*, Interim Report, June 2006, p. 7.

⁴³ <http://gorsuch.ca/EGS/2011/04/26/welcome/>

Various pilot projects have demonstrated the value of supporting farmers in this way. Norfolk County in Ontario has a pilot project under the banner of *Alternative Land Use Services*.⁴⁴ ALUS is an ecological goods and services program designed by farmers, for farmers. Originating in the United States, and initially designed to protect duck habitat for duck hunters, the program recognizes the value of the important role that farmers play in environmental management.

Objective:

To encourage farmers to enhance their farm stewardship practices.

Policy (Partners):

The Township of Langley, *in the long term*,

- ✓ Support the principle of farmer compensation when there is an environmental benefit to the Township, when funding sources are available, and when the investments undertaken on farms exceed existing requirements of law and regulation and result in benefits to citizens at large (AAC)

Action (Partners):

The Township of Langley, *in the medium term*,

- ✓ Undertake a pilot project on selected Township farms to support the principles of the *Ecological Services Initiative* (AAC, LEPS, BCMA, IAF, BCMoE, farm community)

Implementation:

- Review models of farmer compensation in other jurisdictions
- Consider costs and benefits to the farm community
- Seek consensus with other municipalities having an active agricultural component.
- Refer to Metro Vancouver AAC for input

Implementation:

- Develop Terms of Reference for a pilot project
- Appoint a Steering Committee
- Determine financial sources
- Determine possible sites for pilot project
- Develop evaluation criteria

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future budgets. The pilot project to support the principles of the *Ecological Services Initiative* is estimated to cost \$40,000 for the Township share.

⁴⁴ Further information about Alternative Land Use Services is available at <http://www.deltawaterfowl.org/alus/>

2.4.8 An Attractive Farm Community

Many farms in the Township of Langley are visually appealing to visitors and citizens.

Discussion:

An attractive farming area encourages citizens to support agriculture. Well-kept farms impress visitors and are a source of pride for residents. As new farms get started, and other farms expand and develop, it is important to support the high standards for clean and attractive farmsteads in the Township.

Although keeping attractive farmsteads may not be a requirement for farmers and complaints from citizens about unattractive farms may not be supported due to interpretations of the *Farm Practices Protection Act* citizens appreciate tidy properties and this is often reflected by the adoption of bylaws to regulate unsightly premises such as Bylaw No. 2092, adopted in 1982.

Objective:

To encourage the continuation of an attractive farm community throughout the Township.

Policy (Partners):

The Township of Langley, *in the short term and ongoing,*

- ✓ Encourage farmers to maintain high standards for cleanliness and attractiveness of area farms (AAC, farm community)

Action (Partners):

The Township of Langley, *in the long term,*

- ✓ Encourage the BC Ministry of Agriculture to consider *Best Management Guidelines* for contributing to the visual appearance of a farming area (AAC, BCMA)

Implementation:

- Promote benefits of attractive farms and include benefits in the brochure on agriculture in the Township (See 2.1.4)

Implementation:

- Develop options for Best Management Guidelines for the visual appearance of a farming area
- Contact BCMA to encourage preparation of the guidelines at provincial level

Resources:

Implementation of these policy and action items will require staff and committee time to be included in future budgets.

3 THE AVS MOVING FORWARD

This section of the Agricultural Viability Strategy addresses implementation of the Strategy. It describes the role of the AVS, places the identified actions in priority, and provides estimates for the cost of completing the actions. Township organizations and partners that may be involved with Strategy implementation are identified. Suggestions are provided for dealing with issues that may result from implementation and a monitoring and review process for the implementation is described. The section concludes with a description of ways to communicate the Strategy goals and objectives to Township citizens and others beyond the Township's borders.

3.1 ROLE OF THE AGRICULTURAL VIABILITY STRATEGY

The Agricultural Viability Strategy was developed over a period of approximately three years, beginning with Phase 1 in late 2009. As it is supported and implemented, it is expected to position the Township of Langley for increased levels of agricultural development. The AVS was designed to be fully implemented over a 20-year period but adopting individual components of each initiative over this period is expected to create momentum for the strategy and lead to important benefits as the strategy unfolds.

Upon adoption by Council, the Agricultural Viability Strategy is expected to be a reference document for Council and staff. It will act as a guide for the work plans of staff, the Agricultural Advisory Committee, and other partners. The AVS contains material relevant to future Official Community Plans in all areas related to agriculture and agricultural development.

3.2 ACTION PRIORITIES AND COST ESTIMATES FOR IMPLEMENTATION

Tables 2, 3, and 4 identify the action priorities to be addressed in the course of AVS implementation. The action priorities are grouped by term: short (the first 5 years), medium (6 to 10 years), and long (11 to 20 years). In most instances, the actions will be completed by staff with funding provided in future line department budgets. It is estimated that \$120,000 annually will be sufficient for the additional staffing requirements and staffing-related costs related to implementation of the Agricultural Viability Strategy. Where possible, additional direct funding that may be required has been identified and totalled for each term. The total cost of implementation over 20 years is estimated to be \$2,697,000 or \$134,850 annually.

Table 2 lists the short term (the first 5 years) priorities for action identified in the Agricultural Viability Strategy. For this 5-year period, annual costs are estimated to be \$125,000; total costs are estimated at \$625,000.

Table 2: Short Term Implementation of the AVS

Strategy Area	Initiative	SHORT TERM Action	Cost Estimate		
			Line Budget	Additional	Total
Welcoming Business Environment	2.1.1 Township Council	<ul style="list-style-type: none"> Assess current expectations of various services to agriculture and determine resources necessary to assist the industry with economic development and support 	X		
	2.1.2 AAC	<ul style="list-style-type: none"> Request work plan and provide annual budget 	X		
	2.1.6 Role of Intensive Agriculture	<ul style="list-style-type: none"> Develop knowledge of concentration of agricultural businesses and develop information to assist potential farmers 	X		
	2.1.8 Farms on ALR Land	<ul style="list-style-type: none"> Organize seminars or workshops on farming options 	X	\$5,000	\$5,000
	2.1.9 Awareness of Normal Farm Practices	<ul style="list-style-type: none"> Continue work with the Propane Cannon Task Force Inform, through use of the website, the presence of normal farm practices Use the "Current News and Initiatives" section of the website to educate residents about normal farm practices 	X		
	2.1.11 Agri-tourism	<ul style="list-style-type: none"> Amend bylaws and regulations to encourage agri-tourism and culinary tourism 	X		
	2.1.12 Education and Training	<ul style="list-style-type: none"> Prepare, promote, and update a list of agricultural education opportunities offered by local educators. 	X	\$5,000	\$5,000
Services and Infrastructure	2.2.1 Water Use and Monitoring	<ul style="list-style-type: none"> Require water percolation for upland development 	X		
	2.2.3 Drainage and Ditch Maintenance	<ul style="list-style-type: none"> Develop Drainage and Dyking Committee to obtain farm community input into concerns with ditch drainage and maintenance Review relationship with DFO to ensure protection of fish habitat does not overwhelm efforts to perform ditch maintenance 	X X	\$3,000 annually	\$15,000
	2.2.5 Processing and Value-Added	<ul style="list-style-type: none"> Ensure the development of the agricultural industry is considered by EDAC and others 	X		
Agricultural Land Base	2.3.1 Protection of Agricultural Land	<ul style="list-style-type: none"> Review bylaws and regulations to be consistent with provincial standards for farming Implement an agricultural impact assessment process 	X X		
	2.3.3 Agricultural Zoning	<ul style="list-style-type: none"> Review rural zones within Zoning Bylaw No. 2500 	X		
Funding Estimate (5 years)			\$600,000	\$25,000	\$625,000
Annual estimate			\$120,000	\$5,000	\$125,000

Table 3 lists the medium term (6-10 years) priorities for action identified in the Agricultural Viability Strategy. For this 5-year period, total costs are estimated to be \$730,000; annual costs are estimated to be \$146,000.

Table 3: Medium Term Implementation of the AVS

Strategy Area	Initiative	MEDIUM TERM Action	Cost Estimate		
			Line Budget	Additional	Total
Welcoming Business Environment	2.1.2 AAC	<ul style="list-style-type: none"> Require the AAC report regularly on agricultural activities and update, as appropriate, the Agricultural Profile 	X	\$10,000	\$10,000
	2.1.3 Partnerships	<ul style="list-style-type: none"> Request the AAC review the merits of a local farm organization 	X	\$8,000	\$8,000
	2.1.4 Promotion of Agriculture	<ul style="list-style-type: none"> Prepare a brochure outlining the role and importance of agriculture Evaluate encouraging farmers to erect appropriate signs indicating crops grown or other agricultural activities 	X	\$7,000	\$7,000
	2.1.6 Role of Intensive Agriculture	<ul style="list-style-type: none"> Assess the current mix of land parcels in the ALR 	X	\$3,000	\$3,000
	2.1.8 Farms on ALR Land	<ul style="list-style-type: none"> Prepare and maintain an inventory of land available for rent or lease to active farmers 	X	\$10,000	\$10,000
	2.1.10 Good Neighbour Policy	<ul style="list-style-type: none"> Prepare and promote a “good neighbour” policy 	X		
	2.1.11 Agri-tourism	<ul style="list-style-type: none"> Include agri-tourism opportunities in conferences, seminars and workshops 	X	\$7,000	\$7,000
	2.1.13 Mentoring and Succession Planning	<ul style="list-style-type: none"> Work with partner organizations willing to introduce an appropriate mentorship program Initiate seminars and workshops on topics for productive farm businesses on smaller land parcels and topics such as succession planning may be presented 	X	\$8,000 \$5,000	\$13,000
	2.1.14 Amenity Bonuses	<ul style="list-style-type: none"> Develop a Community Amenity Contribution policy 	X		
Services and Infrastructure	2.2.1 Water Use and Monitoring	<ul style="list-style-type: none"> Undertake a pilot project to develop water monitoring options. Prepare and distribute material identifying water uses and conservation Investigate incentives for decommissioning unused free flowing wells Encourage Metro Vancouver to reduce water costs for local food producing farms. 	X	\$25,000 \$7,000	\$32,000

Strategy Area	Initiative	MEDIUM TERM Action	Cost Estimate		
			Line Budget	Additional	Total
Services and Infrastructure	2.2.3 Drainage and Ditch Maintenance	<ul style="list-style-type: none"> Review budget for ditch maintenance with intention to increase the amount provided 	X		
	2.2.4 Road Access and Traffic Issues	<ul style="list-style-type: none"> Ensure signage is placed in farming areas 	X		
	2.2.7 Recreation, Walking and Cycling Trails	<ul style="list-style-type: none"> Place signage to inform and educate users about farming where agricultural land may be part of a walking or cycling trail. 	X		
Agricultural Land Base	2.3.1 Protection of Agricultural Land	<ul style="list-style-type: none"> Review options to be used in situations where agricultural land may be removed from the ALR 	X		
	2.3.2 Salmon River Watershed	<ul style="list-style-type: none"> Develop and implement flood control plan with Fort Langley farmers 	X		
	2.3.3 Agricultural Zoning	<ul style="list-style-type: none"> Update the Rural Plan 	X		
	2.3.5 Buildings on Agricultural Land	<ul style="list-style-type: none"> Review provincial guidelines for residential use in the ALR and adopt appropriate bylaw 	X		
Farm Management Practices	2.4.6 Environmental Farm Planning	<ul style="list-style-type: none"> Support, by seeking consensus among other municipalities, "enhanced farm tax status" for farmers completing, and updating Environmental Farm Plans. 	X		
	2.4.7 Land Stewardship	<ul style="list-style-type: none"> Undertake a pilot project to support the principles of the Ecological Services Initiative 	X	\$40,000	\$40,000
Funding Estimate (5 years)			\$600,000	\$130,000	\$730,000
Annual estimate			\$120,000	\$26,000	\$146,000

Table 4 lists the long term (11-20 years) priorities for action identified in the Agricultural Viability Strategy. For this 10-year period, total costs are estimated to be \$1,342,000; annual costs are estimated to be \$134,200, in current dollars.

Table 4: Long Term Implementation of the AVS

Strategy Area	Initiative	LONG TERM Action	Cost Estimate		
			Line Budget	Additional	Total
Welcoming Business Environment	2.1.2 AAC	<ul style="list-style-type: none"> Update the Agricultural Profile 	X	\$10,000	\$10,000
	2.1.4 Promotion of Agriculture	<ul style="list-style-type: none"> Undertake a study on the economic impact of agriculture Request the EDAC, AAC, HAC jointly identify tourism routes 	X	\$12,000	\$12,000
	2.1.8 Farms on ALR Land	<ul style="list-style-type: none"> Approach the Federal Department of National Defence to facilitate leasing of land for new farmers Seek consensus among other BC Municipalities for reform of the farm tax system 	X		
	2.1.12 Education and Training	<ul style="list-style-type: none"> Initiate meetings with local educational institutions to consider ways to support liaison between farm community and educators and researchers. 	X		
Services and Infrastructure	2.2.1 Water Use and Monitoring	<ul style="list-style-type: none"> Initiate research into other appropriate water sources for the Township 	X	No estimate attempted	
	2.2.2 Undyked Farm Land	<ul style="list-style-type: none"> Request support for protection from agricultural land erosion in areas unprotected by the dyke system 	X		
	2.2.4 Road Access and Traffic Issues	<ul style="list-style-type: none"> Introduce a pilot project to determine value of selected technological innovations Review Master Transportation Plan to address traffic issues faced by agriculture 	X	\$25,000	\$25,000
			X		
	2.2.5 Processing and Value-Added	<ul style="list-style-type: none"> Develop initiatives to encourage processing as supported by the ALC and consistent with the Economic Development Strategy Consult stakeholder groups for the development of a food hub 	X	No estimate attempted	
2.2.7 Recreation, Walking and Cycling Trails	<ul style="list-style-type: none"> Reinforce public rights-of-way routes that cross agricultural areas using gateways, trailheads or fencing 	X			
Agricultural Land Base	2.3.1 Protection of Agricultural Land	<ul style="list-style-type: none"> Develop a process to link farmers who may wish to obtain top soil with developers and others who may be removing it 	X		
	2.3.2 Salmon River Watershed	<ul style="list-style-type: none"> Undertake specialized planning for Uplands for appropriate water supply for agriculture 	X	\$50,000	\$50,000
	2.3.4 Agricultural Edge	<ul style="list-style-type: none"> Initiate a pilot project designed to evaluate the impact of managing the agricultural edge using BC Ministry of Agriculture guidelines for edge planning. 	X	\$20,000	\$20,000

Strategy Area	Initiative	LONG TERM Action	Cost Estimate		
			Line Budget	Additional	Total
Farm Management Practices	2.4.1 Open Air Burning	<ul style="list-style-type: none"> Investigate improved technology related to open air burning 	X	\$10,000	\$10,000
	2.4.5 Nutrient Management	<ul style="list-style-type: none"> Explore options for manure treatment and share this information with the farm community. 	X	\$15,000	\$15,000
	2.4.8 An Attractive Farm Community	<ul style="list-style-type: none"> Encourage BCMA to prepare Best Management Guidelines for visual appearance of a farming area 	X		
Funding Estimate (10 years)			\$1,200,000	\$142,000	\$1,342,000
Annual estimate			\$120,000	\$14,200	\$134,200

3.3 TOWNSHIP ORGANIZATIONS FOR IMPLEMENTATION

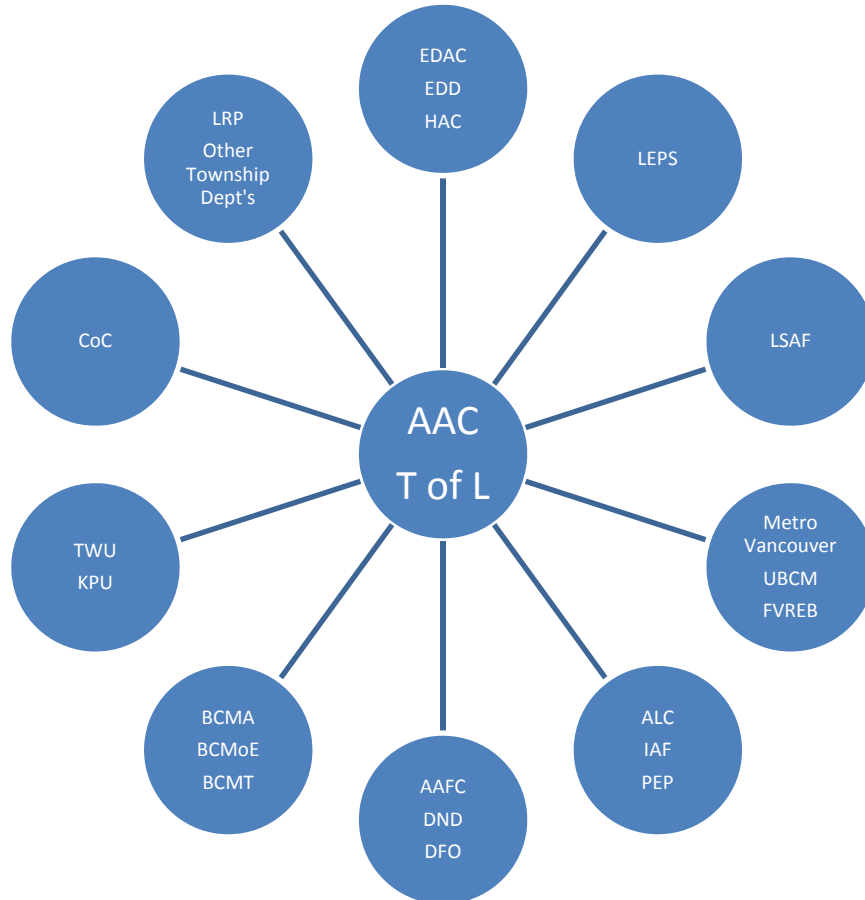
With less than 2% of British Columbians living on farms, and because many municipalities contain significant amounts of agricultural land, it is important for local governments to maintain contact with the farm community. The BC Ministry of Agriculture supports Agricultural Advisory Committees for this purpose. As of April, 2011, there were 45 Agricultural Advisory Committees across BC. One of the important roles for an AAC, as outlined by the BC Ministry of Agriculture, is to play a role in “agricultural economic strategies”.

The mandate of the Township of Langley Agricultural Advisory Committee, as noted in Section 2.1.2 above, is adequate to ensure an active and effective role for the AAC in the implementation of the Agricultural Viability Strategy. Based on the AAC mandate to “establish, facilitate and maintain communication between the rural/agricultural community...regarding rural issues” and to “assist in developing and implementing a strategy to sustain the agricultural community, improve agricultural viability” and “encourage the advancement of agriculture,” the AAC emerged as the existing organization best positioned to provide coordination and leadership to the implementation of the AVS.

Working collaboratively and in partnership with Township departments, other groups and organizations, and with the support of Township Council and staff, it is expected that implementation of the Agricultural Viability Strategy will be relatively straightforward and systematic. Figure 2 illustrates the range of potential partners in the implementation of the AVS. They are fully listed in Appendix 4.2.

In addition to relevant departments within the Township itself, the Township of Langley is served by numerous organizations and groups that are expected to welcome a role in the implementation process. For example, the Langley Sustainable Agriculture Foundation is a relatively new

Figure 3: The AAC/T of L and Partners



organization with a series of identified purposes particularly relevant to the goals of the Agricultural Viability Strategy. The Foundation was registered as a non-profit Society in 2011 under the BC Society Act. The broad goals of the LSAF are “to enhance the Township’s agricultural viability, encourage land stewardship and promote sustainable farming and the protection of farmland.” As a charitable organization, the LSAF will be able to create its own funding and become increasingly action-oriented on behalf of agriculture in the Township. Other Township organizations such as the Langley Environmental Partners Society may be invited to play a role in the implementation of the Agricultural Viability Strategy.

3.4 ADDRESSING ISSUES FROM AGRICULTURAL EXPANSION

From time to time, Council already addresses agricultural issues as they relate to complaints and concerns raised by citizens about normal farm practices such as the noise created by bird control methods. Despite the strong support for agriculture in the Township, it is possible the implementation of the Agricultural Viability Strategy could result in the emergence of additional issues that may be related to agricultural expansion.

The Agricultural Advisory Committee must ensure it has the capacity to identify and understand agricultural issues and concerns required to enable a pro-active handling of issues of concern to citizens. In this way, the Committee will be in a position to provide the necessary advice and support to Council in a timely and efficient manner. This being the case, the Township of Langley Council should be comfortable referring agricultural issues and concerns to the Agricultural Advisory Committee for suggestions and advice.

3.5 MONITORING AND REVIEW PROCESS

Indicators of the implementation of the Agricultural Viability Strategy will be monitored by the Agricultural Advisory Committee on a regular basis, consistent with regular reporting to Council on the status of agricultural development in the Township. Some components of the Agricultural Profile (completed in Phase 1 of the AVS process) are useful in this regard and can be updated every five years, following the release of agricultural census data from Statistics Canada. Selected data that may be updated has been presented in Appendix 4.1.

The following additional indicators of agricultural development in the Township may also be monitored if reliable data sources can be established:

- increase and/or change in marketing used by producers such as:
 - ✓ changes in sales through farmers' markets
 - ✓ changes in farm direct marketing opportunities
 - ✓ volume of local sales of local products
 - ✓ evidence of changes in agri-tourism
- number of farms and percentage of land in production from:
 - ✓ number of farms sold in the township
 - ✓ number of beginning farmer start-ups
 - ✓ export sales of local products
- number of applications for removal, or non-farm use, in the ALR
- number of applications for sub-division in the ALR
- number of agricultural education courses through local Universities and colleges, including business planning courses
- number of farmer/neighbour complaints received by the Township

- number of positive comments about farming received by the Township
- anecdotal evidence about farm value-added activity
- anecdotal evidence related to trends in agriculture.

An appropriate review process will be established so the AVS may be updated as required. Regular Strategy reviews will be conducted by the Agricultural Advisory Committee on a bi-annual basis with a full review of the AVS after the fifth year of implementation.

3.6 COMMUNICATING ABOUT THE STRATEGY

The purpose of communicating about the Agricultural Viability Strategy is to achieve improved awareness, understanding, cooperation and problem solving in support of a successful AVS. Communicating about the strategy is expected to encourage potential farmers to locate in the Township, or expand their existing operations there, and also to maintain support for agriculture among citizens in the Township.

Important for the success of the AVS is a welcoming and supportive Council and staff to respond to citizen and farmer enquiries and to encourage the farming sector to choose the Township to start or expand a farming business. It is important to involve communications and public relations staff at the Township, and all staff who are in a position to promote the Township beyond its borders. Others who, by virtue of their regular contact with citizens, are in a position to communicate to citizens and organizations that may be affected by the AVS, should also be kept informed.

In general, it is suggested that the Township:

- ensure all messages delivered about the AVS are consistent with the communication objectives below
- establish one person to coordinate the messages that are developed and delivered
- incorporate the AVS communication approach into the Township's annual communication plans
- use data developed through the work of the three phases of the AVS for content
- use the Township website wherever practical and possible
- make an effort to share the key messages about the AVS with relevant partners, organizations, and groups in the Township and beyond.

Communication Objectives

1. To inform citizens, partners and organizations about the AVS - its purpose, activities and implementation
2. To encourage continuing support for agriculture in the Township
3. To address issues that may cause conflict between the farm community and citizens and encourage joint cooperation and problem-solving

4. To continue to position agriculture in the Township for growth and further economic development.

Target Audiences

- *Primary:* township citizens, partners, organizations and the farm community
- *Secondary:* adjacent municipalities and Metro Vancouver

Key Messages

For Primary Audiences:

- adoption of the AVS will solidify the Township of Langley's position as one of the fastest growing agricultural jurisdictions in BC by attracting agricultural businesses that can use the Township's available land for agriculture within an environment that supports best farm management practices
- implementation of the AVS will benefit citizens by increasing the economic contribution of the agricultural industry and creating additional revenue from the large amount of agricultural land in the Township
- implementation of the AVS will demonstrate support for agriculture and address issues identified by the farm community.

For Secondary Audiences:

- the AVS will provide a welcoming business environment for agriculture, including the provision of required services and infrastructure and support for best farm management practices.

Communication Tactics and Monitoring

Following is an outline of the potential tactics that could be employed to achieve each objective and suggestions for monitoring the implementation of those tactics. Monitoring is a means of observing changes and progress over time and serves as an indication of performance and success in implementation.

Objective 1: To inform citizens and organizations about the AVS - its purpose, activities, and implementation.

Tactics

- Issue a news release to announce the adoption of the AVS
- Advise media contacts (e.g. local and regional newspapers / TV/ radio, farming and commodity-related publications)

Tactics (Cont'd)

- Develop brochure on the AVS and the importance and practice of agriculture in the Township (See 2.1.4 Promotion of Agriculture)
- Identify issues raised publicly by media, citizens and organizations that relate to the AVS
- Solicit suggested responses from "experts" on the AAC and others; create and promote an "expert directory" for use by media contacts
- Record stakeholder input to identify issues of ongoing public concern that are strategically important to implementation of the AVS
- Discuss identified issues routinely as part of staff meetings
- Enhance AVS and agriculture-related information on the Township website and enhance and use Township exhibits, multimedia, news, and publishing products for the purpose of communicating about the AVS
- Emphasize strategic AVS accomplishments in appropriate media and events (e.g. partner conferences and meetings, agricultural tours, fairs)
- Encourage and participate in social media dialogue and outreach on the identified issues.

Monitoring

- Hold at least one public forum on an identified issue of public concern

Monitoring (Cont'd)

- Maintain a record of all activities tied to the identified issues
- Track Council and staff responses to public issues and education efforts
- Use Web analytics to track use of AVS-related Web activities
- Monitor responses to social media outreach
- Track attendance at public events tied to AVS issues
- Count the number of news releases and articles on identified issues and AVS implementation.

Objective 2: To encourage continuing support for agriculture in the Township.

Tactics

- Develop the brochure on the importance and practice of agriculture in the Township (See above and 2.1.4 Promotion of Agriculture)
- Use the Township website as a central communication tool on agricultural matters
- Investigate the use of social media as a tool to increase

Monitoring

- Use Web analytics to track use of Web activities related to agricultural themes
- Track the frequency, content, and tenor of

- understanding of agriculture in the Township
- Use enhanced Township exhibit, multimedia, news, and publishing products to increase the Township's profile on agricultural themes and at agricultural events (e.g. fairs, tours, farmers' markets)
- Engage potential audiences and partners in the development of educational materials and products

media references to agriculture in the Township.

Tactics (Cont'd)

- As they occur, identify agricultural issues raised publicly by media, citizens, and organizations, and recommend responses
- Use and promote the expert advice of the AAC for media contacts.

Objective 3: To address issues that may cause conflict between the farm community and citizens and encourage joint cooperation and problem-solving.

Tactics

- Offer seminars or information sessions for staff to enhance their knowledge of the *Farm Practices Protection Act*, normal farm practices and develop responses to enquiries and complaints that encourage understanding and problem-solving
- Ensure the brochure on agriculture in the Township includes information on normal farm practices
- Use the Township website as a central communication tool to explain normal farm practices and respond to routine enquiries
- Find ways to successfully use social media marketing to increase understanding of normal farm practices.

Monitoring

- Use Web analytics to track use of Web activities related to normal farm practices
- Track and analyze the frequency, content, and tenor of complaints related to farm practices.

Objective 4: To position agriculture in the Township for growth and further economic development.

Tactics

- Engage the AAC and related Township partners and supporters in the identification of possible projects to market the Township's agricultural capabilities and resources
- Develop a section of the website to help market the Township as a viable location for agriculture in the Fraser Valley and emphasize the proximity to Metro Vancouver and the large market for agricultural products in close proximity to the Township

Tactics (Cont'd)

- Continue the use of agricultural tours for the purpose of marketing the Township's agricultural production
- Foster partnerships by inviting representatives of Township, regional, provincial and federal groups and agencies to participate in AAC and other relevant meetings on topics of interest
- Seek opportunities to present at agricultural shows and partner events (e.g. conferences, workshops, meetings) and with other AACs in the region to outline the AVS and agricultural economic development occurring in the Township
- Seek opportunities to market the Township's agricultural capabilities and resources through items in farm-related publications (e.g. Country Life in BC, commodity publications)
- Seek opportunities to exhibit Township agriculture at local area programs such as the Pacific Agriculture Show and other Lower Mainland agricultural events.

Monitoring

- Track projects that market the Township's agricultural capabilities
- Use Web analytics to track use of activities related to agricultural production and opportunities in the Township

Monitoring (Cont'd)

- Track telephone and email inquiries related to agricultural production and opportunities in the Township
- Track frequency and outcome of presentations on Township agriculture
- Track attendance and impact of agricultural tours.

4 APPENDICES

4.1 AGRICULTURAL PRODUCTION IN THE TOWNSHIP

The Township of Langley is one of the richest agricultural areas in Canada containing high quality soils and a favourable climate for farming. With improved irrigation or drainage, 75% of all ALR lands in the Township would be capable of achieving Class 1 to 3 type soils, which are considered to be the top classes for agricultural production. Agriculture in Langley is characterized by a diversity of crops and livestock operations.⁴⁵

Table 5: Selected Features of Agriculture in the Township of Langley

Feature	2006	2011	2016	2021
Total area in the ALR (hectares/acres)	23,423/57,855	23,500/58,045	22,270/55,030	
Area in production (ha/ac)	12,970/32,048	14,978/36,996	10,807/26,704	
Number of farms	1,292	1,360	1,103	
Average farm size (ha/ac)	10/25	11/27	10/25	
Annual gross farm receipts (\$millions)	228.4	277.3	340.1	
Total farm capital (\$ millions)	1,919,266.5	2,711,398.7	2,935,976.8	
Farm wages and salaries (\$millions)	47.7	59.4	Terminated	

Table 6: Selected Farm Sector Indicators, Crops and Livestock

Sector/Commodity	2006	2011	2016	2021
Greenhouses (square metres)	764,875	922,422	927,829	
Mushrooms (square metres)	77,806	107,760	108,495	
Corn (hectares/acres)	446/1,102	304/751	299/739	
Alfalfa/Tame Hay/Fodder (ha/ac)	3,729/9,211	4,036/9,969	3,302/8,159	
Blueberries (ha/ac)	316/781	757/1,870	777/1,919	
Strawberries (ha/ac)	51/126	64/158	30/156	
Raspberries (ha/ac)	173/427	156/385	126/311	
Vegetables (ha/ac)	127/314	158/390	145/359	
Nursery Products (ha/ac)	410/1,013	450/1,116	X	
Cattle and calves (No. of animals)	234	300	6,220	
Sheep and lambs (No. of animals)	2,617	2,599	2,691	
Hens and chickens (No. of animals)	2,134,985	2,238,426	3,019,092	
Turkeys (No. of animals)	126,579	146,537	195,343	
Pigs (No. of animals)	3,749	1,420	501	
Goats (No. of animals)	752	1,001	1,009	

⁴⁵ Data in this appendix was taken from Phase 1 of the Agricultural Viability Strategy, *Township of Langley Agricultural Profile* and further information provided in the Census of Agriculture, 2011.

x: Data suppressed by Statistics Canada to meet the confidentiality requirements of the Statistics Act

Terminated: Data no longer collected by Statistics Canada

4.2 POTENTIAL PARTNERS FOR THE STRATEGY

AAC – Agricultural Advisory Committee

AAFC – Agriculture and Agri-Food Canada

ALC – Agricultural Land Commission

BCMA – BC Ministry of Agriculture

BCMoE – BC Ministry of the Environment

BCMT – BC Ministry of Transportation

CoC – Chamber of Commerce

DND – Department of National Defense

DFO – Fisheries and Oceans Canada

EDAC – Economic Development Advisory Committee

EDD – Economic Development Department

FVREB – Fraser Valley Real Estate Board

HAC – Heritage Advisory Committee

IAF – Investment Agriculture Foundation

KPU – Kwantlen Polytechnic University

LEPS – Langley Environmental Partners Society

LMHIA – Lower Mainland Horticulture Improvement Association

LSAF – Langley Sustainable Agriculture Foundation

MV – Metro Vancouver

PEP – Provincial Emergency Program

TWU – Trinity Western University

UBCM – Union of BC Municipalities

4.3 THE CONSULTANT TEAM

The team members of Don Cameron Associates participating in this project were:

Don Cameron, M.Sc., P.Ag.

Don Cameron has over 30 years of experience in management, consulting, teaching, research and organizational development. He has worked in a consulting role with farmers in most agricultural commodities in BC and with people in governments, First Nations, the private sector, and with not-for-profit organizations and volunteers. He has 12 years of formal teaching experience and holds an M.Sc. from the School of Agricultural Economics and Extension Education at the University of Guelph. He is a member in good standing of the British Columbia Institute of Agrologists and is the past director for BC on the board of the Agricultural Institute of Canada.

Kari Huhtala, MCIP

Kari Huhtala has over 25 years of policy planning experience in social and community planning, community participatory projects, project/program review and assessment and budgeting planning and review. He has worked as a professional planner with the City of Richmond, City of Vancouver, and the Corporation of Delta on development and municipal land use policies in B.C and he is very experienced and familiar with the development of appropriate policies in a municipal context as they affect the farm community.

Janice Richmond, MCIP, P.Ag.

Janice Richmond has had over 30 years of experience in land-use and strategic planning, development, research and community development. While employed by the Corporation of Delta, she was responsible for all agricultural issues including preparing the Agricultural Section of the OCP and updating the zoning bylaw. She is a member of the Planning Institute of BC, Canadian Institute of Planning and the BC Institute of Agrologists.

Other contributing consultants were:

Dave Whiting P.Ag, MCIP

Rod MacLean, M.Sc., P. Eng.

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