

**Present:**

Cllr. Hayne - Chair  
A. Schulze  
B. Campbell  
B. Stewart  
G. Sangha  
R. Grewal  
G. James  
J. Stewart  
G. Sahota

**Regrets:**

C. Dragomir  
J. Purewal  
S. VanKeulen, Agricultural Advisory  
Committee Representative

**Guests:**

Amy Reid, Surrey Now  
Deb Jack

**Staff Present:**

C. Baron, Drainage and Environmental  
Manager  
L. Luaifoa, Legislative Services  
G. Ward, Urban Forestry &  
Environmental Manager

Councillor Hayne provided welcoming comments to the Committee followed by a round table of introductions.

**ELECTIONS & APPOINTMENTS**

It was

of the Environmental Advisory Committee.

Moved by A. Schulze  
Seconded by B. Stewart  
That Bob Campbell be nominated as Vice Chair

Carried

It was

Representative to the Agriculture and Food Security Advisory Committee.

Moved by B. Campbell  
Seconded by G. Sahota  
That Bill Stewart be nominated as the EAC

Carried

It was

Representative to the Development Advisory Committee.

Moved by G. Sangha  
Seconded by Al Schulze  
That Gopal Sahota be nominated as the EAC

Carried

**A. ADOPTION OF MINUTES**

It was

Advisory Committee meeting held on November 23, 2011, be adopted.

Moved by B. Stewart  
Seconded by G. Sahota  
That the minutes of the Environmental

Carried

**B. DELEGATIONS****C. OUTSTANDING BUSINESS****1. Anniedale-Tynehead NCP Update**

Preet Heer and Markus Kischnick from the Community Planning Division provided the Committee with a presentation of the Anniedale-Tynehead NCP. The following comments were provided:

- Background: In 2005, Council approved a General Land Use Plan for South Port Kells. The plan identified 4 sub areas: Tynehead, Anniedale A, Anniedale B, and Port Kells. Work progressed into the development of a more detailed plan which started with Anniedale A, in 2007. Major work on regional transportation routes was also underway including plans for Highway 1, and Highway 15 widening, and Golden Ears Way construction. As a result, the NCP plan for Anniedale A was put on hold until more detailed information could be acquired from the Ministry.
- Initial financing and costs were calculated for Anniedale A at this time as well, the studies were indicating that the costs for servicing the area would be extremely high. It was then that Anniedale A and Anniedale B be combined to have a larger servicing area to off-set costs. In late 2008, the Ministry had completed further work with their planning and in 2009, the plan was initiated. In May 2009, the NCP process for the three sub areas began.
- Stage one included the background work, (environmental, transportation studies) and the development of Land Use Options, and finally the development of the Preferred Land Use Option and Stage One approval.
- Stage Two involves the finalization of the Engineering, Financial and Phasing Plans. The plan is now at the end of Stage 2 which is NCP Council Approval.
- The NCP plan began before the Ecosystem Management Plan (EMS) was endorsed. The EMS is a comprehensive plan for the entire city. The plan is designed to look at hub sites, corridors and environmentally sensitive areas in the city. The plan is quite comprehensive as it looks at the City as a whole as well as the connections to the regions.
- This plan had three hubs; Anniedale-Tynehead, and Bothwell. The environmental consultant had been tasked with looking at the study area and connections to the outside. This was brought to the Committee in Stage 1.
- Terrestrial mapping was completed; determining the type of vegetation and how old species are.
- Riparian Preservation and Compensation Areas are included in the Land Use Study.
- The goal is to maximize retention of green areas while densifying an area.

**The Land Use Concept**

- Employment lands (Industrial Business Park). The Industrial Business Park on the east end does not have the same constraints in terms of access.
- An area for a regional shopping centre with exposure to the highways. The regional shopping centre would need access points.

- 25 – 45 units per acre; townhouse/apartment type density are planned along 96 Avenue as well as along the centre spine, where future transit lines will run.
- 192 Street is expected to get full movement interchange.
- The Anniedale A area is surrounded by three highways and the Ministry of Transportation and Infrastructure (MOTI), and TransLink are the decision makers for the access point across these routes.
- Densities are reduced as we move towards south and ALR lands and Serpentine areas.
- NCP area can't creep to north because of park, west is Bothwell Park.
- To protect green space, cluster house designation has been identified at key locations in the plan area.
- Suburban cluster densities are proposed along the west side of the Serpentine River.
- Lot consolidation plan; drawing 60 boundary areas and some involve clustering and some involve sharing road costs. If you consolidate within a certain area and want to develop and are able to show how other properties can develop with you then the densities can be bumped up; however, you have to combine to be able to do that. The plan is trying to encourage this.
- We had a challenge because typical development next to the ALR is required to provide a 15m buffer along the edge and also within a density of 2 units per acre within 200 metres of the ALR.
- This form of development would not necessarily protect the trees on the hillside.
- The cluster designation allows us to provide the ALR buffer as well as protect trees along the hillside in exchange for added density.
- For example, the 10-15 upa cluster designation allows the developer to build a townhouse after 50% of the site is dedicated as open space.

Green Infrastructure Areas slide identified the park areas, trail systems and density transfer areas

Green Infrastructure Area (Acres) slide identified;

- TOTAL Green Structure, 268 Acres or 27%
- TOTAL Remaining NCP Area, 740 Acres or 73%

Type of Green Infrastructure

- Trail, 44 Acres or 16%
  - Landscape Buffer, 29 Acres or 11%
  - Riparian Area, 31 Acres or 12%
  - Parkland, 68 Acres or 25%
  - Green Space Transfer Area, 82 Acres or 31%
  - Pond, 5 Acres or 2%
  - Pond Buffer, 8 Acres or 3%
  - Draining Compensation Area, 1 Acre or <1%
- Some of green space transfer could be natural and in some places, we would have to go back in and plant trees.
  - Roads are 3m boulevard with street trees.
  - Growth plans have been identified in the official plan.

The Committee made the following comments:

- In most other developments, the buffer in the ALR is half-acre lots and would not retain trees on that hillside.
- The AFSAC had buffer running on south end against agricultural land.
- There were 200 people in attendance at the Anniedale-Tynehead NCP Open House and one of the things looked at were diagrams with high density and forestry areas. An inquiry was made of how much forest is actually lost.
- For the green space, wildlife has been identified. Some are going to be natural space and some aren't as natural. The areas which will be kept in their natural state have been identified.
- It was questioned whether the repairing areas are determined with DFO or guidelines?  
*Staff replied that DFO standard guidelines are not being used. Setbacks are often negotiated.*
- Serpentine is a very active fish stream. In the northwest corner there is the fish hatchery in Tynehead Park.
- There are some areas that have high environmental value and there is a lot of work being done to preserve that area. Why don't you just draw the boundary line up more.
- There are 22,000 people at the high end which is almost the same areas as the City of White Rock. How many years will it take to reach 22,000?  
*Staff replied, it is difficult to determine when, because it is all driven by development, but we are using the year 2041 for our estimates.*

The Committee ensued discussion regarding the sewer connections and the following comments were made;

- The water and sewer connections are far off, making servicing costs expensive.
- A detailed serving plan has been done and servicing costs are 150% higher than anywhere else in Surrey.
- There are storm water detention ponds ready to take the storm water.
- Staff will look at the water, where it will come from, and look at sewage, and transportation as well.
- The cost of a pump station will be approximately 3 million dollars.
- After re-aligning one of the roads, a sanitary sewer pump station at 180 Street was eliminated.
- Council has to approve the Stage 2 Land Use Plan and Servicing Strategy.
- What type of timeline for someone to start building?  
*The City does the plan and the rest is driven by developers. The servicing costs needs to be covered upfront to get the NCP going.*

NCP Process Timeline

- Staff finalized the public open house feedback and is currently finalizing the Engineering Reports.
- The Stage 2 report is anticipated to go forward to Council in March, 2012.

## 2. Ecosystem Management System (EMS) Update

Planning staff briefly touched on the EMS; however, this agenda item will be tabled to a later date where an elaborate update will be provided to the Committee.

**D. NEW BUSINESS****E. ITEMS REFERRED BY COUNCIL****F. CORRESPONDENCE****G. INFORMATION ITEMS****1. Agricultural Advisory Committee (AAC) Update**

An update from the AAC meetings of December 1, 2011 and January 12, 2012 was provided as follows:

**December 1, 2011 meeting:**

Unable to attend the December 1st meeting; however, the following from the minutes may be of interest to the EAC:

**News Release: "Province Strengthens Agricultural Land Commission"**

There was a lengthy discussion of the recent changes to the operation of the Agriculture Land Commission. Reinstatement of some funding will assist the Commission in exercising its responsibilities. There is now an automatic 5-year moratorium on applications that are denied by the Commission. There is also no provision to appeal ALC rulings.

The Ministry has also released a standard form of by-law covering minimum standards for the footprint for residential buildings on ALR lands, which will be helpful to City staff in drafting a by-law on this topic. The Committee passed a motion requesting that Council proceed with this by-law.

**January 12, 2012 meeting:**

The Committee name changed from AAC to "Agriculture and Food Security Advisory Committee". Councillor Linder Hepner is the new Chair.

Stan VanKeulen was re-appointed as the AFSAC representative to the EAC.

**Anniedale-Tynehead NCP – Buffers Adjacent to ALR**

The Committee received an update on the new approach to buffers being proposed for the south border of the Anniedale-Tynehead NCP Area. To summarize, the higher densities incorporating cluster housing will be offset by wider buffer zones between developed lands and ALR lands. One positive aspect of this change will be that maintenance of buffer areas will be the responsibility of either stratas or Parks; it is expected that enforcement of buffer maintenance will be easier than past efforts with single family homes.

**Roberts Bank rail Corridor Program**

The Committee received a report on changes to Colebrook Road east of King George Boulevard as part of a new 4 kilometer rail siding. Unavoidably, approximately 15

hectares (37 acres) of ALR land will be lost. Concern was expressed that the requirements of local farmers must be taken into account during construction.

It was Moved by A. Shultze  
Seconded by G. Sangha  
That the report provided by Bill Stewart, AFSAC  
Representative, be received.  
Carried

**2. Development Advisory Committee (DAC) Update**

There were no items pertaining to the EAC at the DAC meeting to report.

It was Moved by B. Campbell  
Seconded by R. Grewal  
That the report provided by Gopal Sahota, DAC  
Representative, be received.  
Carried

**H. OTHER BUSINESS**

**1. Letters to Past Committee Members**

Letters thanking the past Committee members will be sent out as soon as possible. The letters will be signed by the Chair and Vice Chair on behalf of the Committee.

**I. NEXT MEETING**

The next meeting of the Environmental Advisory Committee will be held on February 22, at 6:30 p.m. in the Executive Board Room.

**J. ADJOURNMENT**

It was Moved by G. Sahota  
Seconded by G. Sangha  
That the Environmental Advisory Committee  
meeting adjourn.  
Carried

The Environmental Committee adjourned at 7:55 p.m.

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Jane Sullivan, City Clerk

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Councillor Hayne, Chair