

Present:

Councillor Bose, Chair
R. Brar
B. Favaro
P. Harrison
S. Keulen
S. Rai
R. Tamis

Absent:

Councillor Bains, Vice Chair
D. Bondar
H. Dhillon
W. Kim
M. Schutzbank
R. Sihota
R. Vanderende

Staff Present:

B. Daly, Planner
H. Kamitakahara, Planner
S. Meng, Administrative Assistant

A. ADOPTIONS**1. Adoption of the Agenda**

It was

Moved by P. Harrison

Seconded by R. Tamis

That the agenda of the Agricultural and Food

Policy Committee meeting of January 9, 2024, be adopted.

Carried

2. Adoption of the Minutes – November 7, 2023

It was

Moved by S. Rai

Seconded by R. Brar

That the minutes of the Agricultural and

Food Policy Committee meeting held on November 7, 2023, be adopted.

Carried

B. DELEGATIONS**1. Igor Bjelac, Ali Haeri, Reihaneh Mirjani, and Melody Moheb
Immigrant Link Centre Society**

The delegation provided a presentation regarding their commitment to providing essential, sustainable food support for low-income individuals and refugees in Surrey and discuss anticipated city support and collaboration. The following information was highlighted:

- The founders of Immigrant Link Centre Society met each other attending school to learn English where they learned about food waste which led them to developing the charity to help contribute in reducing food waste and to provide to the less fortunate. Immigrant Link Centre Society started providing perishable foods to new immigrants, low-income individuals and seniors to ensure they have access to fresh, healthy and culturally relevant food.
- Environmental sustainability is also part of Immigrant Link Centre Society mission. Food waste in landfills produces methane gas, which is a significant contributor to climate change and is a more powerful greenhouse gas than carbon dioxide.
- By the second year of operating, Immigrant Link Centre Society has helped over 4,500 people in need and has more than 350 volunteers contributing to their cause to provide access to fresh, healthy food to people in need and reduce food waste.
- The organization recovered more than 1 million kilograms of food and reduced over 1.5 million kilograms of carbon dioxide and equivalent emissions annually.
- Immigrant Link Centre Society are now present in 11 cities with total of 28 food distribution areas. The company has created a social enterprise called Soul Bite Food where they provide food to charities to combat global hunger. Their project aims to support 4000 people in need bi-weekly, in which 189 of them live in Surrey.
- Immigrant Link Centre Society is requesting financial support from the City to contribute to their operating budget. The presenters indicated that the return on every dollar invested in the charity is 16 dollars, which in turn, is returned back to the community.

In response to questions from the Committee, the following information was provided:

- The organization is interested to apply for grants provided by the City.
- The charity does not charge patrons to receive food and does not sell their donations received by other charities. Those who request food donations from the company must prove they are qualified as low income earners. The company accepts new immigrants in their first year arriving into Canada without prior qualifications. In the second year, immigrants are required to file their taxes and need to show proof of low income status from thereon. Seniors automatically qualify for the program.
- United Way British Columbia mentioned Immigrant Link Centre Society is the biggest food recovery charity in British Columbia.

The Committee provided the following comments:

- A committee member mentioned the organization can apply for the Council Initiated Funds through contacting the Clerk's department.
- A committee member expressed how he can offer to help the organization through providing fresh produce and offered to leverage his company's social media platform for promotions and invite Immigrant Link Centre Society to participate in their 50/50 draws to receive potential funding.
- A committee member expressed their concern on the possibilities of people abusing the system of charities and suggests an organized method of allocating food and distributing to people who are qualified to receive food donations.
- A committee member expressed how food security is a growing issue and to find better ways to utilize and recycle the food waste.

C. STAFF PRESENTATIONS

1. Development Application 7915-0336-00

Heather Kamitakahara, Planner

Address: 16496, 16520, 16532, 16568, 16590, and 16618 - 32 Avenue

The Planner summarized the report dated December 20, 2023, regarding Development Application No. 7915-0336-00 which proposes NCP amendment, rezoning from RA to RQ, and Development Permits for Farm Protection, Sensitive Ecosystems (Streamside & Green Infrastructure Network), and Hazard Lands (Steep Slopes), to permit subdivision from six to 76 suburban single family lots. The following information was highlighted:

- The subject site is located in North Grandview Heights on 32nd Avenue across the street from the Agricultural Land Reserve (ALR). The site includes six lots with total gross site area of 12.1 hectares and is designated "Suburban" in the Official Community Plan (OCP) and "Single Detached (2 upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone from RA to RQ and subdivide to create 76 suburban single family residential lots.
- The applicant needs a Farm Protection Development Permit and a Sensitive Ecosystems Development Permit for streamside and green infrastructure area protection.
- An amendment to the North Grandview Heights NCP is required to amend the land use designation from "Single Detached (2 upa)" to "Single Detached (3-4 upa)".
- There are 11 lots adjacent to the 20 metres wide landscape buffer / open space area and within 50 metres of the ALR boundary.
- There is a ditch along 32nd Avenue and the applicant is proposing to relocate the ditch within the 20 meter buffer area.

In response to questions from the Committee, the Planner provided the following information:

- There is another subdivision further east on a large parcel called the Chia Development which had a similar proposal.
- The 11 lots adjacent to 32 Avenue will be required to have higher construction standards, such as triple glazed windows to protect them from farm nuisances.
- The applicant proposes to introduce a new watercourse within the 20 metre wide landscape buffer area adjacent to 32 Avenue, to off-set the loss of another watercourse adjacent to 172 Street, in order to allow for the proposed widening of 172 Street.
- For the adjacent development application, a restrictive covenant was registered on the title of all lots within 200 meters of the ALR to notify owners of potential farm nuisance.

The Committee provided the following comments:

- A committee member stated due to the slope, sound magnifies as it goes up and this creates an amphitheatre effect and the houses at the top of the development are most affected by noise and dust. The farm nuisance covenant should apply to the entire development and every window facing north should be of equality to dampen the sound.
- A committee member stated that they can only request the farm nuisance covenant be applied in the same way as the adjacent development application, which is on all lots within 200 metres of the ALR boundary.
- A committee member stated the Planning staff and developers have done an admirable job in planning this development as the site has the least impact on the ALR land to the north and recommends the stream path to be put in soon within the buffer zone.

It was

Moved by S. Keulen

Seconded by P. Harrison

That the Agricultural and Food Policy

Committee recommend that the General Manager of Planning and Development support Development Application 7915-0336-00 with the condition that a restrictive covenant notifying future owners of farm nuisance be registered on all lots within 200 metres of the ALR boundary.

Carried

D. INTEGRITY OF THE AGRICULTURAL LAND

- Concern was raised on the proposed Surrey-Langley Skytrain project on ALR land, particularly on 72nd Avenue and 176 street and the proposed works yard. The Committee discussed potential drainage impacts and appropriate use of ALR Land. The Committee expressed a desire to be consulted on the project.
- The Committee recommended a mandate for frequent cleaning of the ditches along the highways.

- There are several developments without proper permits and illegal activities being conducted on ALR land along 40th Avenue. Compliance and enforcement is challenging as it is difficult for the public to get answers from the City staff on the status of compliance efforts.
- It was suggested that the City hire a front counter staff member to be a single point of contact for all agriculture matters.

B. Favaro left the meeting at 7:02 p.m.

E. NEXT MEETING

The next meeting of the Agricultural and Food Policy Committee is scheduled for Tuesday, February 13, 2024 with proposed location in Meeting Room 125 A and B at Surrey Operations Centre.

F. ADJOURNMENT

It was

Moved by R. Brar
Seconded by P. Harrison
That the Agricultural and Food Policy

Committee meeting be adjourned.

Carried

The Agricultural and Food Policy Committee adjourned at 7:24 p.m.

Jennifer Ficocelli, City Clerk

Councillor Bose, Chairperson